



**GREATER
DANDENONG**
City of Opportunity

MINUTES

ORDINARY COUNCIL MEETING

MONDAY, 24 AUGUST 2015

Commencing at 7:00 PM

COUNCIL CHAMBERS

225 Lonsdale Street, Dandenong VIC 3175

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1 MEETING OPENING

1.1 ATTENDANCE

Apologies

Cr Angela Long (Leave of Absence)

Paul Kearsley, Group Manager Greater Dandenong Business

Cr Jim Memeti left the Chamber at 7.01pm.

Councillors Present

Cr Sean O'Reilly (Chairperson)

Cr Roz Blades AM, Cr Peter Brown, Cr Youhorn Chea, Cr John Kelly, Cr Matthew Kirwan, Cr Jim Memeti, Cr Maria Sampey, Cr Heang Tak, Cr Loi Truong

Officers Present

John Bennie PSM, Chief Executive Officer; Jody Bosman, Director City Planning, Design and Amenity; Mark Doubleday, Director Community Services; Mick Jaensch, Director Corporate Services; Julie Reid, Director Engineering Services

1.2 OFFERING OF PRAYER

Cr Jim Memeti returned to the Chamber and Cr Peter Brown entered the Chamber at 7.01pm.

All present remained standing as Cr Roz Blades AM from the Jewish Community, a member of the Greater Dandenong Interfaith Network, read the opening prayer:

" Accept with our mercy our prayer for our land and our Council. Pour out your blessings on this land, on its Mayors, Councillors and Council Officials who work faithfully for the public good. Teach them from the laws of your Torah, enlighten them with the rules of your justice so that peace, tranquillity, happiness and freedom will never depart from our City.

God of all that lives, please bestow your Spirit on all the inhabitants of the City of Greater Dandenong and plant love, fellowship, peace and friendship between the different communities that dwell within our boundaries. Uproot from their hearts all dislike, animosity and strife in order to fulfil the longings of its people, who aspire for its dignity and desire to see it as a light for all nations. Shalom. Shalom Alechim."

1.3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 10 August 2015.

Recommendation

That the minutes of the Ordinary Meeting of Council held 10 August 2015 be confirmed.

MINUTE 1063

Moved by: Cr Roz Blades AM

Seconded by: Cr Loi Truong

That the minutes of the Ordinary Meeting of Council held 10 August 2015 be confirmed.

CARRIED

1.4 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 6 August and 19 August 2015:

Date	Meeting Type	Councillors Attending	Topics Discussed & Disclosures of Conflict of Interest
6/08/15	Drum Theatre Advisory Committee	Peter Brown	- Drum Theatre Advisory Committee Meeting.
10/08/15	Councillor Briefing Session	Roz Blades, Peter Brown (part), Youhorn Chea, John Kelly, Matthew Kirwan (part), Jim Memeti, Sean O'Reilly, Maria Sampey (part), Heang Tak, Loi Truong (part)	- Meeting with representatives from office of Multicultural Affairs and Citizenship (OMAC) regarding a representative "Little India" area for Victoria. - Latest batch of Community Response Grant applications. - Agenda items for Council Meeting of 10 August 2015. - Possible CIP works required at WJ Turner Reserve requested by Cr Sampey.

17/08/15	Councillor Briefing Session	Roz Blades, Peter Brown, Youhorn Chea, John Kelly, Matthew Kirwan, Sean O'Reilly, Maria Sampey, Heang Tak (part)	- Arts and Cultural Heritage Strategy. - Response to Notice of Motion No. 52 – Greater Dandenong Council and Community Hubs. - Springvale Activity Centre Structure Plan Review. - Rate Capping Submission to the Essential Services Commission. - Concept plan for exterior of Jan Wilson Community Centre. - Agenda items for Council Meeting of 24 August 2015. - Signage requirements at number 8 Car Park in Springvale.
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Recommendation

That the assemblies of Council listed above be noted.

MINUTE 1064

Moved by: Cr Roz Blades AM
Seconded by: Cr Youhorn Chea

That the assemblies of Council listed above be noted.

CARRIED

Cr Maria Sampey entered the Chamber at 7.03pm.

1.5 DISCLOSURES OF INTEREST

Nil.

2 OFFICERS' REPORTS

2.1 DOCUMENTS FOR SEALING

2.1.1 Documents for Sealing

File Id: A2683601

Responsible Officer: Director Corporate Services

Report Summary

Under the Victorian Local Government Act, each Council is a body corporate and a legal entity in its own right. Each Council must therefore have a common seal (like any corporate entity) that is an official sanction of that Council.

Sealing a document makes it an official document of Council as a corporate body. Documents that require sealing include agreements, contracts, leases or any other contractual or legally binding document that binds Council to another party.

Recommendation Summary

This report recommends that the listed documents be signed and sealed.

2.1.1 Documents for Sealing (Cont.)

Item Summary

There are four [4] items being presented to Council's meeting of 24 August 2015 for signing and sealing as follows:

1. A Section 173 Agreement of the Planning and Environment Act 1987 between the Greater Dandenong City Council and Stranlee Pty Ltd as required by Condition 5 of Planning Permit No. PLN14/0296.01 which pertains to the management of the carriageway easement at a property in Glenfern Street, Keysborough;
2. A letter of recognition to D. Letts, Corporate Services, for 20 years of service to the City of Greater Dandenong;
3. A letter of recognition to J. Pushparajan, Corporate Services, for 20 years of service to the City of Greater Dandenong; and
4. A letter of recognition to D. Miles, Corporate Services, for 20 years of service to the City of Greater Dandenong.

Recommendation

That the listed documents be signed and sealed.

MINUTE 1065

Moved by: Cr Youhorn Chea

Seconded by: Cr Roz Blades AM

That the listed documents be signed and sealed.

CARRIED

2.2 DOCUMENTS FOR TABLING

2.2.1 Receipt of Petitions and Joint Letters

Council received no petitions and no joint letters prior to the Council meeting on 24 August 2015.

2.3 TOWN PLANNING

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - July 2015

File Id: qA280444

Responsible Officer: Director City Planning, Design and Amenity

Report Summary

This report provides Council with an update on the exercise of delegation by Planning Minister's delegate.

No decisions were reported for the month of July 2015.

Recommendation

That the report be noted.

MINUTE 1066

Moved by: Cr Jim Memeti

Seconded by: Cr Youhorn Chea

That the report be noted.

CARRIED

2.3.2 Planning Delegated Decision Issued July 2015

File Id:	qA280
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Delegated Decisions Issued July 2015

Report Summary

This report provides Council with an update on the exercise of delegation by Council officers.

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in July 2015.

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 Planning Scheme and Council's policies.

Application numbers with a PLN#.01 or similar, are applications making amendments to previously approved planning permits.

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.

Recommendation

That the items be received and noted.

MINUTE 1067

Moved by: Cr Jim Memeti

Seconded by: Cr Heang Tak

That the items be received and noted.

CARRIED

2.3.2 Planning Delegated Decision Issued July 2015 (Cont.)

TOWN PLANNING

PLANNING DELEGATED DECISION ISSUED JULY 2015

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
JULY 2015**

PAGES 8 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5309.

2.3.2 Planning Delegated Decision Issued July 2015 (Cont.)

Planning Delegated Decisions Issued from 1/07/2015 to 31/07/2015

City of Greater Dandenong

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN04/0876.01	No	63-65 Quantum Close DANDENONG SOUTH VIC 3175	Tooltechnic Systems (Aust) Pty Ltd	AMENDMENT TO: Buildings & Works (Industrial Building Extension and Internal Alterations)	Increase factory floor area, 393.6sqm.	Delegate	AmendPerm	31/07/2015	RedGum
PLN05/0255.01	No	591-659 Princes Highway SPRINGVALE VIC 3171	Melbourne Racing Club	AMENDMENT TO: Signage (Internally Illuminated Major Promotion Signs)	Conditions required by VicRoads added to permit.	Delegate	AmendPerm	23/07/2015	Lightwood
PLN11/0062.01	No	211-215 Chapel Road KEYSBOROUGH VIC 3173	F R Perry & Associates Pty Ltd	AMENDMENT TO: Buildings and Works (Retail Shopping Centre) & Use of land for Plant Nursery; Medical Centre and Children's Play Area and access to a Road Zone Category 1	Condition 43 amended as required by VicRoads.	Delegate	AmendPerm	31/07/2015	RedGum
PLN13/0371	No	346 Frankston Dandenong Rd DANDENONG SOUTH VIC 3175	Michael Hijazi	Change of Use (Food & Drink Premises)	Industrial 1 Zone; 24 patrons.	Applicant	Withdrawn	14/07/2015	RedGum
PLN13/0758	No	19 Chifley Crescent DANDENONG NORTH VIC 3175	Aru Design	Multi Dwelling Development x 2 (1 Single Storey) New and (1 Single Storey) Existing	General Residential Zone 1; 577sqm.	Delegate	PlanPermit	15/07/2015	RedGum
PLN14/0266	No	4 Ashdale Court SPRINGVALE VIC 3171	Dan Zhou	Multi Dwelling Development x 3 (1 Single Storey; 1 Double Storey) New; (1 Single Storey) Existing	General Residential Zone 1; 798sqm.	Delegate	PlanPermit	31/07/2015	Lightwood
AWAGEN								4/08/2015	

2.3.2 Planning Delegated Decision Issued July 2015 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN14/0381	No	5 Pedder Court DANDENONG NORTH VIC 3175	R D Carter & Associates Pty Ltd	Subdivision x 2	Residential.	Delegate	PlanPermit	31/07/2015	Silverleaf
PLN14/0391	No	4/4 Kirkham Road DANDENONG SOUTH VIC 3175	Duff Tian-Fu Li	Change of Use (Food Manufacturer)	Industrial 1 Zone.	Delegate	PlanPermit	31/07/2015	RedGum
PLN14/0474	No	391-393 Princes Highway NOBLE PARK VIC 3174	Australian Truck & 4WD Rentals	Change of Use (Retail) and Signage	Mixed Use Zone, Motor Vehicle Hire and Business Identification Signage.	Delegate	PlanPermit	31/07/2015	Paperbark
PLN14/0481	No	13 Canberra Avenue DANDENONG VIC 3175	Dandenong Drafting Services	Multi Dwelling Development x 4 (3 Double Storey, 1 Single Storey) New	General Residential Zone 1, 971sqm.	Delegate	PlanPermit	31/07/2015	RedGum
PLN14/0504	No	62 Victoria Court SPRINGVALE VIC 3171	Chosen Homes	Multi Dwelling Development x 3 (2 Double Storey, 1 Single Storey) New	General Residential 1 Zone, 698sqm.	Delegate	PlanPermit	15/07/2015	Lightwood
PLN14/0561	No	9 O'Malley Crescent DANDENONG NORTH VIC 3175	Nazario Vocale Architects	Multi Dwelling Development x 3 (2 Double Storey, 1 Single Storey) New	General Residential Zone 1; 602sqm.	Delegate	NOD	07/07/2015	RedGum
PLN14/0608	No	196 Foster Street East DANDENONG VIC 3175	Sphere Planning Pty Ltd	Multi Dwelling Development x 9 (3 Storey Building) DECLARED AREA	Proposal does not comply with Clause 55 objectives.	Delegate	Refusal	31/07/2015	RedGum
PLN14/0623	No	63-65 Walker Street DANDENONG VIC 3175	Alex Linossi	Signage DECLARED AREA	Proposal fails to satisfy Clause 22.11 (Advertising Signs Policy) and Clause 52.05 (Advertising Signs).	Delegate	Refusal	23/07/2015	RedGum
PLN14/0658	No	16 Mons Parade NOBLE PARK VIC 3174	Glenn Cugura	Multi Unit Development x 4 (Double Storey) New	Residential Growth Zone 1; 603sqm.	Delegate	PlanPermit	31/07/2015	Paperbark
AWAGEN				2				4/08/2015	

2.3.2 Planning Delegated Decision Issued July 2015 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN14/0660.01	No	4/81-97 Princes Highway DANDENONG SOUTH VIC 3175	Urbis Pty Ltd	AMENDMENT TO: Subdivision x 3 and Removal of Easement SPEAR	Conditions 1.2 & 3 deleted as the public open space contribution has been paid pursuant to Condition 2 of Planning Permit 1997/238.	Delegate	AmendPerm	02/07/2015	RedGum
PLN14/0661.01	No	101 Princes Highway DANDENONG SOUTH VIC 3175	Urbis Pty Ltd	AMENDMENT TO: Subdivision x 8 SPEAR	Conditions 1.2 & 3 deleted as the public open space contribution has been paid pursuant to Condition 2 of Planning Permit 1997/238.	Delegate	AmendPerm	13/07/2015	RedGum
PLN14/0666.01	No	125 Princes Highway DANDENONG SOUTH VIC 3175	Urbis Pty Ltd	AMENDMENT TO: Subdivision x 2 SPEAR	Condition 3 deleted as the public open space contribution has been paid pursuant to Condition 2 of Planning Permit 1997/238.	Delegate	AmendPerm	01/07/2015	RedGum
PLN14/0667.01	No	125 Princes Highway DANDENONG SOUTH VIC 3175	Urbis Pty Ltd	AMENDMENT TO: Subdivision x 2 SPEAR	Conditions 1.1 & 3 deleted as the public open space contribution has been paid pursuant to Condition 2 of Planning Permit 1997/238.	Delegate	AmendPerm	02/07/2015	RedGum
PLN14/0755	No	19 Parkmore Road KEYSBOROUGH VIC 3173	T. T. Duong Building Design & Constructions Pty Ltd	Multi Dwelling Development x 2 (1 Double Storey, 1 Single Storey) New	Neighbourhood Residential Zone 1, 585sqm.	Delegate	PlanPermit	23/07/2015	Paperbark
PLN14/0769	No	107 Hammond Road DANDENONG VIC 3175	Alta Architecture Pty Ltd	Multi Dwelling Development x 2 (1 Single Storey) New; (1 Single Storey) Existing	General Residential Zone 1, 756sqm.	Delegate	PlanPermit	24/07/2015	RedGum
PLN14/0783	No	5 Sharon Road SPRINGVALE SOUTH VIC 3172	John A Saunders Architect	Multi Dwelling Development x 3 (Double Storey) New	Proposal is inconsistent with State and Local Planning Policy and fails to meet a number of objectives under Clause 55.	Delegate	Refusal	11/07/2015	Lightwood
PLN14/0788	No	4/314-316 Hammond Road DANDENONG SOUTH VIC 3175	Dale Grant Building Design	Buildings & Works (Warehouse)	Industrial 2 Zone; 848sqm.	Delegate	PlanPermit	16/07/2015	RedGum
PLN14/0807	No	22 Ann Street DANDENONG VIC 3175	R D Carter & Associates Pty Ltd	Subdivision x 4	Residential.	Delegate	PlanPermit	31/07/2015	Lightwood
AWAGEN				3				4/08/2015	

2.3.2 Planning Delegated Decision Issued July 2015 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN14/0858	No	707 Princes Highway SPRINGVALE VIC 3171	New Edge Studio	Multi Dwelling Development x 3 (2 Double Storey, 1 Single Storey) New	General Residential Zone 1; 585sqm.	Delegate	PlanPermit	13/07/2015	Lightwood
PLN14/0859	No	3 MacPherson Street DANDENONG VIC 3175	Ogee Architects Pty Ltd	Multi Dwelling Development x 6 (Three Storey) New	Proposal is inconsistent State and Local Planning Policy and fails to meet a number of objectives under Clause 55.	Delegate	Refusal	02/07/2015	RedGum
PLN15/0112	No	5 Whiteside Street SPRINGVALE VIC 3171	Bright Homes Construction	Multi Dwelling Development x 2 (1 Double Storey) New; (1 Single Storey) Existing	General Residential Zone 1; 649 sqm.	Delegate	PlanPermit	03/07/2015	Lightwood
PLN15/0142	No	2 Rosemont Court DANDENONG NORTH VIC 3175	JCA Land Consultants	Subdivision x 2 SPEAR	Residential.	Applicant	Withdrawn	15/07/2015	Silverleaf
PLN15/0216	No	32 Glomar Court DANDENONG SOUTH VIC 3175	Structerre Consulting Engineers	Buildings & Works (Timber Pallet Cool Room)	Industrial 1 Zone, 72.9sqm.	Delegate	PlanPermit	13/07/2015	RedGum
PLN15/0242	No	6/6-12 Airlie Avenue DANDENONG VIC 3175	Polyem Pty Ltd	Buildings and Works (Alterations)	Commercial 2 Zone, Internal Alterations to Raise Roof.	Delegate	PlanPermit	31/07/2015	RedGum
PLN15/0250	No	2 Highbury Grove KEYSBOROUGH VIC 3173	Reeds Consulting Pty Ltd	Removal of Restriction	Residential.	Applicant	Withdrawn	13/07/2015	RedGum
AWAGEN				4				4/08/2015	

2.3.2 Planning Delegated Decision Issued July 2015 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN15/0256	No	24 Whitworth Avenue SPRINGVALE VIC 3171	AMS Pty Ltd Consulting Land Surveyors	Subdivision x 8 SPEAR	Farming Zone.	Delegate	PlanPermit	28/07/2015	Lightwood
PLN15/0263	No	57 Whitehaven Crescent NOBLE PARK NORTH VIC 3174	Adept Surveys	Subdivision x 2 SPEAR	Residential.	Delegate	PlanPermit	03/07/2015	Silverleaf
PLN15/0277	No	2-20 Bennet Street DANDENONG VIC 3175	City of Greater Dandenong	Buildings and Works (Extension)	Public Park & Recreation Zone; Upgrade / Extension to existing Pavilion.	Delegate	PlanPermit	15/07/2015	RedGum
PLN15/0279	No	2/9 Monterey Road DANDENONG SOUTH VIC 3175	KLM Spatial	Buildings and Works (Flues x 3 & Viewing Platform) Change of Use (Food Preparation)	Industrial 1 Zone; Processing & Manufacturer of Infant Cereal. Installation of a Viewing Platform 26sqm; Store Rooms; 2 Extraction Flues for Dryers.	Delegate	PlanPermit	11/07/2015	RedGum
PLN15/0332	No	42 Jasper Street NOBLE PARK VIC 3174	Christopher C Morris and Associates	Subdivision x 4 SPEAR	Residential.	Delegate	PlanPermit	30/07/2015	Paperbark
PLN15/0337	No	2 McKeon Circuit DANDENONG NORTH VIC 3175	A Line Surveying	Subdivision x 2 SPEAR	Residential.	Delegate	PlanPermit	23/07/2015	Silverleaf
PLN15/0342	No	8 Gray Street SPRINGVALE VIC 3171	Nobelius Land Surveyors Pty Ltd	Subdivision x 3 SPEAR	Residential.	Delegate	PlanPermit	23/07/2015	Lightwood
PLN15/0366	No	55 Jones Road DANDENONG VIC 3175	Rod Gill Surveyors	Subdivision x 3 SPEAR	Residential.	Delegate	PlanPermit	30/07/2015	RedGum
PLN15/0385	No	2-10 Evolution Drive DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (3 Warehouses) with Ancillary Office and a reduction in car parking PRIORITY PAID	Industrial 1 Zone; 13,545sqm.	Delegate	PlanPermit	09/07/2015	RedGum
AWAGEN				5				4/08/2015	

2.3.2 Planning Delegated Decision Issued July 2015 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN15/0386	No	77-85 Discovery Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (4 Warehouses) PRIORITY PAID	Industrial 1 Zone; 3,713sqm.	Delegate	PlanPermit	13/07/2015	RedGum
PLN15/0396	No	21-23 Edison Road DANDENONG SOUTH VIC 3175	Calibre Consulting	Buildings and Works (Warehouse) with Ancillary Office PRIORITY PAID	Industrial 1 Zone, 1109sqm.	Delegate	PlanPermit	17/07/2015	RedGum
PLN15/0397	No	17-19 Edison Road DANDENONG SOUTH VIC 3175	Calibre Consulting	Buildings and Works (Warehouse) with Ancillary Office PRIORITY PAID	Industrial 1 Zone, 1109sqm.	Delegate	PlanPermit	17/07/2015	RedGum
PLN15/0398	No	119-121 Logis Boulevard DANDENONG SOUTH VIC 3175	Quality First Designs Pty Ltd	Buildings and Works (Warehouse) with Ancillary Office and a Reduction of the Car Parking Requirement PRIORITY PAID	Industrial 3 Zone, 2459sqm.	Delegate	PlanPermit	17/07/2015	RedGum
PLN15/0403	No	101 Princes Highway DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse) with ancillary Office PRIORITY PAID	Commercial 2 Zone, 3017sqm.	Delegate	PlanPermit	17/07/2015	RedGum
PLN15/0405	No	101 Princes Highway DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse) with Ancillary Office PRIORITY PAID	Commercial 2 Zone, 1830sqm.	Delegate	PlanPermit	17/07/2015	RedGum
PLN15/0406	No	10 Babbage Drive DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse) and Ancillary Office and Change of Use PRIORITY PAID	Industrial 3 Zone, 1221sqm.	Delegate	PlanPermit	20/07/2015	RedGum
PLN15/0407	No	70 Logis Boulevard DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Change of Use (Warehouse with Ancillary Office) & Buildings and Works PRIORITY PAID	Industrial 3 Zone, 2624sqm.	Delegate	PlanPermit	15/07/2015	RedGum
PLN15/0408	No	29-31 Evolution Drive DANDENONG SOUTH VIC 3175	Calibre Consulting	Buildings and Works (Warehouse) with Ancillary Office PRIORITY PAID	Industrial 1 Zone, 2031sqm.	Delegate	PlanPermit	20/07/2015	RedGum
AWAGEN								4/08/2015	

2.3.2 Planning Delegated Decision Issued July 2015 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN15/0409	No	125 Colemans Road DANDENONG SOUTH VIC 3175	Dale Grant Building Design	Buildings and Works (2 Warehouses) with Ancillary Office PRIORITY PAID	Industrial 1 Zone, 7900sqm.	Delegate	PlanPermit	20/07/2015	RedGum
50									
AWAGEN									
7									
4/08/2015									

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572)

File Id:	141120
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Location of Objectors Clause 55 Assessment Clause 52.06 Assessment Clause 22.09 Assessment

Application Summary

Applicant:	Song Bowden Planning
Proposal:	To construct two (2) double storey dwellings and one (1) single storey dwelling
Zone:	General Residential Zone (GRZ1)
Overlay:	Not applicable
Ward:	Paperbark

The application proposes the removal of existing dwelling and construction of three (3) dwellings, comprising two double storey dwellings and one (1) single storey dwelling to the rear. A permit is required pursuant to:

- Clause 32.08-4 of the Greater Dandenong Planning Scheme for construction and extension of two or more dwellings on a lot (General Residential Zone).

Objectors Summary

The application was advertised to the surrounding area through the erection of a notice on-site notices and the mailing of notices to adjoining and surrounding owners and occupiers. Four (4) objections were received to the application. Issues raised generally relate to matters of:

- Neighbourhood character
- Front setback
- The effect of the development reflecting noise generated by Sandown Racecourse onto the objector
- Car parking
- On-Street parking and safety

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

- Permeability
- Protection of vegetation
- Identification of front entries
- Side setback and wall heights
- Overlooking
- Front fence
- The applicant may not be the one doing the development
- Awkward shape of the land
- Over-development of the land
- Fence height
- Brick colour
- No landscaping plan
- Solar access to development in particular Unit 3
- Provision of water tanks
- Consolidated meter and letter boxes

Assessment Summary

An assessment of the application found that the proposed development generally meets the objectives of Clause 55. Subject to conditions, the proposal is generally in accordance with the preferred future character as indicated by Clause 22.09 – Residential Development and Neighbourhood Character Policy. The proposed development is site responsive and allows for increased density within an area identified for higher density residencies in close proximity to community facilities.

Recommendation Summary

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.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Subject Site and Surrounds

Subject Site

- The subject site is located on the eastern side of Ellt Crescent approximately 455 metres south of Racecourse Road.
- It is approximately 877 square metres in area, is irregular in shape, with a combined frontage to Ellt Crescent of 27.55 metres, at a bend in the road.
- No easements exist on the subject site.
- The subject site is currently occupied by an existing single storey weatherboard house with tiled hipped roof.
- The site is accessed via an existing 3 metre wide crossover located towards the southern edge of the boundary to Ellt Crescent.
- There is no significant vegetation on the site.

Surrounding Area

The subject site is located within an established residential area. The majority of dwellings within the area consist of single storey brick or weatherboard buildings with tiled hipped or hip and gable roofs, however there are several examples of multi unit developments some of which contain double storey to the front with single storey to the rear. W.R. Lees Reserve and Leon Trembath Reserve are located to the north-west of the subject site on the corner of Ellt Crescent and at the end of Ronald Avenue. Front fences range from none to 1.8 metre high made with a range of materials consisting of brick, brick and picket, brick and wrought iron infill, paling, wrought iron and picket fences.

The area surrounding the subject site consists of various sized developments, ranging from single detached dwellings to multiple examples of three (3) or four (4) unit developments, including those at 12, 14, 16, 19, 21, 31, 33, 37, 43, 45, 47, 51 and 55 Ellt Crescent. In addition in nearby roads include those at 15, 17, 18, 19, 22, 23, 24, 26, 29, 30 Nockolds Crescent to the east, 115 Kelvinside Road to the south-west, as well as examples of older five (5) and six (6) unit developments at 19 Nockolds Crescent, 27 Ellt Crescent and 111 & 113 Kelvinside Road.

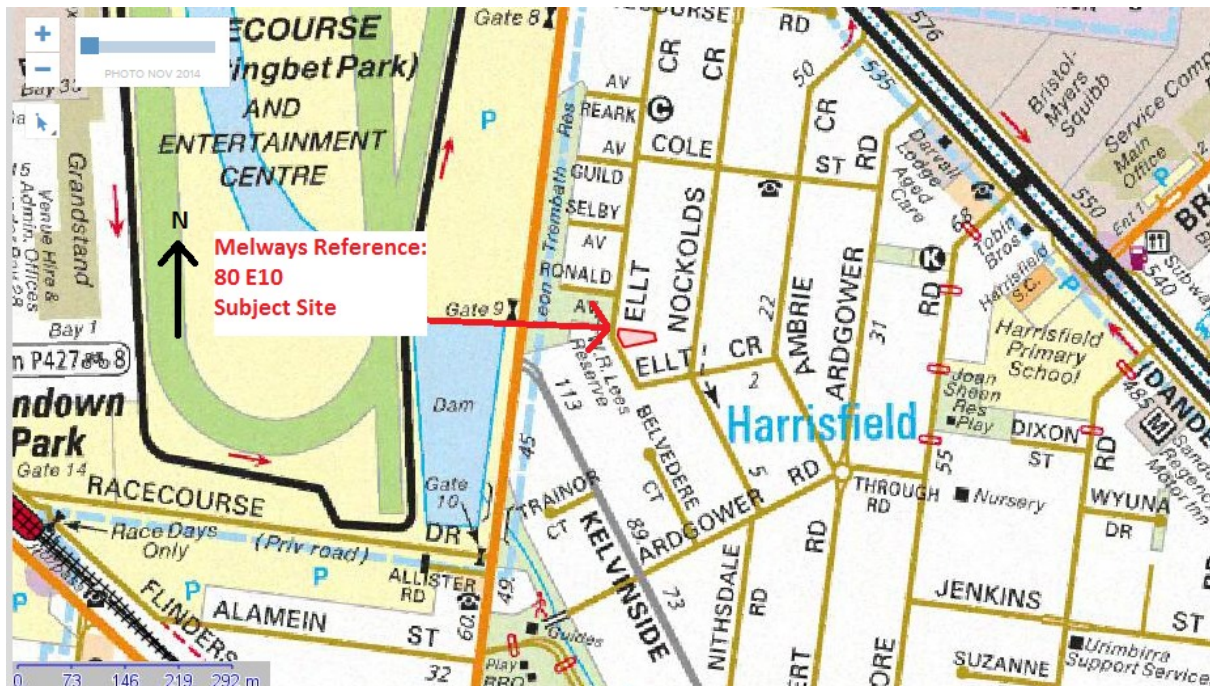
The subject site is located near the following:

- 388 metres from Ross Reserve to the south.
- 15 metres from W.R Lees Reserve to the west.
- 740 metres from Noble Park Community Centre to the south.
- 387 metres from Harrisfield Primary School to the east.
- 387 metres to Joan Sheen Reserve to the east.
- 775 metres from Sandown Park Railway Station to the south-west.
- 1.43 km from Noble Park Railway Station to the south-east.
- 730 metres from Noble Park Special Development School to the south-east.
- 480 metres from Harrisfield Shopping Centre to the east.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

- Bus routes along Princes Highway 490 metres to the north-east, Heatherton Road 1.1 km to the south, Sandown Park Railway Station 800 metres to the south-west and Noble Park Railway Station 1.5km to the south-east.
- 363 metres from Harrisfield Kindergarten.

Locality Plan



Background

Previous Applications

A search of Council records revealed that Council has previously considered Planning Application PLN12/0070 for the construction of two double storey dwellings and one single storey dwelling. The application was refused by Council on 04 December 2012 and upheld at VCAT on the 10 February 2014 with the following matters raised:

- Lack of separation of Dwellings 1 and 2
- Lack of landscaping
- Impacts on neighbouring trees
- Limited front setback
- Walls on rear boundary

Subject Application

The current proposal has been modified in its design and layout to address some of the concerns raised by the VCAT decision mentioned above.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)**Proposal**

The application proposes the demolition of the existing dwelling and construction of three (3) dwellings, comprising of two (2) double storey dwellings and one (1) single storey dwelling to the rear. Details of each dwelling are as follows:

DETAILS	Dwelling 1	Dwelling 2	Dwelling 3
Type of proposal	New Dwelling.	New Dwelling.	New Dwelling.
Level	Double Storey.	Double Storey.	Single Storey.
Height	8.19 metres.	8.2 metres.	5.3 metres.
Orientated to	Ellt Crescent.	Shared driveway.	Shared driveway.
External materials	Combination of brick and render finish at ground floor and render at first floor.	Combination of brick and render finish at ground floor and render at first floor.	Combination of brick and render finish at ground floor and render at first floor.
Number of bedrooms	Three (3) bedrooms and one (1) study.	Two (2) bedrooms and one (1) study.	Two (2) bedrooms.
Car parking provided	Single car garage and tandem car space.	Single car garage and tandem car space.	Single car garage.
Set backs	Garage located on the northern (side) boundary with the dwelling being 3.75 metres from the boundary, approximately 6.8 metres from the south-west (front) boundary to Ellt Crescent, and approximately 5.275 metres from the south-east (side) boundary.	Garage located on the northern (side) boundary with the dwelling 2.5 metres from the boundary, and approximately 5.05 metres from the south-east (side) boundary.	Garage and dwelling located on the northern (side) boundary, 2.5 metres from the north-east (rear) boundary and 1.5 metres from the south-east (side) boundary.
Open space	Front yard and 40sq/m of secluded private open space with 20sq/m having a minimum dimension of 3.75.	40 sq/m of secluded private open space, with 30sq/m being a minimum dimension of 5 metres.	50 sq/m of secluded private open space with approximately 17.64 sq/m being a minimum dimension of 4.2 metres.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Access	Direct access off Ellt Crescent from the north-west corner of the subject site with a minimum width of 3 metres.	Shared Access (see below).	Shared Access (see below).
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For the whole development:	
Shared access	Access located to the south-west corner of the site. Connects to Ellt Crescent. It's minimum width is 3 metres.
Front fence	No front fence is proposed.

A copy of the submitted plans is included as Attachment 1.

Victorian Charter of Human Rights and Responsibilities

The Victorian Charter of Human Rights and Responsibilities has been considered in the preparation of this Policy but is not relevant to the content of the Policy.

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- Clause 32.08-4 – General Residential Zone (GRZ1) – To construct two or more dwellings on a lot.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a General Residential Zone (GRZ1), as is the surrounding area with exception to Public Parks and Recreation Zones for the W.R. Lees Reserve and Leon Trembath Reserve located to the west and Special Use Zone and Urban Floodway Zone over the land to the west of Corrigan Road used for the purposes of Sandown Racecourse.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

The purpose of the General Residential Zone outlined at Clause 32.08 is:

- *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 implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To provide a diversity of housing types and moderate housing growth 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.*

Pursuant to Clause 32.08-4 a permit is required to construct two or more dwellings on a lot.

Overlay Controls

No overlays affect the subject site or surrounding area.

State Planning Policy Framework

The following state planning policies are relevant to this application:

Clause 11.04-5 Melbourne's urban growth

- Define the extent of the urban area with an urban growth boundary to:
 - Facilitate achievement of a compact city.

Clause 15 - Built Environment And Heritage

- Contributes positively to local urban character and sense of place.
- Reflects the particular characteristics, aspirations and cultural identity of the community.
- Enhances liveability, diversity, amenity and safety of the public realm.
- Promotes attractiveness of towns and cities within broader strategic contexts.
- Minimises detrimental impact on neighbouring properties.

Clause 16 – Housing

- To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport. Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

- Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.
- Ensure an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.
- Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.
- Identify opportunities for increased residential densities to help consolidate urban areas.

Clause 16.01-4 Housing diversity

- To provide for a range of housing types to meet increasingly diverse needs.
- Encourage the development of well-designed medium-density housing which:
 - Respects the neighbourhood character.
 - Improves housing choice.
 - Makes better use of existing infrastructure.
 - Improves energy efficiency of housing.
- Support opportunities for a wide range of income groups to choose housing in well serviced locations.

Clause 18.01-1 Land use and transport planning

- 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

The following local planning policies are relevant to this application:

Clause 21.04-1 Housing and community

- Greater Dandenong is forecast to be home to some 16,700 new households by 2031 (as measured from 2001), according to the Southern Regional Housing Statement (DSE, 2006). This represents a 36% increase on the number of households compared to 2001.
- 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.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

- 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.
- Respecting valued, existing neighbourhood character both on particular sites and within wider streetscapes.
- Ensuring new development takes into full account the neighbourhood character design guidelines for each type of building and that such new development positively contributes to the preferred future neighbourhood character of each particular residential area.
- Actively encouraging well designed, medium and higher density housing in strategic locations and in areas nominated for substantial change.

Clause 21.05-1 Urban design, character, streetscapes and landscapes

1. To facilitate high quality building design and architecture.

1.1 Ensure building design is consistent with the preferred character of an area and fully integrates with surrounding environment.

1.2 Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.

1.3 Encourage innovative architecture and building design.

7. To protect and improve streetscapes.

7.1 Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.

7.2 Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.

Clause 22.09 – Residential Development & Neighbourhood Character Policy

- To guide the form of residential development that occurs in residential areas throughout Greater Dandenong, having regard to metropolitan policies and planning policies concerning urban form and housing, while respecting valued characteristics of residential neighbourhoods throughout the municipality.
- To promote a range of housing types, in appropriate locations, to accommodate the future needs of the municipality's changing population.
- To improve the quality and standard of residential development that occurs throughout Greater Dandenong and the quality, sustainability and standard of on site landscaping provided in residential developments.
- To encourage high quality, creative and innovative design that makes a positive contribution to the streetscape.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

- To encourage varied forms and intensities of residential development in appropriate locations throughout Greater Dandenong, having regard to metropolitan policies promoting urban consolidation and increased densities, and existing neighbourhood character.
- To encourage higher densities and forms of development in preferred strategic locations that have good access to existing public transport and the Proposed Public Transport Network (PPTN), commercial, community, educational and recreational facilities.
- To ensure that the siting and design of new residential development takes account of its interface with existing residential development on adjoining sites and responds to the individual circumstances of its site and streetscape it is located within.
- To implement the City of Greater Dandenong Neighbourhood Character Study (Sept 2007).

Clause 22.09-3 provides design guidelines, some of which also relate to the variances to the requirements of standards to Clause 55 under the schedule to the zone. The guidelines consider matters such as: housing form; height; bulk; site coverage; permeable site area; front setback; side and rear setbacks; private open space; car parking; landscaping; and, front boundary treatment. The application has been assessed against this policy as detailed within the attached Clause 22.09-3 table.

Particular Provisions*Two or more dwellings on a lot and residential buildings*

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; and
- To construct a dwelling if there is at least one dwelling existing on the lot.

The purpose of this clause is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- 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.

A development:

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

An assessment of the application against this policy is contained at the end of this report. This clause only applies for developments of less than 5 storeys.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Clause 52.06 – Car Parking

The purposes of this provision are:

- To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local 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.

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.

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.

The table 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.

Car parking is to be designed and constructed in accordance with the requirements of Clause 52.06-8 and 52.06-10 of the Scheme.

General Provisions

Clause 65 – Decision Guidelines needs 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 is of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

Restrictive Covenants

A covenant is registered on the title to this property. This restriction relates to the registered proprietor(s) shall not excavate, carry away or remove from the land any earth, stone, clay, gravel or sand except for the purpose of excavation for the foundation of any building to be erected thereon or use the land for the manufacturing or winning of brick, tiles or pottery ware. The proposal does not conflict with this covenant.

Council Plan 2013-2017 – Strategic Objectives, Strategies and Plans

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. In accordance with the commitment in Council's Annual Plan, all applications are considered on their merits.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Diversity (Access & Equity)

It is not considered that the proposal raises any diversity issues affecting the planning assessment of this application.

Community Safety

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

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

Referrals

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

Internal

The application was internally referred to Council's Civil Development, Arborist and Transport Departments for their consideration. The comments provided are as follows:

Civil Development

No objections, subject to standard conditions.

Council's Arborist

Visual tree assessment made on 20/11/2014. Encroachment into Tree Protection Zones (TPZ) will not have a major impact on the trees as long as excavations within the TPZ are hand dug and any root severance be cut with sharp cutting tools. Severance of roots with machinery such as back hoe is strictly prohibited.

Transport Department

No objections, subject to standard conditions.

Advertising

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.
- Placing a sign on site facing Ellt Crescent.

The notification has been carried out correctly.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Council has received four (4) objections to date.

The location of the objectors is shown in Attachment 2.

Consultation

A consultative meeting was held on 04/02/2015, with the applicant, objectors and Council representatives in attendance. Whilst the issues were discussed at length there was no resolution and the objections/submissions stand as received.

Summary of Grounds of Submissions/Objections

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

- **Neighbourhood character**

Objectors raised concerns with regards to the double storey character of the development and the predominant existing single storey form within the area.

The neighbourhood character study identifies the area to be predominantly single storey dwellings in respect of its existing built form. However the study also identifies the area as having a "reasonable level of new infill development, but this has largely been restricted to one and two storey detached dwellings and one and two storey multi-dwelling developments.

The future character of the area also stipulates that new developments will essentially comprise of dwellings of up to two storeys with ground level components.

It is considered that the built form of two storeys for Units 1 and 2 with a single storey to the rear is appropriate and in accordance with Clause 22.09 (Residential Development and Neighbourhood Character Study).

In addition, there are several examples of double storey forms within the immediate area, including those at 14, 31, 33, 37 & 45 Ellt Crescent, 2 Reark Avenue, 2 Guild Avenue and 19 Nockolds Crescent.

- **Front setback**

Objectors raised concerns with regards to the proposal not meeting front setback requirements.

Standard B6 of Clause 55.03-1 of the Greater Dandenong Planning Scheme indicates that the recommended setback of the subject site is either the average of the two neighbouring properties or 7.5 metres (General Residential Zone – Schedule 1) whichever is lesser. As the two adjoining properties have a 7.7 metre and 6.4 metre setback, this equates to a setback of 7.05 metres. The plan shows a setback of approximately 6.8 metres for the south-west corner of the living room of Unit 1 and 7.02 metres for the south-west corner of the study area. It is considered that these are very minor encroachments. In addition, considering the unique shape of the subject site, the development maintains a front setback that matches the dwelling on the adjoining property towards the side boundaries.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

- **Noise generated by Sandown Racecourse reflecting off development**

An objector has raised concerns with regards to the effect of the proposal, with noise generated from Sandown Racecourse being reflected off the development and therefore increasing the noise to the objectors property.

This objection cannot be considered as it is not a planning matter.

- **Car parking provision**

Objectors raised concerns with regards to the development increasing traffic to the area as well as the number of bedrooms proposed.

It is also not anticipated that the proposal will have a major impact on the traffic in the area. In addition, Council can only consider the provision of car parking spaces that Clause 52.06 requires a development to provide. This clause specifies that a 2 bedroom dwelling must provide 1 car parking space with a 3 or more dwelling to provide 2 car parking spaces. The development complies with these requirements.

- **On-Street parking and safety ("no parking signs")**

Objectors raised concerns with regards to the number of dwellings and its increase in street parking. While the increase in dwellings may result in the increase in potential visitors to the premises, Council can only consider the provision of car parking spaces as per Clause 52.06, which specifies that a one or two bedroom dwelling must provide one car parking space with a three or more bedroom dwelling to provide two car parking spaces. The proposed development complies with these requirements. While it is acknowledged that visitors to the development will need to park on the street, this is no different than if there was only one dwelling on the land. It would also be assumed that visitors will follow the ordinary road rules with regards to parking on the street near a bend, and general safety precautions for pedestrians when crossing the road. In relation to the provision of no parking signs along the street, this cannot be considered as it is not a planning matter.

- **Permeability**

Objectors raised concerns with regards to the permeability of the site and increased runoff.

The schedule to the zone requires a minimum 30% permeability to be achieved for the site. The development presents 40% permeability and therefore meets this requirement. In addition, the application has been referred to Council's Civil Development who has not raised any concern with inadequate infrastructure. It is considered that there is adequate infrastructure to support the proposed development.

- **Protection of vegetation**

Objectors raised concerns with regards to the removal of trees from the property and their suitable replacements to improve visual impact of the development as well as protect existing vegetation.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

The application has been referred to Council's Arborist who has indicated that the proposed development will not impact on neighbouring vegetation based on the information provided and measures taken outlined within the submitted Arborist Report. In addition, a condition on permit will require a suitable landscaping plan to be provided.

A condition will be placed on any permit, if approved, to consider the above matters.

- **Identification of front entries**

Objectors raised concerns with regards to dwelling 2 and 3 entries being obscured behind walls.

It is considered that the development provides adequate identification of front entries, being able to be clearly identified when travelling down the shared accessways.

- **Side setback, walls on boundary length and wall heights**

Objectors raised concerns with regards to the appropriate setback from boundaries and the amount of wall on boundary creating a dark and dangerous laneway to the property next door and the feeling of being trapped.

The submitted plans show a slight encroachment of Unit 1 to the side boundary shared with the property at 19 Ellt Crescent. Unit 1 has a first floor wall height from natural ground level of approximately 6.6-6.7 metres. This equates to a setback requirement of at least 1.9-1.93 metres. With the development providing a setback of 1.82 metres, this is 0.08 to 0.11 metres less than that required. It is considered that this minor encroachment would have minimal effect on the adjoining property which has its driveway located along the same boundary.

The proposal seeks to have 18.9 metres of wall located on the northern boundary, one section of 6.46 metres located further west towards the front boundary and another section of 12.44 metres located further to the rear of the site. The length of wall on boundary complies with the Standard which allows 10 metres plus 25% of the remaining boundary (19.69 metres allowed).

With regards to the proposed height of the wall on boundary, the plans indicate that the overall wall height would exceed 3.2 metres. It is therefore considered appropriate that a condition be placed on permit to ensure that an average of 3.2 metre wall height is achieved as per the standard. The wall on boundary would not cause any reduction in light to the adjoining property located to the north of the site.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

- **Overlooking**

Objectors raised concerns with regards to the matter of overlooking who are concerned about the proposed habitable room windows at first floor level.

It is noted that these windows have been treated to either have a sill height raised to 1.7 metres above floor level, or obscure glazing up to 1.7 metres. It is therefore considered that appropriate measures have been incorporated into the design to prevent overlooking as per Standard B22 of Clause 55.04-6. With regards to windows facing the street, this is encouraged by Council to improve surveillance to the street. While this may enable people to view into the properties on the opposite side of the road, the habitable room windows of that property would be in excess of the 9 metre distance specified within the relevant Standard, and would not be any different from views from the pedestrian path.

- **Front fence**

Objectors raised concerns with regards to the plans not specifying any front fence or retaining walls.

While the plans do not show any front fence proposed, the submitted documentation indicate that no front fence is intending to be constructed. A condition on permit will require this to be clarified.

- **The applicant may not be the one doing the development**

Objectors raised concerns with regards to the property being on the market for sale and therefore the person doing the development may not be the applicant.

While this may be the case, anyone pursuing the development will need to comply with the conditions of the permit. Regardless, this objection cannot be considered as it is not a planning matter.

- **Overdevelopment of the land due to awkward shape of the land**

Objectors raised concerns with regards to the over development of the site, partly caused by the odd shape of the land being thinner at the rear.

The number of dwellings proposed for the site and therefore causing the size of the dwellings and the internal amenity of those living in these small dwellings is of a concern by the objectors. While one of the proposed dwellings is smaller in size compared to many of the existing dwellings within the area, there are several examples of high density development which would compare closely size wise to that proposed.

In addition, the Planning Scheme encourages the provision of a range of dwelling sizes within the municipality for the future needs of the changing population. It is considered that the proposed dwellings are suitable to meet a range of different needs, and located within close proximity to community services to service those residents that may occupy these dwellings.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

- **Boundary fence height**

Objectors raised concerns with regards to the proposed fences being too tall and not matching those in the area.

The submitted plans proposed 2 metre high paling fences to the boundaries where the existing fences are 1.65 metres. Whilst this is generally a civil matter between the two owners, a condition on permit will require the plans to indicate that the fences be at least 1.8 metres to ensure that overlooking from habitable room window, balcony, terrace, deck or patio of the development does not occur.

- **Brick colour**

Objectors raised concerns with regards to the brick colour which does not match those of adjoining properties, with render being the preferred material.

Whether this wall on boundary is made from brick or render, this objection cannot be considered as it is not a planning matter.

- **No landscaping plan**

Objectors raised concerns with regards to no landscaping plan having been provided.

It is considered that the site plans provided show adequate space allowing for substantial landscaping to be provided. A condition on permit would require a landscape plan prepared by a suitably qualified landscape architect to show adequate landscaping to the site.

- **Solar access to development in particular Unit 3**

Objectors raised concerns with regards to the access of light to Unit 3 caused by the wall on boundary.

While the development proposes a wall along the northern boundary with east facing windows provided for the kitchen/meals and south facing windows to the living area of Unit 3, it is considered appropriate that skylights be provided to the kitchen/living area to allow for additional light into these habitable room areas.

- **Provision of water tanks**

Objectors raised concerns with regards to the development not providing water tanks.

This objection cannot be considered as it is not a planning matter.

- **Consolidated meter and letter boxes**

Objectors raised concerns with regards to the position of meter boxes and letter boxes, wanting them to be consolidated into one structure.

This objection cannot be considered as it is not a planning matter, as there is no requirement for the meter and letter boxes to be consolidated into one structure. Also adequate landscaping area has been provided to soften the appearance of these structures to the street.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)**Assessment**

The subject site is located within an established residential area and appears to be well suited for medium density housing given that the site is located in within easy walking distance of many community facilities.

As required by the residential zone that applies to this site, the proposed development has been assessed against the provisions of Clause 55 of the Greater Dandenong Planning Scheme and the schedule to the residential zone (see attachment 3). The use of the land for accommodation (dwellings) is as of right. The proposed development has also been assessed against Clause 55, Clause 52.06 and Clause 22.09 of the Greater Dandenong Planning Scheme. See Attachments 3, 4 and 5 for the assessment of this proposal against these clauses. The proposal complies with all standards except in the following instances, where conditions have been imposed as appropriate to address these non-compliances:

Clause 22.09 – Residential Development and Neighbourhood Character Policy – Incremental Change Area**Front Setback & Street Setback (Standard B6)**

The development presents a range of setbacks from approximately 6.8 to 8 metres. Dwelling 1 has a garage setback of 8 metres along the northern boundary with a very small section of the living being 6.8 metres (encroachment of 0.25 metres) and study room being approximately 7 metres (encroachment of 0.05 metres) to the centre of the site, before fanning out again to 7.5 metres to the driveway and the southern boundary. It is considered that the very minor encroachment into the setback requirements (the average of the two properties adjoining the site being 7.7 and 6.4; equating to a setback of **7.05**) and the unique shape of the subject site and the matching of setbacks towards the outer side boundaries matches the existing character of the area.

The porch area has a 'terrace' on the roof which encroaches within the setback with a height of approximately 4.85 metres from natural ground level. This would need to be reduced to no higher than 3.6 metres, which will soften the built form to the street (see condition 1.1).

Private open space

Units 1 and 3 do not provide a minimum dimension of 5 metres as outlined within the schedule to the zone. It is considered that modifications to the layout of the development can achieve a minimum 5 metre dimension without impacting the development. A condition on permit will require this to be achieved, see condition 1.2.

Car Parking

While garages should be generally hidden from view, the recessed garage to the front facade of the dwelling and the non-dominance of this single car garage from the street with the rest of the dwelling, this matter is considered appropriate. A condition on permit will however require the garage door to be panel lift with highlight windows to further soften the appearance to the street (see condition 1.3).

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Front Boundary

While it is noted that no front fence is proposed within the submitted documents, the site plans should clearly indicate this (see condition 1.4).

Energy Efficiency (Standard B10)

Due to the location of Unit 3 on the boundary and the limited orientation to the north of windows, there is limited solar access via north facing windows to this unit. It is therefore considered appropriate that a skylight(s) be provided to the kitchen and living area to provide additional lighting to these areas (see condition 1.5).

Safety (Standard B12)

Appropriate lighting should be provided to the shared accessways to provide for safety and security of residents and property (see condition 1.6).

Landscaping (Standard B13)

A landscape plan would be required as a condition on permit (see Condition 2).

Side and Rear Setbacks (Standard B17)

Unit 1 has a first floor wall height from natural ground level of approximately 6.6-6.7 metres. This equates to a setback requirement of at least 1.9-1.93 metres, with a setback of 1.82 metres provided, 0.11 metres less than that required. It is considered that this minor encroachment would have minimal effect on the adjoining property which has its driveway located along the same boundary. While there is a minor non-compliance with the standard, the objective to the relevant Clause is deemed to have been complied with.

Walls on Boundaries (Standard B18)

The height of the walls on boundary of Units 2 and 3 garages appear to exceed the 3.2 metre average. It is noted that part of this wall is shared with the adjoining properties garage, however the wall should not exceed the 3.2 metre average. This shall form as a condition on permit (see condition 1.7).

Noise Impacts (Standard B24)

Appropriate measures should be incorporated to protect residents from noise generated from the nearby Sandown Racecourse (see condition 1.8).

Private Open Space (Standard B28)

Units 1 and 3 do not provide a minimum dimension of 5 metres. It is considered however that modifications to the layout of the development can achieve a minimum 5 metre dimension without impacting the development. A condition on permit will require this to be achieved, see condition 1.2.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Unit 2 provides approximately 37.9 sq/m of secluded private open space, which is 2.1 sq/m less than the requirement. It is considered that this is acceptable as sufficient space is provided for the appropriate use of the secluded private open space and provision of substantial landscaping to soften the built form. While there is a minor non-compliance with the standard, the objective to the relevant Clause is deemed to have been complied with.

Design Detail (Standard B31)

While garages should be generally hidden from view, the recessed garage to the front facade of the dwelling and the non-dominance of this single car garage from the street, it is considered appropriate. A condition on permit will however require the garage door to be panel lift with highlight windows to soften the appearance further (see condition 1.3).

Clause 52.06 - Car Parking**Design Standard 1 – Accessway**

A detailed design of the proposed mailboxes should consider visibility of pedestrians, this shall form a condition on permit, see condition 1.9.

Design Standard 5 – Urban Design

While a garage has been located to the front facing Ellt Crescent, it is recessed from the front facade of the dwelling and does not dominate the street. It is considered appropriate that the garage door be panel lift with highlight windows to further soften its appearance, this shall form a condition on permit (see condition 1.3).

Design Standard 6 – Safety

Appropriate lighting should be provided within the common accessways and pedestrian and vehicular entries (see condition 1.6).

Conclusion

The application has been assessed against the relevant sections of the Greater Dandenong planning Scheme, including the State and Local Planning Policy Framework, Municipal Strategic Statement as set out in this assessment. It is considered that the application generally complies with these policies.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 17 Ellt Crescent NOBLE PARK VIC 3174, for the purpose of the construction of three (3) dwellings, comprising two double storey dwellings and one (1) single storey dwelling to the rear in accordance with the plans submitted with the application subject to the following conditions:

1. Before the development starts, two (2) copies of amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plans have been approved and endorsed by the Responsible Authority. The endorsed copy of the plans forms part of this permit. The plans must be in accordance with the plans submitted with the application, but modified to show:
 - 1.1. The porch structure encroaching within the front setback to be reduced to no higher than 3.6 metres above ground level.
 - 1.2. Units 1 and 3 to be provided with a section of secluded private open space with a minimum dimension of 5 metres.
 - 1.3. The garage door of Unit 1 to be panel lift with highlight windows.
 - 1.4. The site plan to clearly indicate no front fence.
 - 1.5. A skylight provided to the kitchen/living area of Unit 3.
 - 1.6. Appropriate lighting within the common accessway and at vehicular and pedestrian entries.
 - 1.7. The walls located on the northern boundary of Units 2 and 3 to be reduced in height to no higher than 3.6 metres and average height of 3.2 metres.
 - 1.8. Noise attenuation measures provided to all dwellings (eg. Acoustic glazing).
 - 1.9. The north, east and southern boundary fences to be 1.8 metres, except to the north-west corner where the fence along the northern boundary must be lowered to allow for visibility of pedestrians on the footpath. A detailed design of the mailbox/meterbox structures must also be provided.
 - 1.10. The site and landscape plans to include tree protection zones as well detailing tree protection measures outlined within the submitted Arborist Report.

To the satisfaction of the Responsible Authority.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

- 2. Prior to the endorsement of plans under Condition 1, a landscape plan must be submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions and two (2) copies must be provided. The landscaping plan must be prepared by a suitably qualified person, and must show:**
 - 2.1. 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;**
 - 2.2. Details of the proposed layout, type and height of fencing;**
 - 2.3. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**
 - 2.4. 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;**
 - 2.5. At least one (1) native tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling and within the front yard; and**
 - 2.6. The protection of the trees on the abutting properties, along with tree protection zone requirements as contained within the submitted arborist report, and to include excavations within the Tree Protection Zone are hand dug, and any root severance be cut with sharp cutting tools. Severance of roots with machinery such as a back hoe is strictly prohibited.**

To the satisfaction of the Responsible Authority.
- 3. The layout of the site, and the size of the proposed buildings and works as shown on the endorsed plan, shall not be altered or modified (whether or not in order to comply with any Statute, Statutory Rule or Local Law or for any other reason) without the prior consent of the Responsible Authority.**
- 4. Prior to the occupation of the dwelling(s) hereby permitted, all landscaping as shown on the endorsed plans, including trees, shrubs and lawn, shall be planted and thereafter maintained, to the satisfaction of the Responsible Authority.**
- 5. The dwelling(s) hereby approved must not be occupied until all buildings and works and the conditions of this permit have been complied with, unless with the written consent of the Responsible Authority.**

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

- 6. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 7. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 8. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications and any vehicle crossing/s no longer required must be removed and the land, footpath and kerb and channel reinstated, all to the satisfaction of the Responsible Authority.**
- 9. Letterboxes and all other structures (including fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-8.**
- 10. All piping and ducting above the ground floor storey of the building, except for downpipes and spouting, shall be concealed to the satisfaction of the Responsible Authority.**
- 11. The obscure glazing to the windows shown on the endorsed plans must be through frosted glass or similarly treated glass, and thereafter maintained to the satisfaction of the Responsible Authority. Adhesive film or the like that can be removed must not be used.**
- 12. All boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.**
- 13. A fence of 1.8 metres high shall be erected along the north, east and southern boundaries. The cost of such fencing shall be met by the developer/owner and carried out to the satisfaction of the Responsible Authority.**
- 14. This permit will expire if:-**
 - 14.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 14.2. 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.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

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.

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 on site 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.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

MINUTE 1068

Moved by: Cr Roz Blades AM

Seconded by: Cr Heang Tak

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 17 Ellt Crescent NOBLE PARK VIC 3174, for the purpose of the construction of three (3) dwellings, comprising two double storey dwellings and one (1) single storey dwelling to the rear in accordance with the plans submitted with the application subject to the following conditions:

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 - 1.10. The site and landscape plans to include tree protection zones as well detailing tree protection measures outlined within the submitted Arborist Report.**

To the satisfaction of the Responsible Authority.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

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2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

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2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

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CARRIED

**2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572)
(Cont.)**

TOWN PLANNING

**TOWN PLANNING APPLICATION – NO. 17 ELLT CRESCENT NOBLE PARK
(PLANNING APPLICATION NO. PLN14/0572)**

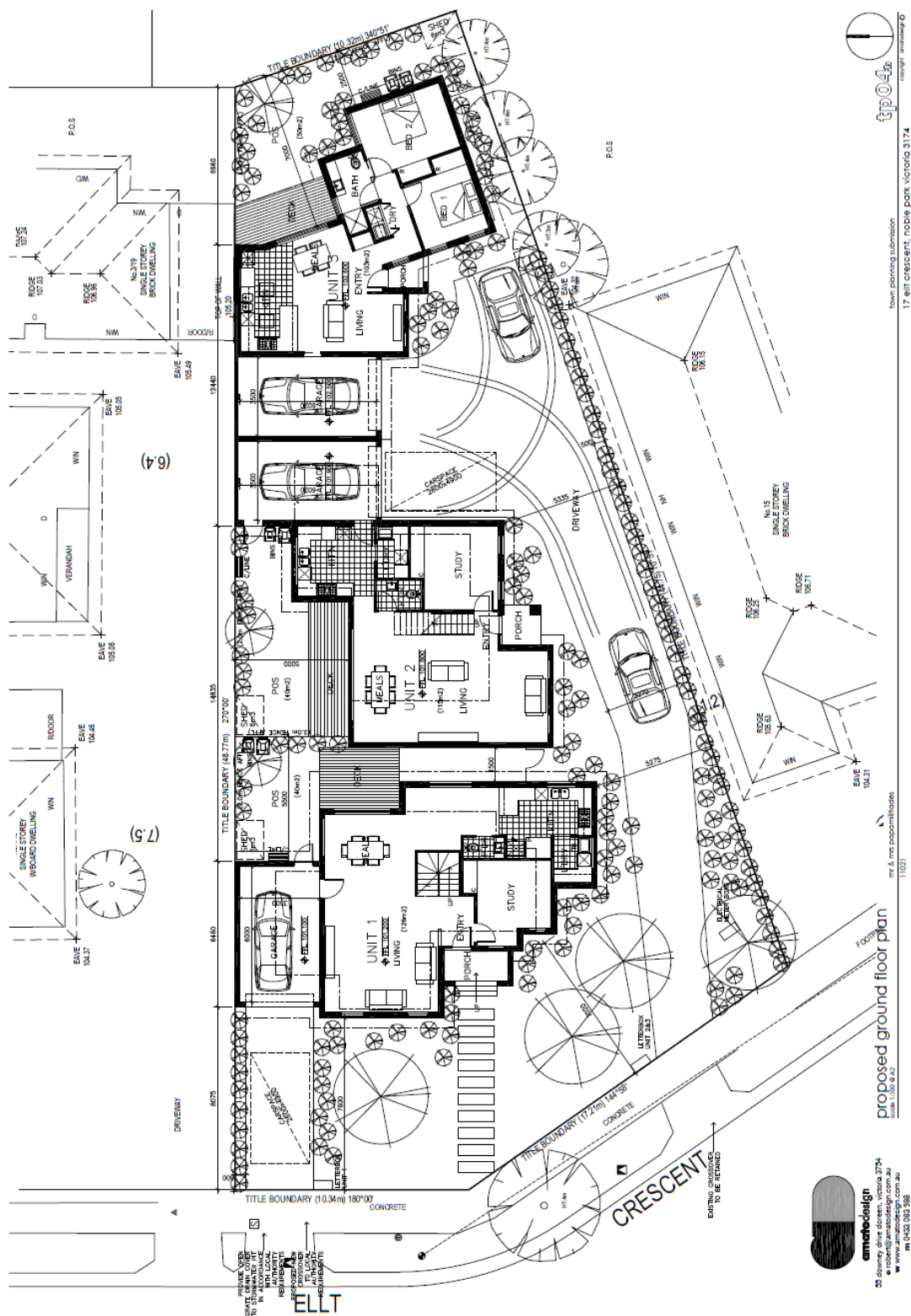
ATTACHMENT 1

SUBMITTED PLANS

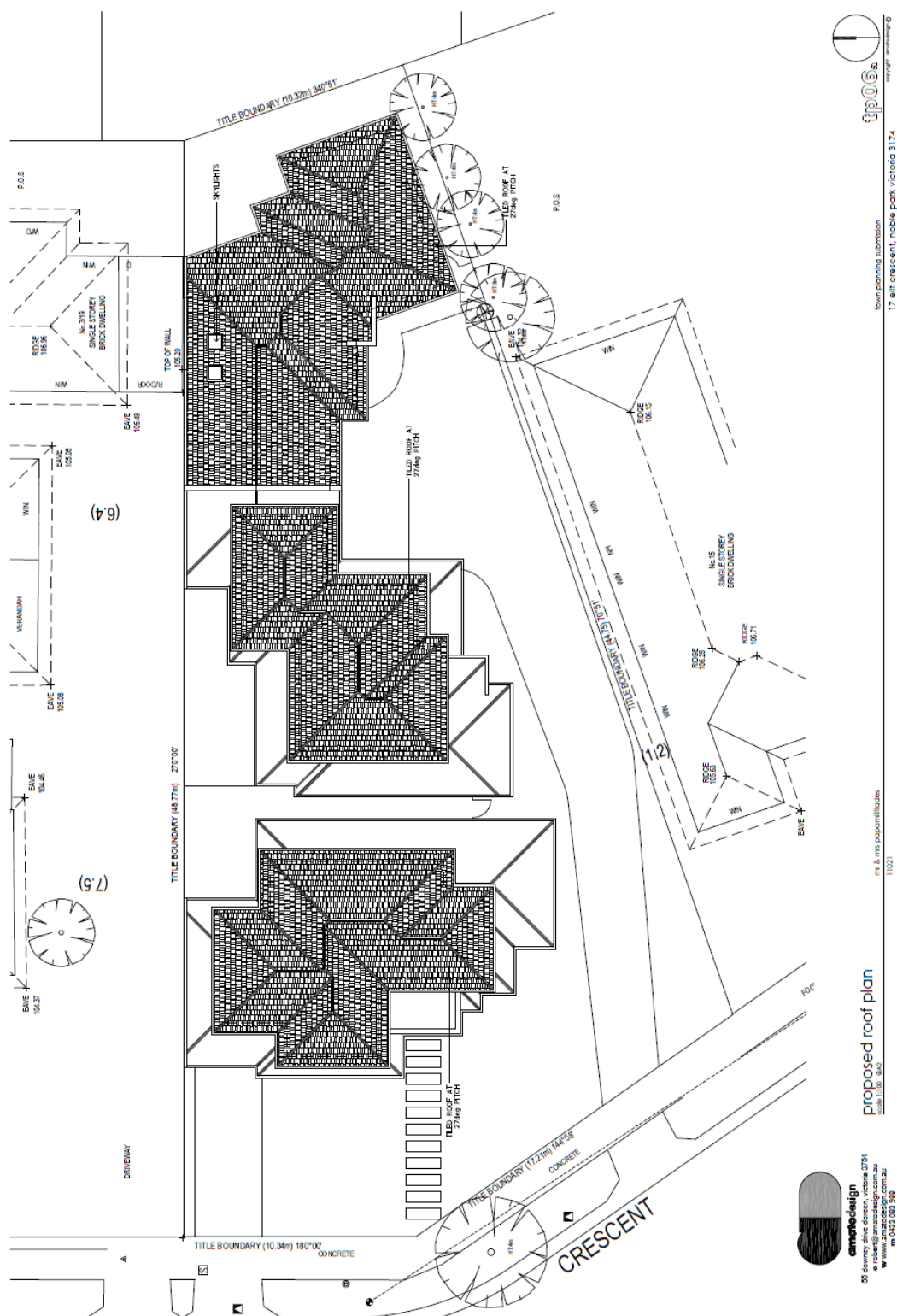
PAGES 9 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

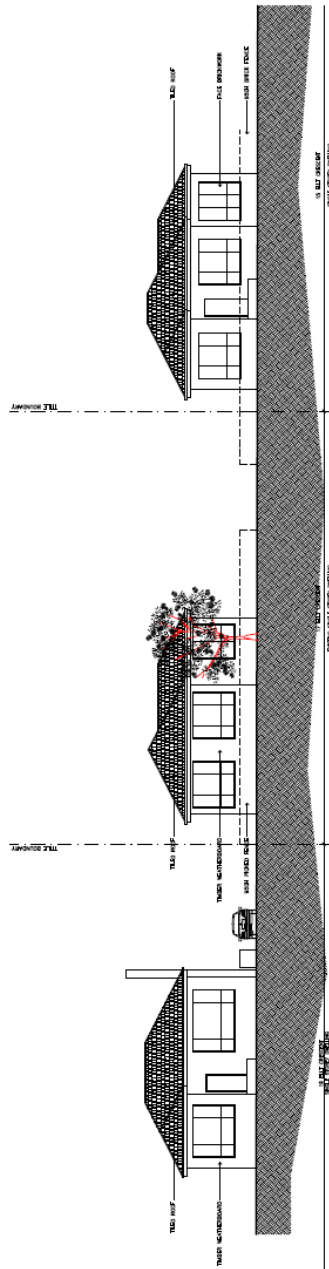
2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)



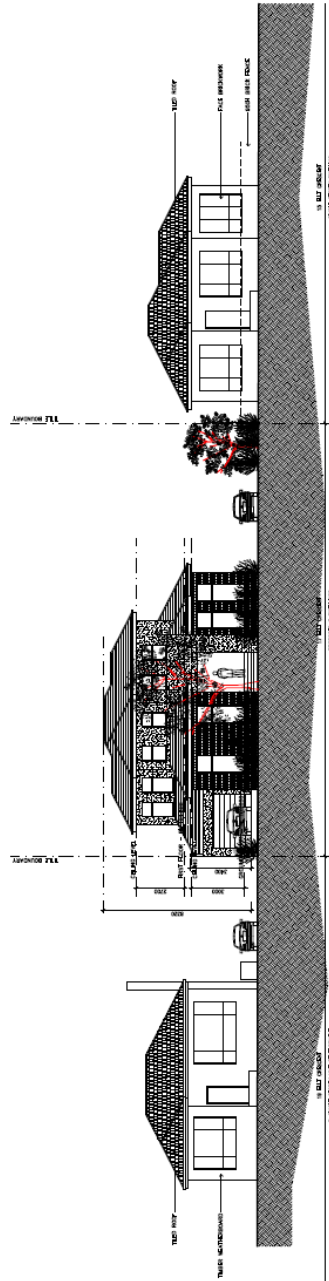
2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)



2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572)
(Cont.)



streetscape - existing



streetscape - proposed



amato design
50 Downey Drive, Dandenong, Victoria 3174
• info@amato.design.com.au
• www.amato.design.com.au
m 0433 083 388

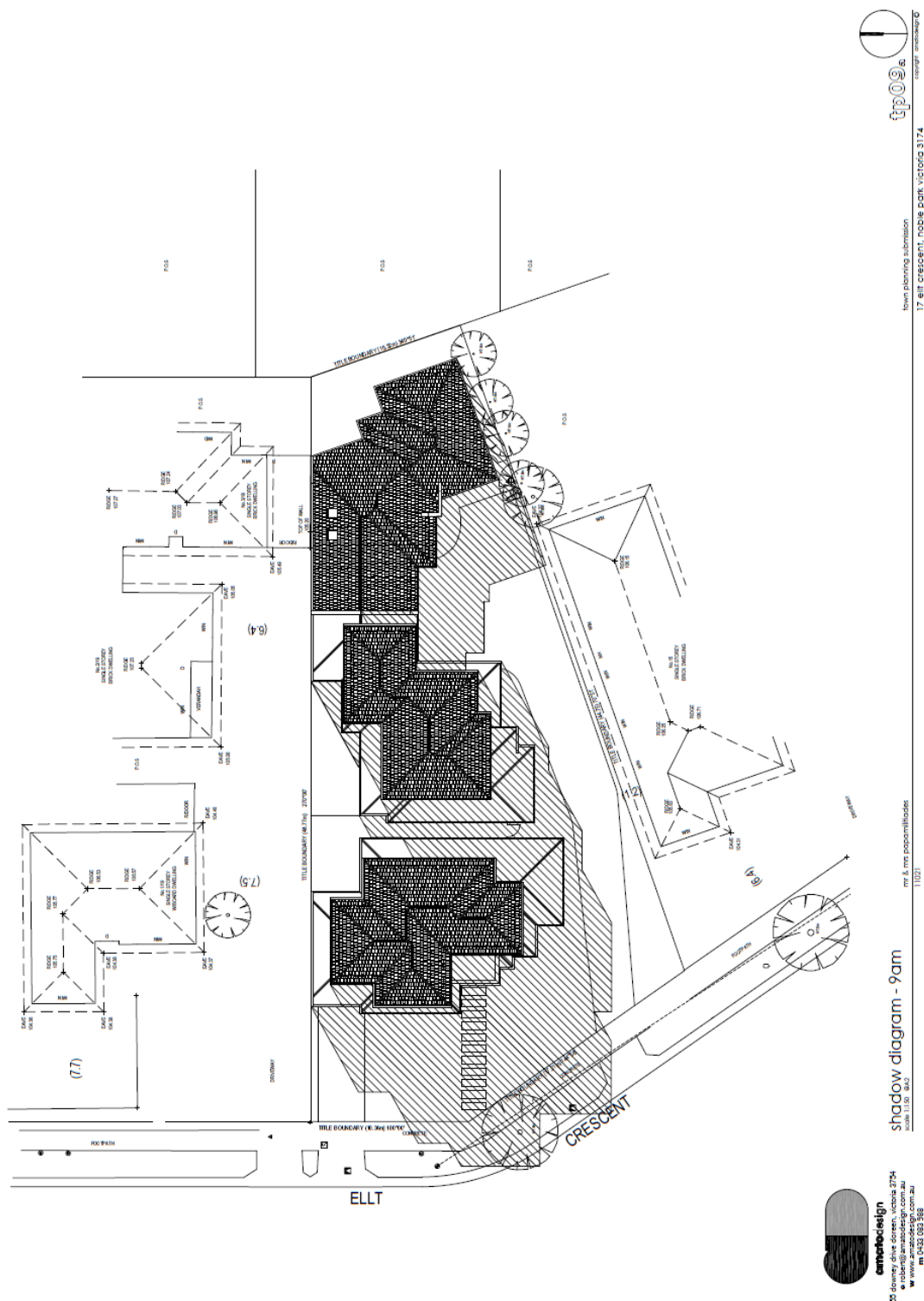
streetscape - existing & proposed
scale 1:100 B&D

prel & mtr preparation
1/10/15

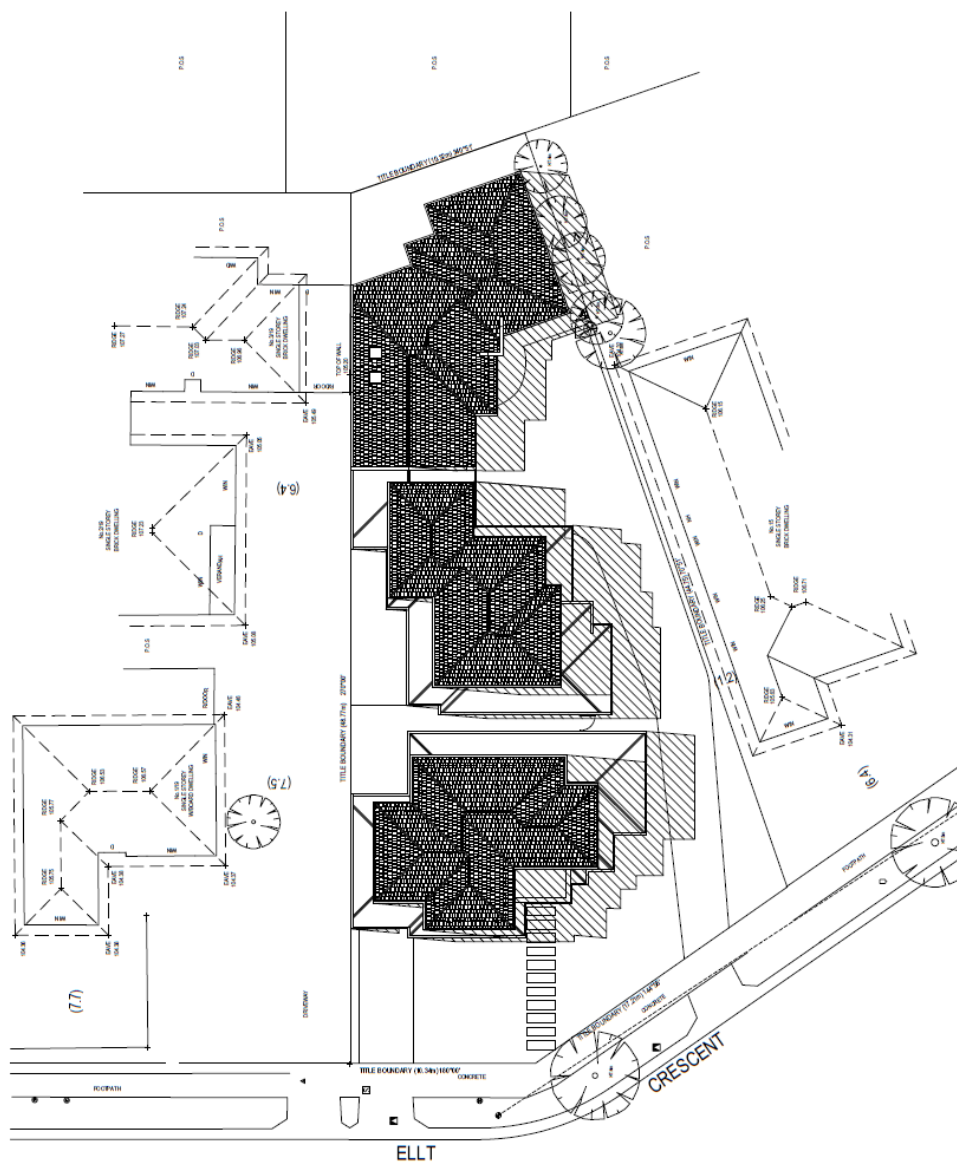


town planning submission
17 ellt crescent, noble park victoria 3174
drawing number 06

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)



2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)



amato-design
23 Gwynne Drive Dandenong, Victoria 31754
e robert@amato-design.com.au
m 0433 083 888

shadow diagram - 12pm
scale 1:100, 0-20'

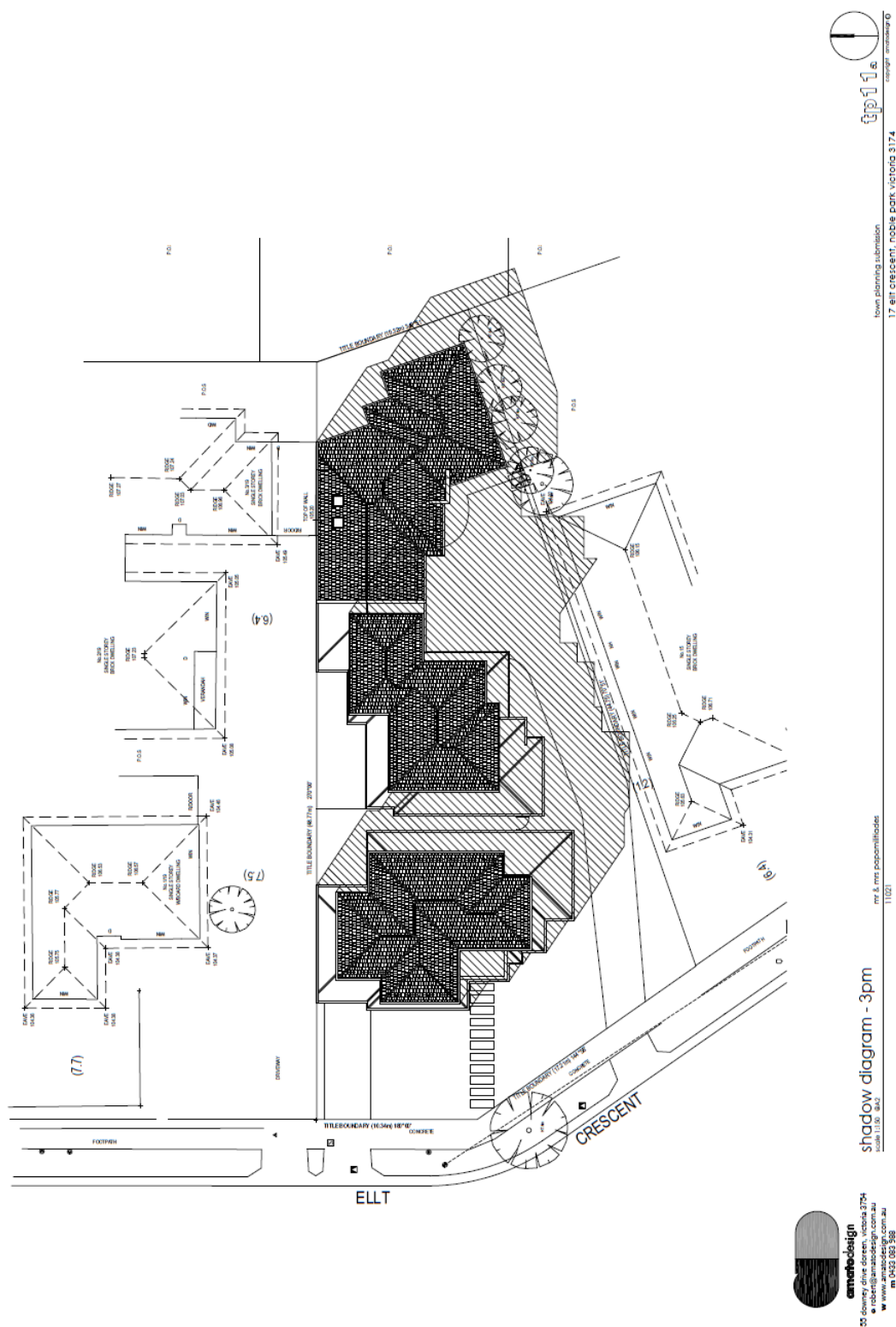
mr & mrs papamichailides
11/02/1

town planning submission
17 ellt crescent, noble park victoria 3174



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2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)



**2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572)
(Cont.)**

TOWN PLANNING

**TOWN PLANNING APPLICATION – NO. 17 ELLT CRESCENT NOBLE PARK
(PLANNING APPLICATION NO. PLN14/0572)**

ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)



Subject Site



Location of Objectors



Melways Reference:
80E10

**2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572)
(Cont.)**

TOWN PLANNING

**TOWN PLANNING APPLICATION – NO. 17 ELLT CRESCENT NOBLE PARK
(PLANNING APPLICATION NO. PLN14/0572)**

ATTACHMENT 3

CLAUSE 55 ASSESSMENT

PAGES 12 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5309.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Assessment Table - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)

Neighbourhood Character & Infrastructure

Clause 55.02

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
B1 Neighbourhood Character To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area.	The design response must be appropriate to the neighbourhood and the site.	✓ Complies
	The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ Complies
B2 Residential Policy To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	✓ Complies
B3 Dwelling Diversity To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	- N/A
B4 Infrastructure To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	✓ Complies
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ Complies
	In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	✓ Complies
B5 Integration with the Street To integrate the layout of development with the street.	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ Complies
	Development should be oriented to front existing and proposed streets.	✓ Complies
	High fencing in front of dwellings should be avoided if practicable.	✓ Complies
	Development next to existing public open space should be laid out to complement the open space.	✓ Complies

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Site Layout and Building Massing

Clause 55.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B6 Street Setback To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	Walls of buildings should be set back from streets: the distance specified in Table B1. <i>Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i> <i>Within the Residential 1 Zone schedule:</i> As per B6 or 7.5 metres, whichever is the lesser. <i>Within the Residential 2 Zone schedule:</i> As per B6 or 5 metres, whichever is the lesser.	! Variation required Refer to assessment section in the report
B7 Building Height To ensure that the height of buildings respects the existing or preferred neighbourhood character.	The maximum building height should not exceed 9 metres (unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres).	✓ Complies
	Changes of building height between existing buildings and new buildings should be graduated.	✓ Complies
B8 Site Coverage To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	The site area covered by buildings should not exceed 60%.	✓ Complies
B9 Permeability To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.	At least 20% of the site should not be covered by impervious surfaces.	✓ Complies
B10 Energy Efficiency To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	Buildings should be: - Oriented to make appropriate use of solar energy. - Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.	! Variation required Refer to assessment section in the report
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ Complies
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ Complies

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B11 Open Space To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	If any public or communal open space is provided on site, it should: - Be substantially fronted by dwellings, where appropriate. - Provide outlook for as many dwellings as practicable. - Be designed to protect any natural features on the site. - Be accessible and usable.	✓ Complies
B12 Safety To ensure the layout of development provides for the safety and security of residents and property.	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	✓ Complies
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ Complies
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	! Variation required Refer to assessment section in the report
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Complies
B13 Landscaping To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.	The landscape layout and design should: - Protect any predominant landscape features of the neighbourhood. - Take into account the soil type and drainage patterns of the site. - Allow for intended vegetation growth and structural protection of buildings. - In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. - Provide a safe, attractive and functional environment for residents.	✓ Complies
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	✓ Complies
	Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	✓ Complies
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	! Variation required Refer to assessment section in the report
B14 Access To ensure vehicle access to and from a development is safe, manageable and convenient. To ensure the number and design of vehicle crossovers respects the neighbourhood character.	The width of accessways or car spaces should not exceed: 33% of the street frontage; or - if the width of the street frontage is less than 20 metres, 40% of the street frontage.	✓ Complies
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ Complies
	The location of crossovers should maximise the retention of on-street car parking spaces.	✓ Complies
	The number of access points to a road in a Road Zone should be minimised.	- N/A

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Developments must provide for access for service, emergency and delivery vehicles.	✓ Complies
B15 Parking Location To provide convenient parking for resident and visitor vehicles. To avoid parking and traffic difficulties in the development and the neighbourhood. To protect residents from vehicular noise within developments.	Car parking facilities should: ▪ Be reasonably close and convenient to dwellings and residential buildings. ▪ Be secure. ▪ Be designed to allow safe and efficient movements within the development. ▪ Be well ventilated if enclosed. ▪ Large parking areas should be broken up with trees, buildings or different surface treatments.	✓ Complies
	Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	✓ Complies

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Amenity Impacts

Clause 55.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B17 Side and Rear Setbacks To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	A new building not on or within 150mm of a boundary should be set back from side or rear boundaries: 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.	! Variation required Refer to assessment section in the report
B18 Walls on Boundaries To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than: 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 150mm from a boundary. The height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	! Variation required Refer to assessment section in the report
B19 Daylight to Existing Windows To allow adequate daylight into existing habitable room windows.	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.	✓ Complies

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	✓ Complies
B20 North Facing Windows To allow adequate solar access to existing north-facing habitable room windows.	If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.	✓ Complies
B21 Overshadowing Open Space To ensure buildings do not significantly overshadow existing secluded private open space.	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	✓ Complies

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B22 Overlooking To limit views into existing secluded private open space and habitable room windows.	A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the <u>secluded private open</u> space or <u>habitable room window</u> of an existing dwelling (horizontal 9m rule and from a height of 1.7m above ffl). A habitable room window, balcony, terrace, deck or patio with a direct view should be either: - Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. - Have sill heights of at least 1.7 metres above floor level. - Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. - Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.	✓ Complies
	Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.	✓ Complies
	Screens used to obscure a view should be: - Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. - Permanent, fixed and durable. - Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	- N/A

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B23 Internal Views To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	✓ Complies
B24 Noise Impacts To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Complies
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.	✓ Complies
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	! Variation required Refer to assessment section in the report

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

On-Site Amenity and Facilities

Clause 55.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B25 Accessibility To encourage the consideration of the needs of people with limited mobility in the design of developments.	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	✓ Complies
B26 Dwelling Entry To provide each dwelling or residential building with its own sense of identity.	Entries to dwellings and residential buildings should: - Be visible and easily identifiable from streets and other public areas. - Provide shelter, a sense of personal address and a transitional space around the entry.	✓ Complies
B27 Daylight to New Windows To allow adequate daylight into new habitable room windows.	A window in a habitable room should be located to face: - An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or - A verandah provided it is open for at least one third of its perimeter, or - A carport provided it has two or more open sides and is open for at least one third of its perimeter.	✓ Complies
B28 Private Open Space To provide adequate private open space for the reasonable recreation and service needs of residents.	A dwelling or residential building should have private open space consisting of: - Total of 40 square metres, one part to consist of secluded private open space to side or rear with a minimum area of 25 square metres and a minimum width of 3m - A balcony of 8 square metres, minimum width of 1.6 metres - A roof-top area of 10 square metres, minimum width of 2 metres. All with convenient access from a living room. <i>Within the General Residential Zone schedule:</i> A minimum dimension of 5 metres.	! Variation required Refer to assessment section in the report
B29 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.	The private open space should be located on the north side of the dwelling or residential building, if appropriate.	✓ Complies
	The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2+0.9h) metres, where 'h' is the height of the wall.	✓ Complies

**2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572)
(Cont.)**

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B30 Storage To provide adequate storage facilities for each dwelling.	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	✓ Complies

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Detailed Design

Clause 55.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B31 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.	The design of buildings, including: ▪ Facade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, ▪ Should respect the existing or preferred neighbourhood character.	✓ Complies
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	! Variation required Refer to assessment section in the report
B32 Front Fences To encourage front fence design that respects the existing or preferred neighbourhood character.	The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.	✓ Complies
	A front fence within 3 metres of a street should not exceed: ▪ 2m if abutting a Road Zone, Category 1. ▪ 1.5m in any other streets. <i>Within the Residential 1, 2 and 3 Zone schedule:</i> Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.	✓ Complies
B33 Common Property To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	Developments should clearly delineate public, communal and private areas.	✓ Complies
	Common property, where provided, should be functional and capable of efficient management.	✓ Complies
B34 Site Services To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	✓ Complies
	Bin and recycling enclosures, mailboxes and other site facilities should be accessible, adequate in size, durable, waterproof and blend in with the development.	✓ Complies
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Complies

**2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572)
(Cont.)**

TOWN PLANNING

**TOWN PLANNING APPLICATION – NO. 17 ELLT CRESCENT NOBLE PARK
(PLANNING APPLICATION NO. PLN14/0572)**

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 4 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Car Parking

Assessment Table for Clause 52.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Parking Provision To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.	Car parking for residents should be provided as follows: - One space for each one or two bedroom dwelling. - Two spaces for each three or more bedroom dwelling, with one space under cover. Studies or studios that are separate rooms must be counted as bedrooms. - One space for visitors to every 5 dwellings for developments of 5 or more dwellings	✓ Complies
Design Standard 1 Accessways The provision of car parking should meet the design requirements of this Clause.	Accessways should: - Be at least 3 metres wide. - Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. - Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. - Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	✓ Complies
	If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction. If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.	- N/A
	Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone.	- N/A
	Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided.	! Variation required Refer to assessment section in the report

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Design Standard 2 Car parking spaces Car parking spaces and accessways should have minimum dimensions.	Minimum car park and accessway dimensions: - Parallel – 2.3m x 6.7m with a accessway width of 3.6m 45 degrees – 2.6m x 4.9m with a accessway width of 3.5m 60 degrees – 2.6m x 4.9m with a accessway width of 4.9m 90 degrees – 2.6m x 4.9m with a accessway width of 6.4m (refer to the table in 55.06 for more details)	✓ Complies
	A building may project into the space if it is at least 2.1 metres above the space.	✓ Complies
	Car spaces in garages, carports or otherwise constrained by walls should:- - Single garage 3.5m x 6m - Double garage 5.5m x 6	✓ Complies
Design Standard 3 Gradients Accessways to ensure safety for pedestrians and vehicles.	Accessway grades should not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. Ramps (except within 5 metres of the frontage) should have the maximum grades of: 20 metres or less 1:5 (20%) - Longer than 20 metres 1:6 (16.7%)	✓ Complies
Design Standard 4 Mechanical Parking	Mechanical parking may be used to meet the car parking requirement provided: - At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. - Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation. - The design and operation is to the satisfaction of the responsible authority.	- N/A
Design Standard 5 Urban Design	Ground level car parking, garage doors and accessways should not visually dominate public space.	! Variation required Refer to assessment section in the report
	Car parking within buildings (including visible portions of partly submerged basements) should be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ Complies

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Design Standard 6 Safety	Car parking should be well lit and clearly signed.	! Variation required Refer to assessment section in the report
	The design of car parks should maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Complies
Design Standard 7 Landscaping	The layout of car parking areas should provide for water sensitive urban design treatment and landscaping.	✓ Complies
	Landscaping and trees should be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ Complies
	Ground level car parking spaces should include trees planted with flush grilles. Spacing of trees should be determined having regard to the expected size of the selected species at maturity.	✓ Complies

**2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572)
(Cont.)**

TOWN PLANNING

**TOWN PLANNING APPLICATION – NO. 17 ELLT CRESCENT NOBLE PARK
(PLANNING APPLICATION NO. PLN14/0572)**

ATTACHMENT 5

CLAUSE 22.09 ASSESSMENT

PAGES 2 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5309.

2.3.3 Town Planning Application - No. 17 Ellt Crescent Noble Park (Planning Application No. PLN14/0572) (Cont.)

Assessment Table for Clause 22.09-3

Incremental change areas

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Housing form	A higher proportion and intensity of medium density infill development than in limited change areas. All dwellings to have ground level components. Developments comprising dwellings without ground level components only in special circumstances.	✓ Complies
Height	Up to 2 storeys, with 3 storeys a possibility where appropriate considering its interface with existing residential development, response to site circumstances and streetscape.	✓ Complies
Bulk	More intense and higher elements of built form focussed towards the front of a site. Avoid tiered approach at upper levels.	✓ Complies
	Double storey buildings to the rear of existing buildings on a lot are generally discouraged.	✓ Complies
	Where appropriate dwellings on a site may be two storey, provided there are separations between the upper levels of dwellings.	✓ Complies
Site coverage	As per clause 55	See Rescode assessment above
Permeable site area	Minimum of 30%.	✓ Complies
Front setback	As per Clause 55 or 7.5 metres, whichever is the lesser.	! Variation required Refer to assessment section in the report
Side & rear setbacks	As per Clause 55	See Rescode assessment above
Private open space	As per Clause 55 – with minimum dimension of 5.0m.	! Variation required Refer to assessment section in the report
Car parking	For developments comprising dwellings with a ground level component – garages and parking areas located behind buildings, generally hidden from view. For more intensive developments comprising dwellings without a ground level component, basement or in building car parking.	! Variation required Refer to assessment section in the report
Landscaping	70% of ground level front setback planted with substantial landscaping and canopy trees	✓ Complies
Front boundary	Open or low scale front fences not to exceed 1.5m for street in Road Zone Category 1 and maximum height of 1.2 metres for other roads to allow a visual connection between the landscaping in front gardens and street tree planting.	✓ Complies
	Car access, parking and paving within the front setback will be limited in order to maximise the opportunity for soft landscaping.	✓ Complies
	Second crossovers on allotments with frontage widths below 17m will be discouraged.	✓ Complies

If the details of the attachment are unclear please contact Governance on 8571 5309.

2.4 FINANCE AND BUDGET

2.4.1 Supplementary Valuation Return 2016-1

File Id:	fA86036
Responsible Officer:	Director Corporate Services
Attachments:	Supplementary Valuation List 2016-1

Report Summary

Council's contract valuer ProVal (Vic) Pty Ltd have assessed Supplementary Valuation Return 2016-1 that comprises a total of 913 supplementary valuations.

Recommendation Summary

This report recommends that Council note the new valuations in Supplementary Valuation Return 2016-1.

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)**Background**

Supplementary valuations are carried out from time to time to reflect the variation in valuations of properties in between General Valuations of the municipality. Supplementary valuations may be made for any of the circumstances referred to in Section 13DF of the Valuation of Land Act 1960 and are to be assessed as at the date prescribed for the current valuation of the municipality ie. 1 January 2014. Supplementary valuations in this report have been formally processed and have received certification from the Valuer General. The new values are applied when certification is received.

Proposal

It is proposed that Council note the new valuations in Supplementary Valuation Return 2016-1.

Community Plan 'Imagine 2030' and Council Plan 2013-2017 – Strategic Objectives, Strategies and Plans

This report has been made in consideration of the Council Plan and Strategic Objectives.

Financial Implications

The supplementary rates in Return 2016-1 have been made effective from 1 July 2015. The 2015-16 Budget for supplementary rate income is \$950,000 for the year. The net supplementary rates increase from this return is approximately \$870,000.

Consultation

The Valuer General Victoria has been notified of the supplementary adjustments and has forwarded a copy of the Return to the State Revenue Office and to South East Water. The Valuer General has advised Council that it has certified the supplementary valuations.

Conclusion

It is recommended that Council note the new valuations in Return 2016-1.

Recommendation

That Council notes the new valuations in Supplementary Valuation Return No. 2016-1.

MINUTE 1069

Moved by: Cr John Kelly

Seconded by: Cr Loi Truong

That Council notes the new valuations in Supplementary Valuation Return No. 2016-1.

CARRIED

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

FINANCE AND BUDGET

SUPPLEMENTARY VALUATION RETURN 2016-1

ATTACHMENT 1

SUPPLEMENTARY VALUATION LIST 2016-1

PAGES 38 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5309.

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01
City of Greater Dandenong
Council Report
1 July 2015

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
100-130 Abbotts Road, Dandenong South	\$ 10,647,000	\$ 21,786,000	\$ 2,410,000	\$ 7,336,000	\$ 19,135,000	\$ 2,132,000	325	Change of Legal Description and/or Sale of Land
24 Agnes Street, Noble Park	\$ 400,000	\$ 400,000	\$ 20,000	\$ -	\$ -	\$ -	011	Erection/Construction Of Buildings
1/24 Agnes Street, Noble Park	\$ -	\$ -	\$ -	\$ 78,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
2/24 Agnes Street, Noble Park	\$ -	\$ -	\$ -	\$ 78,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
3/24 Agnes Street, Noble Park	\$ -	\$ -	\$ -	\$ 76,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
4/24 Agnes Street, Noble Park	\$ -	\$ -	\$ -	\$ 76,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
5/24 Agnes Street, Noble Park	\$ -	\$ -	\$ -	\$ 70,000	\$ 320,000	\$ 16,000	120.4	Erection/Construction Of Buildings
25-31 Allan Street, Dandenong	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	844	Change In Occupancy Affecting NAV
56 Ann Street, Dandenong	\$ 430,000	\$ 430,000	\$ 21,500	\$ -	\$ -	\$ -	011	Change In Occupancy Affecting NAV
1/56 Ann Street, Dandenong	\$ -	\$ -	\$ -	\$ 110,000	\$ 420,000	\$ 21,000	120.4	Change of Legal Description and/or Sale of Land
2/56 Ann Street, Dandenong	\$ -	\$ -	\$ -	\$ 104,000	\$ 390,000	\$ 19,500	120.4	Erection/Construction Of Buildings
3/56 Ann Street, Dandenong	\$ -	\$ -	\$ -	\$ 106,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
4/56 Ann Street, Dandenong	\$ -	\$ -	\$ -	\$ 106,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
2 Annafée Avenue, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 580,000	\$ 29,000	110.2	Erection/Construction Of Buildings
5 Annafée Avenue, Keysborough	\$ 1,500,000	\$ 1,500,000	\$ 75,000	\$ -	\$ -	\$ -	011	Erection/Construction Of Buildings
10 Annafée Avenue, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 590,000	\$ 29,500	110.2	Erection/Construction Of Buildings
1/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 84,000	\$ 450,000	\$ 22,500	120.4	Erection/Construction Of Buildings
2/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 80,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
3/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 80,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
4/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 80,000	\$ 440,000	\$ 22,000	120.4	Erection/Construction Of Buildings
5/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 80,000	\$ 440,000	\$ 22,000	120.4	Erection/Construction Of Buildings
6/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 80,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
7/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 80,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
8/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 80,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
9/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 80,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

1 July 2015

City of Greater Dandenong
Council Report

Supplementary Valuation List - SV 2016-01

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
10/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 84,000	\$ 460,000	\$ 23,000	120.4	Erection/Construction Of Buildings
11/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 88,000	\$ 470,000	\$ 23,500	120.4	Erection/Construction Of Buildings
12/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 80,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
13/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 80,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
14/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 80,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
15/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 80,000	\$ 440,000	\$ 22,000	120.4	Erection/Construction Of Buildings
16/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 80,000	\$ 440,000	\$ 22,000	120.4	Erection/Construction Of Buildings
17/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 82,000	\$ 440,000	\$ 22,000	120.4	Erection/Construction Of Buildings
18/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 82,000	\$ 440,000	\$ 22,000	120.4	Erection/Construction Of Buildings
19/5 Annafée Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 82,000	\$ 440,000	\$ 22,000	120.4	Erection/Construction Of Buildings
12-16 Arkwright Drive, Dandenong South	\$ 1,491,000	\$ 5,500,000	\$ 523,000	\$ -	\$ -	\$ -	011	Arithmetical Error
12-20 Arkwright Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 2,280,000	\$ 5,500,000	\$ 523,000	310.5	Arithmetical Error
18-20 Arkwright Drive, Dandenong South	\$ 789,000	\$ 2,913,000	\$ 277,000	\$ -	\$ -	\$ -	011	Arithmetical Error
22-30 Arkwright Drive, Dandenong South	\$ 1,600,000	\$ 1,600,000	\$ 80,000	\$ 1,600,000	\$ 3,278,000	\$ 272,000	310.5	Erection/Construction Of Buildings
5 Ascot Place, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 560,000	\$ 28,000	110.2	Erection/Construction Of Buildings
7 Ascot Place, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 600,000	\$ 30,000	110.2	Erection/Construction Of Buildings
15 Ascot Place, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 630,000	\$ 31,500	110.2	Erection/Construction Of Buildings
33 Ascot Place, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 470,000	\$ 23,500	110.2	Erection/Construction Of Buildings
47 Ascot Place, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 570,000	\$ 28,500	110.2	Erection/Construction Of Buildings
45 Assembly Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 675,000	\$ 2,080,000	\$ 187,000	222.2	Change In Occupancy Affecting NAV
49 Assembly Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 1,120,000	\$ 2,720,000	\$ 204,000	011	Change In Occupancy Affecting NAV
55 Assembly Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 1,010,000	\$ 1,990,000	\$ 150,000	222.2	Change In Occupancy Affecting NAV
1F 45 Assembly Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 1,187,000	\$ 3,650,000	\$ 329,000	222.2	Change In Occupancy Affecting NAV
Ground & Level 1 45 Assembly Drive, Dandenong South	\$ 1,780,000	\$ 5,320,000	\$ 483,000	\$ -	\$ -	\$ -	310.5	Erection/Construction Of Buildings
Level 2 & 3 45 Assembly Drive, Dandenong South	\$ 2,505,000	\$ 7,480,000	\$ 680,000	\$ 2,452,000	\$ 7,480,000	\$ 680,000	310.5	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
153-155 Atlantic Drive, Keysborough	\$ 320,000	\$ 1,230,000	\$ 80,000	\$ 320,000	\$ 1,300,000	\$ 85,000	310.5	Erection/Construction Of Buildings
94X Atlantic Drive, Keysborough	\$ 10,000	\$ 10,000	\$ 500	\$ 20,000	\$ 20,000	\$ 1,000	623	Change In Occupancy Affecting NAV
19 Avril Street, Dandenong North	\$ -	\$ -	\$ -	\$ 116,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
21 Avril Street, Dandenong North	\$ -	\$ -	\$ -	\$ 114,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
23 Avril Street, Dandenong North	\$ -	\$ -	\$ -	\$ 114,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
16 Backous Way, Noble Park	\$ 300,000	\$ 300,000	\$ 15,000	\$ 295,000	\$ 590,000	\$ 29,500	110.2	Erection/Construction Of Buildings
13 Baldwin Avenue, Noble Park	\$ 340,000	\$ 340,000	\$ 17,000	\$ -	\$ -	\$ -	011	Erection/Construction Of Buildings
27 Baldwin Avenue, Noble Park	\$ 340,000	\$ 370,000	\$ 18,500	\$ 340,000	\$ 680,000	\$ 34,000	110.2	Demolition of Improvements
1/13 Baldwin Avenue, Noble Park	\$ -	\$ -	\$ -	\$ 110,000	\$ 390,000	\$ 19,500	120.4	Erection/Construction Of Buildings
2/13 Baldwin Avenue, Noble Park	\$ -	\$ -	\$ -	\$ 114,000	\$ 400,000	\$ 20,000	120.4	Erection/Construction Of Buildings
3/13 Baldwin Avenue, Noble Park	\$ -	\$ -	\$ -	\$ 94,000	\$ 330,000	\$ 16,500	120.3	Erection/Construction Of Buildings
50 Barbara Avenue, Dandenong North	\$ 280,000	\$ 350,000	\$ 17,500	\$ 275,000	\$ 340,000	\$ 17,000	110.3	Erection/Construction Of Buildings
2 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 265,000	\$ 265,000	\$ 13,250	100	Change of Legal Description and/or Sale of Land
4 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 230,000	\$ 230,000	\$ 11,500	100	Change of Legal Description and/or Sale of Land
6 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 12,500	100	Change of Legal Description and/or Sale of Land
8 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000	\$ 8,750	100	Change of Legal Description and/or Sale of Land
10 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 112,000	\$ 112,000	\$ 5,600	100	Change of Legal Description and/or Sale of Land
12 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 112,000	\$ 112,000	\$ 5,600	100	Change of Legal Description and/or Sale of Land
14 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 5,000	100	Change of Legal Description and/or Sale of Land
16 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	844	Change of Legal Description and/or Sale of Land
18 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 5,000	100	Change of Legal Description and/or Sale of Land
20 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 98,000	\$ 98,000	\$ 4,900	100	Change of Legal Description and/or Sale of Land
22 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 98,000	\$ 98,000	\$ 4,900	100	Change of Legal Description and/or Sale of Land
24 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 5,000	100	Change of Legal Description and/or Sale of Land
28 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 114,000	\$ 114,000	\$ 5,700	100	Change of Legal Description and/or Sale of Land

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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
30 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 112,000	\$ 112,000	\$ 5,600	100	Change of Legal Description and/or Sale of Land
32 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 112,000	\$ 112,000	\$ 5,600	100	Change of Legal Description and/or Sale of Land
34 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 112,000	\$ 112,000	\$ 5,600	100	Change of Legal Description and/or Sale of Land
36 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 120,000	\$ 120,000	\$ 6,000	100	Change of Legal Description and/or Sale of Land
38 Barncroft Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ 6,250	100	Change of Legal Description and/or Sale of Land
14 Beau Vorno Avenue, Keysborough	\$ 300,000	\$ 400,000	\$ 20,000	\$ 300,000	\$ 300,000	\$ 15,000	100	Demolition of Improvements
13 Beaufort Street, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 700,000	\$ 35,000	110.2	Erection/Construction Of Buildings
39 Beddington Street, Keysborough	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 690,000	\$ 34,500	110.2	Erection/Construction Of Buildings
18 Belfort Street, Dandenong	\$ 300,000	\$ 410,000	\$ 20,500	\$ 300,000	\$ 500,000	\$ 25,000	110.2	Erection/Construction Of Buildings
62 Bellbrook Drive, Dandenong North	\$ 275,000	\$ 420,000	\$ 21,000	\$ 275,000	\$ 500,000	\$ 25,000	110.3	Erection/Construction Of Buildings
2 Belmont Avenue, Dandenong North	\$ 310,000	\$ 350,000	\$ 17,500	\$ 130,000	\$ 235,000	\$ 11,750	120.3	Erection/Construction Of Buildings
2A Belmont Avenue, Dandenong North	\$ -	\$ -	\$ -	\$ 180,000	\$ 320,000	\$ 16,000	120.3	Erection/Construction Of Buildings
5 Benga Avenue, Dandenong	\$ 400,000	\$ 420,000	\$ 21,000	\$ 400,000	\$ 400,000	\$ 20,000	100	Demolition of Improvements
20 Billing Street, Springvale	\$ 340,000	\$ 390,000	\$ 19,500	\$ 340,000	\$ 340,000	\$ 17,000	100	Demolition of Improvements
20 Birch Avenue, Dandenong North	\$ 160,000	\$ 400,000	\$ 20,000	\$ 160,000	\$ 570,000	\$ 30,000	211.2	Erection/Construction Of Buildings
1 Birrong Avenue, Noble Park	\$ 310,000	\$ 410,000	\$ 20,500	\$ 310,000	\$ 550,000	\$ 27,500	110.3	Erection/Construction Of Buildings
2 Blanchard Avenue, Keysborough	\$ 250,000	\$ 250,000	\$ 12,500	\$ 250,000	\$ 460,000	\$ 23,000	110.2	Erection/Construction Of Buildings
4 Blanchard Avenue, Keysborough	\$ 250,000	\$ 250,000	\$ 12,500	\$ 250,000	\$ 470,000	\$ 23,500	110.2	Erection/Construction Of Buildings
6 Blanchard Avenue, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 580,000	\$ 29,000	110.2	Erection/Construction Of Buildings
10 Blanchard Avenue, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 720,000	\$ 36,000	110.2	Erection/Construction Of Buildings
11 Blanchard Avenue, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 730,000	\$ 36,500	110.2	Erection/Construction Of Buildings
12 Blanchard Avenue, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 770,000	\$ 38,500	110.2	Erection/Construction Of Buildings
13 Blanchard Avenue, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 530,000	\$ 26,500	110.2	Erection/Construction Of Buildings
16 Blanchard Avenue, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 570,000	\$ 28,500	110.2	Erection/Construction Of Buildings
18 Blanchard Avenue, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 660,000	\$ 33,000	110.2	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
19 Blanchard Avenue, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 780,000	\$ 39,000	110.2	Erection/Construction Of Buildings
20 Blanchard Avenue, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 620,000	\$ 31,000	110.2	Erection/Construction Of Buildings
118A Bloomfield Road, Keysborough	\$ -	\$ -	\$ -	\$ 145,000	\$ 390,000	\$ 19,500	120.4	Erection/Construction Of Buildings
2 Bowmore Road, Noble Park	\$ 460,000	\$ 460,000	\$ 23,000	\$ -	\$ -	\$ -	011	Erection/Construction Of Buildings
39 Bowmore Road, Noble Park	\$ 160,000	\$ 160,000	\$ 8,000	\$ 106,000	\$ 370,000	\$ 18,500	120.4	
1/2 Bowmore Road, Noble Park	\$ -	\$ -	\$ -	\$ 80,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
2/2 Bowmore Road, Noble Park	\$ -	\$ -	\$ -	\$ 78,000	\$ 340,000	\$ 17,000	120.4	Erection/Construction Of Buildings
3/2 Bowmore Road, Noble Park	\$ -	\$ -	\$ -	\$ 80,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
4/2 Bowmore Road, Noble Park	\$ -	\$ -	\$ -	\$ 78,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
5/2 Bowmore Road, Noble Park	\$ -	\$ -	\$ -	\$ 74,000	\$ 330,000	\$ 16,500	120.4	Erection/Construction Of Buildings
6/2 Bowmore Road, Noble Park	\$ -	\$ -	\$ -	\$ 72,000	\$ 320,000	\$ 16,000	120.4	Erection/Construction Of Buildings
39A Bowmore Road, Noble Park	\$ -	\$ -	\$ -	\$ 104,000	\$ 360,000	\$ 18,000	120.4	Erection/Construction Of Buildings
26 Boyd Street, Dandenong North	\$ 390,000	\$ 440,000	\$ 22,000	\$ -	\$ -	\$ -	011	Demolition of Improvements
43 Boyd Street, Dandenong North	\$ 295,000	\$ 295,000	\$ 14,750	\$ 295,000	\$ 670,000	\$ 33,500	110.2	Erection/Construction Of Buildings
46 Boyd Street, Dandenong North	\$ 460,000	\$ 460,000	\$ 23,000	\$ 116,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
49 Boyd Street, Dandenong North	\$ 295,000	\$ 360,000	\$ 18,000	\$ 295,000	\$ 295,000	\$ 14,750	100	Demolition of Improvements
1/26 Boyd Street, Dandenong North	\$ -	\$ -	\$ -	\$ 135,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
2/26 Boyd Street, Dandenong North	\$ -	\$ -	\$ -	\$ 130,000	\$ 330,000	\$ 16,500	120.4	Erection/Construction Of Buildings
3/26 Boyd Street, Dandenong North	\$ -	\$ -	\$ -	\$ 118,000	\$ 300,000	\$ 15,000	120.3	Erection/Construction Of Buildings
1 Brett Drive, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 590,000	\$ 29,500	100	Erection/Construction Of Buildings
13 Briggs Crescent, Noble Park	\$ 300,000	\$ 410,000	\$ 20,500	\$ 104,000	\$ 400,000	\$ 20,000	120.4	Erection/Construction Of Buildings
1 Broadleaf Court, Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 840,000	\$ 42,000	110.2	Erection/Construction Of Buildings
6 Broadleaf Court, Keysborough	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 640,000	\$ 32,000	110.2	Erection/Construction Of Buildings
26 Broadleaf Court, Keysborough	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 790,000	\$ 39,500	110.2	Erection/Construction Of Buildings
34 Broadleaf Court, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 610,000	\$ 30,500	110.2	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
11 Bruce Street, Dandenong	\$ 430,000	\$ 430,000	\$ 21,500	\$ -	\$ -	\$ -	011	Change In Occupancy Affecting NAV
1/11 Bruce Street, Dandenong	\$ -	\$ -	\$ -	\$ 110,000	\$ 380,000	\$ 19,000	120.4	Erection/Construction Of Buildings
2/11 Bruce Street, Dandenong	\$ -	\$ -	\$ -	\$ 106,000	\$ 370,000	\$ 18,500	120.4	Erection/Construction Of Buildings
3/11 Bruce Street, Dandenong	\$ -	\$ -	\$ -	\$ 106,000	\$ 370,000	\$ 18,500	120.4	Erection/Construction Of Buildings
4/11 Bruce Street, Dandenong	\$ -	\$ -	\$ -	\$ 110,000	\$ 380,000	\$ 19,000	120.4	Erection/Construction Of Buildings
28 Burden Street, Springvale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	011	Erection/Construction Of Buildings
1/90 Burden Street, Springvale	\$ 200,000	\$ 235,000	\$ 11,750	\$ 125,000	\$ 235,000	\$ 11,750	131	Erection/Construction Of Buildings
1/28 Burden Street, Springvale	\$ 165,000	\$ 300,000	\$ 15,000	\$ 165,000	\$ 470,000	\$ 23,500	120.4	Change of Legal Description and/or Sale of Land
2/28 Burden Street, Springvale	\$ 165,000	\$ 300,000	\$ 15,000	\$ 165,000	\$ 470,000	\$ 23,500	120.4	Change of Legal Description and/or Sale of Land
2/90A Burden Street, Springvale	\$ 200,000	\$ 235,000	\$ 11,750	\$ 125,000	\$ 235,000	\$ 11,750	131	Erection/Construction Of Buildings
3/90A Burden Street, Springvale	\$ -	\$ -	\$ -	\$ 150,000	\$ 295,000	\$ 14,750	131	Erection/Construction Of Buildings
18 Burrows Avenue, Dandenong	\$ 390,000	\$ 430,000	\$ 21,500	\$ 390,000	\$ 390,000	\$ 19,500	100	Demolition of Improvements
12 Callaghan Street, Noble Park	\$ 300,000	\$ 360,000	\$ 18,000	\$ 295,000	\$ 600,000	\$ 30,000	110.2	Erection/Construction Of Buildings
77 Callander Road, Noble Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	011	Erection/Construction Of Buildings
1/77 Callander Road, Noble Park	\$ -	\$ -	\$ -	\$ 170,000	\$ 370,000	\$ 18,500	131	Erection/Construction Of Buildings
2/77 Callander Road, Noble Park	\$ -	\$ -	\$ -	\$ 140,000	\$ 310,000	\$ 15,500	131	Erection/Construction Of Buildings
3/77 Callander Road, Noble Park	\$ -	\$ -	\$ -	\$ 140,000	\$ 310,000	\$ 15,500	131	Erection/Construction Of Buildings
4/77 Callander Road, Noble Park	\$ -	\$ -	\$ -	\$ 120,000	\$ 270,000	\$ 13,500	131	Erection/Construction Of Buildings
20 Cambria Road, Keysborough	\$ 245,000	\$ 245,000	\$ 12,250	\$ 123,000	\$ 399,000	\$ 29,800	310.5	Erection/Construction Of Buildings
20A Cambria Road, Keysborough	\$ -	\$ -	\$ -	\$ 123,000	\$ 399,000	\$ 29,800	310.5	Erection/Construction Of Buildings
22 Carter Street, Noble Park	\$ -	\$ -	\$ -	\$ 150,000	\$ 370,000	\$ 18,500	120.4	Erection/Construction Of Buildings
24 Carter Street, Noble Park	\$ -	\$ -	\$ -	\$ 150,000	\$ 370,000	\$ 18,500	120.4	Erection/Construction Of Buildings
31-43 Carter Way, Dandenong South	\$ -	\$ -	\$ -	\$ 1,070,000	\$ 1,070,000	\$ 53,500	011	Change of Legal Description and/or Sale of Land
31-55 Carter Way, Dandenong South	\$ 3,047,000	\$ 8,688,000	\$ 798,000	\$ -	\$ -	\$ -	310.5	Change of Legal Description and/or Sale of Land
45-55 Carter Way, Dandenong South	\$ -	\$ -	\$ -	\$ 2,215,000	\$ 8,688,000	\$ 798,000	300	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
1680 Centre Road, Springvale	\$ -	\$ -	\$ -	\$ 702,000	\$ 702,000	\$ 35,100	100	Demolition of Improvements
145 Chapel Road, Keysborough	\$ 6,057,000	\$ 6,092,000	\$ 304,600	\$ 6,057,000	\$ 6,057,000	\$ 302,850	011	Erection/Construction Of Buildings
10 Charles Street, Dandenong	\$ 295,000	\$ 350,000	\$ 17,500	\$ -	\$ -	\$ -	120.3	Erection/Construction Of Buildings
1/10 Charles Street, Dandenong	\$ -	\$ -	\$ -	\$ 155,000	\$ 295,000	\$ 14,750	120.3	Erection/Construction Of Buildings
2/10 Charles Street, Dandenong	\$ -	\$ -	\$ -	\$ 140,000	\$ 275,000	\$ 13,750	705	Change In Occupancy Affecting NAV
67 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 5,440,000	\$ 5,440,000	\$ 435,200	120.2	Change of Legal Description and/or Sale of Land
1/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
2/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
3/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
4/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
5/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
6/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
7/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
8/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
9/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
10/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
11/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
12/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
101/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
102/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
103/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
104/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 260,000	\$ 13,000	120.2	Change of Legal Description and/or Sale of Land
105/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
106/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
107/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
108/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
109/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
110/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
111/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
112/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
113/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
114/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
115/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
116/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
117/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
118/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
119/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
120/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 14,000	\$ 270,000	\$ 13,500	120.2	Change of Legal Description and/or Sale of Land
121/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
122/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
123/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
124/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 14,000	\$ 275,000	\$ 13,750	120.2	Change of Legal Description and/or Sale of Land
125/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
126/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
127/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
128/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
129/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
130/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
131/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01
City of Greater Dandenong
Council Report
1 July 2015

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
132/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
133/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
134/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
135/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
136/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
137/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
138/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
139/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
140/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
141/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
142/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
143/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
144/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
15/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
16/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
17/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
18/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 14,000	\$ 260,000	\$ 13,000	120.2	Change of Legal Description and/or Sale of Land
19/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	310.5	Erection/Construction Of Buildings
194-198 Cheltenham Road, Keysborough	\$ 2,892,000	\$ 4,015,000	\$ 256,000	\$ 2,892,000	\$ 4,288,000	\$ 271,300	120.2	Change of Legal Description and/or Sale of Land
20/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
201/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
202/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
203/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
204/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 260,000	\$ 13,000	120.2	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01
City of Greater Dandenong
Council Report
1 July 2015

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
205/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
206/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
207/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
208/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
209/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
211/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 15,000	\$ 285,000	\$ 14,250	120.2	Change of Legal Description and/or Sale of Land
210/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
211/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 260,000	\$ 13,000	120.2	Change of Legal Description and/or Sale of Land
212/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
213/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
214/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
215/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
216/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
217/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
218/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
219/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
220/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
221/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 14,000	\$ 270,000	\$ 13,500	120.2	Change of Legal Description and/or Sale of Land
222/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
223/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
224/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 15,000	\$ 280,000	\$ 14,000	120.2	Change of Legal Description and/or Sale of Land
225/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
226/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
227/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

City of Greater Dandenong
Council Report

Supplementary Valuation List - SV 2016-01

1 July 2015

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
228/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
229/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
23/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
230/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
231/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
232/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
233/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
234/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
235/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
236/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
237/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
238/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
239/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
24/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
240/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
241/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
242/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
243/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
244/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
245/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
246/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
247/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
248/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
249/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
25/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01
City of Greater Dandenong
Council Report
1 July 2015

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
250/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
251/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
252/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
301/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
302/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
303/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
304/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 260,000	\$ 13,000	120.2	Change of Legal Description and/or Sale of Land
305/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
306/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
307/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
308/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
309/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
310/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
311/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 260,000	\$ 13,000	120.2	Change of Legal Description and/or Sale of Land
312/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
313/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
314/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
315/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
316/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
317/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
318/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
319/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
320/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 14,000	\$ 270,000	\$ 13,500	120.2	Change of Legal Description and/or Sale of Land
321/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
322/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01
City of Greater Dandenong
Council Report
1 July 2015

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
323/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
324/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 15,000	\$ 280,000	\$ 14,000	120.2	Change of Legal Description and/or Sale of Land
325/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
326/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
327/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
328/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
329/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
330/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
331/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
332/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
333/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
334/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
335/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
336/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
337/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
338/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
339/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
340/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
341/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
342/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
343/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
344/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
345/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
346/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
347/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01
City of Greater Dandenong
Council Report
1 July 2015

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
348/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
349/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
350/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
351/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
352/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.4	Erection/Construction Of Buildings
379A Cheltenham Road, Keysborough	\$ -	\$ -	\$ -	\$ 145,000	\$ 420,000	\$ 21,000	120.2	Change of Legal Description and/or Sale of Land
401/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
402/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
403/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
404/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 260,000	\$ 13,000	120.2	Change of Legal Description and/or Sale of Land
405/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
406/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
407/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
408/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
409/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
410/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
411/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 260,000	\$ 13,000	120.2	Change of Legal Description and/or Sale of Land
412/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
413/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
414/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
415/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
416/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
417/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
418/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
419/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01
City of Greater Dandenong
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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
420/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 14,000	\$ 270,000	\$ 13,500	120.2	Change of Legal Description and/or Sale of Land
421/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
422/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
423/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
424/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 15,000	\$ 280,000	\$ 14,000	120.2	Change of Legal Description and/or Sale of Land
425/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
426/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
427/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
428/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
429/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
430/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 255,000	\$ 12,750	120.2	Change of Legal Description and/or Sale of Land
431/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
432/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
433/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
434/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
501/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
502/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
503/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 14,000	\$ 270,000	\$ 13,500	120.2	Change of Legal Description and/or Sale of Land
504/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
505/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
506/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
507/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 15,000	\$ 280,000	\$ 14,000	120.2	Change of Legal Description and/or Sale of Land
601/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
602/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
603/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 14,000	\$ 270,000	\$ 13,500	120.2	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
604/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
605/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
606/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
607/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 15,000	\$ 280,000	\$ 14,000	120.2	Change of Legal Description and/or Sale of Land
701/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
702/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
703/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 14,000	\$ 270,000	\$ 13,500	120.2	Change of Legal Description and/or Sale of Land
704/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
705/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
706/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
707/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 15,000	\$ 280,000	\$ 14,000	120.2	Change of Legal Description and/or Sale of Land
801/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
802/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
803/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 14,000	\$ 270,000	\$ 13,500	120.2	Change of Legal Description and/or Sale of Land
804/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
805/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 16,000	\$ 300,000	\$ 15,000	120.2	Change of Legal Description and/or Sale of Land
806/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 13,000	\$ 250,000	\$ 12,500	120.2	Change of Legal Description and/or Sale of Land
807/80 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 15,000	\$ 280,000	\$ 14,000	623	Change of Legal Description and/or Sale of Land
82X Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 100	011	Change In Occupancy Affecting NAV
Land 72-82 Cheltenham Road, Dandenong	\$ 12,680,000	\$ 12,680,000	\$ 634,000	\$ -	\$ -	\$ -	210.5	Change of Legal Description and/or Sale of Land
Office 1 78 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 33,000	\$ 440,000	\$ 31,000	220.4	
Office 1 82 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 27,000	\$ 360,000	\$ 25,600	210.5	Change of Legal Description and/or Sale of Land
Office 2 78 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 64,000	\$ 800,000	\$ 60,000	220.4	
Office 2 82 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 21,000	\$ 310,000	\$ 20,400	210.5	Change of Legal Description and/or Sale of Land
Office 3 78 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 42,000	\$ 530,000	\$ 40,000	220.4	

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01
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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
Office 3 82 Cheltenham Road, Dandenong	\$ -	\$ -	\$ -	\$ 30,000	\$ 400,000	\$ 28,600	220.4	
8 Cherryfield Drive, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 560,000	\$ 28,000	110.2	Erection/Construction Of Buildings
12 Cherryfield Drive, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 560,000	\$ 28,000	110.2	Erection/Construction Of Buildings
69 Church Road, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 530,000	\$ 26,500	110.2	Erection/Construction Of Buildings
73 Church Road, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 600,000	\$ 30,000	110.2	Erection/Construction Of Buildings
79 Church Road, Keysborough	\$ 390,000	\$ 390,000	\$ 19,500	\$ 390,000	\$ 820,000	\$ 41,000	110.2	Erection/Construction Of Buildings
82 Church Road, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 670,000	\$ 33,500	110.2	Erection/Construction Of Buildings
83 Church Road, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 610,000	\$ 30,500	110.2	Erection/Construction Of Buildings
84 Church Road, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 520,000	\$ 26,000	110.2	Erection/Construction Of Buildings
86 Church Road, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 560,000	\$ 28,000	110.2	Erection/Construction Of Buildings
88 Church Road, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 680,000	\$ 34,000	110.2	Erection/Construction Of Buildings
90 Church Road, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 730,000	\$ 36,500	110.2	Erection/Construction Of Buildings
92 Church Road, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 600,000	\$ 30,000	110.2	Erection/Construction Of Buildings
95 Church Road, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 530,000	\$ 26,500	110.2	Erection/Construction Of Buildings
97 Church Road, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 520,000	\$ 26,000	110.2	Erection/Construction Of Buildings
99 Church Road, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 530,000	\$ 26,500	110.2	Erection/Construction Of Buildings
101 Church Road, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 530,000	\$ 26,500	110.2	Erection/Construction Of Buildings
105 Church Road, Keysborough	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 15,000	100	Change of Legal Description and/or Sale of Land
107 Church Road, Keysborough	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 14,000	100	Change of Legal Description and/or Sale of Land
109 Church Road, Keysborough	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 14,000	100	Change of Legal Description and/or Sale of Land
111 Church Road, Keysborough	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 14,000	100	Change of Legal Description and/or Sale of Land
113 Church Road, Keysborough	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 14,000	100	Change of Legal Description and/or Sale of Land
103A Church Road, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 300,000	\$ 520,000	\$ 26,000	110.2	Erection/Construction Of Buildings
105A Church Road, Keysborough	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 14,000	100	Change of Legal Description and/or Sale of Land
107A Church Road, Keysborough	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 14,000	100	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01
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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
109A Church Road, Keysborough	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 14,000	100	Change of Legal Description and/or Sale of Land
111A Church Road, Keysborough	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 14,000	100	Change of Legal Description and/or Sale of Land
113A Church Road, Keysborough	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 15,000	100	Change of Legal Description and/or Sale of Land
95A Church Road, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 510,000	\$ 25,500	110.2	Erection/Construction Of Buildings
97A Church Road, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 520,000	\$ 26,000	110.2	Erection/Construction Of Buildings
99A Church Road, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 520,000	\$ 26,000	110.2	Erection/Construction Of Buildings
160 Clarendon Drive, Keysborough	\$ 275,000	\$ 275,000	\$ 13,750	\$ 275,000	\$ 480,000	\$ 24,000	110.2	Erection/Construction Of Buildings
176 Clarendon Drive, Keysborough	\$ 310,000	\$ 310,000	\$ 15,500	\$ 310,000	\$ 510,000	\$ 25,500	110.2	Erection/Construction Of Buildings
2M/16-46 Cleeland Street, Dandenong	\$ -	\$ -	\$ -	\$ 97,000	\$ 460,000	\$ 43,200	219	Change In Occupancy Affecting NAV
Lease M1 1M/16-46 Cleeland Street, Dandenong	\$ 158,000	\$ 750,000	\$ 70,400	\$ 73,000	\$ 350,000	\$ 32,400	219	Change In Occupancy Affecting NAV
7 Clinton Drive, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 610,000	\$ 30,500	110.2	Erection/Construction Of Buildings
11 Clinton Drive, Keysborough	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 840,000	\$ 42,000	110.2	Erection/Construction Of Buildings
77 Clow Street, Dandenong	\$ 430,000	\$ 450,000	\$ 22,500	\$ 470,000	\$ 470,000	\$ 23,500	100	Demolition of Improvements
29 College Crescent, Keysborough	\$ 295,000	\$ 295,000	\$ 14,750	\$ 145,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
1 Comber Street, Noble Park	\$ 380,000	\$ 400,000	\$ 20,000	\$ 380,000	\$ 560,000	\$ 28,000	120.4	Erection/Construction Of Buildings
56 Coomoorra Road, Springvale South	\$ 300,000	\$ 420,000	\$ 21,000	\$ 300,000	\$ 300,000	\$ 15,000	110.2	Erection/Construction Of Buildings
6 Cooper Street, Springvale South	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 780,000	\$ 39,000	100	Demolition of Improvements
72 Corrigan Road, Noble Park	\$ 360,000	\$ 380,000	\$ 19,000	\$ 360,000	\$ 360,000	\$ 18,000	110.2	Erection/Construction Of Buildings
96 Corrigan Road, Noble Park	\$ 600,000	\$ 670,000	\$ 33,500	\$ 600,000	\$ 600,000	\$ 30,000	100	Demolition of Improvements
129 Corrigan Road, Noble Park	\$ 370,000	\$ 370,000	\$ 18,500	\$ -	\$ -	\$ -	100	Demolition of Improvements
147 Corrigan Road, Noble Park	\$ 350,000	\$ 360,000	\$ 18,000	\$ -	\$ -	\$ -	011	Erection/Construction Of Buildings
238 Corrigan Road, Noble Park	\$ 380,000	\$ 380,000	\$ 19,000	\$ -	\$ -	\$ -	011	Erection/Construction Of Buildings
1/129 Corrigan Road, Noble Park	\$ -	\$ -	\$ -	\$ 54,000	\$ 320,000	\$ 16,000	011	Erection/Construction Of Buildings
1/147 Corrigan Road, Noble Park	\$ -	\$ -	\$ -	\$ 78,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
1/238 Corrigan Road, Noble Park	\$ -	\$ -	\$ -	\$ 145,000	\$ 440,000	\$ 22,000	120.4	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
2/129 Corrigan Road, Noble Park	\$ -	\$ -	\$ -	\$ 54,000	\$ 320,000	\$ 16,000	120.3	Erection/Construction Of Buildings
2/147 Corrigan Road, Noble Park	\$ -	\$ -	\$ -	\$ 76,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
2/238 Corrigan Road, Noble Park	\$ -	\$ -	\$ -	\$ 118,000	\$ 360,000	\$ 18,000	120.4	Erection/Construction Of Buildings
3/129 Corrigan Road, Noble Park	\$ -	\$ -	\$ -	\$ 54,000	\$ 320,000	\$ 16,000	120.3	Erection/Construction Of Buildings
3/147 Corrigan Road, Noble Park	\$ -	\$ -	\$ -	\$ 76,000	\$ 340,000	\$ 17,000	120.4	Erection/Construction Of Buildings
3/238 Corrigan Road, Noble Park	\$ -	\$ -	\$ -	\$ 118,000	\$ 360,000	\$ 18,000	120.4	Erection/Construction Of Buildings
4/129 Corrigan Road, Noble Park	\$ -	\$ -	\$ -	\$ 54,000	\$ 320,000	\$ 16,000	120.3	Erection/Construction Of Buildings
4/147 Corrigan Road, Noble Park	\$ -	\$ -	\$ -	\$ 80,000	\$ 360,000	\$ 18,000	120.4	Erection/Construction Of Buildings
5/129 Corrigan Road, Noble Park	\$ -	\$ -	\$ -	\$ 54,000	\$ 320,000	\$ 16,000	120.4	Erection/Construction Of Buildings
6/129 Corrigan Road, Noble Park	\$ -	\$ -	\$ -	\$ 54,000	\$ 320,000	\$ 16,000	120.4	Erection/Construction Of Buildings
2 Cranham Street, Noble Park	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 680,000	\$ 34,000	120.4	Erection/Construction Of Buildings
13 Crompton Way, Dandenong South	\$ 500,000	\$ 500,000	\$ 25,000	\$ 500,000	\$ 1,420,000	\$ 106,000	110.2	Erection/Construction Of Buildings
17 Crompton Way, Dandenong South	\$ 500,000	\$ 500,000	\$ 25,000	\$ 500,000	\$ 1,490,000	\$ 112,000	310.5	Erection/Construction Of Buildings
21 Crompton Way, Dandenong South	\$ 952,000	\$ 952,000	\$ 47,600	\$ 952,000	\$ 2,640,000	\$ 211,000	310.5	Erection/Construction Of Buildings
2A Cullimore Court, Dandenong	\$ -	\$ -	\$ -	\$ 98,000	\$ 330,000	\$ 16,500	310.5	Erection/Construction Of Buildings
2B Cullimore Court, Dandenong	\$ -	\$ -	\$ -	\$ 98,000	\$ 330,000	\$ 16,500	120.4	Erection/Construction Of Buildings
6 Cutler Avenue, Keysborough	\$ 340,000	\$ 340,000	\$ 17,000	\$ 340,000	\$ 550,000	\$ 27,500	120.4	Erection/Construction Of Buildings
18 Cutler Avenue, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 480,000	\$ 24,000	110.2	Erection/Construction Of Buildings
8 Dahlia Crescent, Keysborough	\$ 280,000	\$ 280,000	\$ 14,000	\$ 280,000	\$ 460,000	\$ 23,000	110.2	Erection/Construction Of Buildings
16 Dahlia Crescent, Keysborough	\$ 280,000	\$ 280,000	\$ 14,000	\$ 280,000	\$ 580,000	\$ 29,000	110.2	Erection/Construction Of Buildings
20 Dahlia Crescent, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 630,000	\$ 31,500	110.2	Erection/Construction Of Buildings
28 Dahlia Crescent, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 540,000	\$ 27,000	110.2	Erection/Construction Of Buildings
13 Dandenong Street, Dandenong	\$ 223,000	\$ 223,000	\$ 11,150	\$ 223,000	\$ 526,000	\$ 39,500	110.2	Erection/Construction Of Buildings
15 Dandenong Street, Dandenong	\$ 224,000	\$ 224,000	\$ 11,200	\$ 224,000	\$ 757,000	\$ 56,800	310.5	Erection/Construction Of Buildings
19 Dandenong Street, Dandenong	\$ 143,000	\$ 217,000	\$ 13,800	\$ -	\$ -	\$ -	300	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

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Supplementary Valuation List - SV 2016-01

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
13 Darby Way, Dandenong South	\$ 720,000	\$ 720,000	\$ 36,000	\$ 720,000	\$ 2,040,000	\$ 153,000	750	Change Of Rating Category
31 Darby Way, Dandenong South	\$ 791,000	\$ 791,000	\$ 39,550	\$ 791,000	\$ 1,960,000	\$ 148,000	310.5	Erection/Construction Of Buildings
1 Darlington Street, Keysborough	\$ 540,000	\$ 540,000	\$ 27,000	\$ 370,000	\$ 370,000	\$ 18,500	310.5	Erection/Construction Of Buildings
13 Darlington Street, Keysborough	\$ 580,000	\$ 580,000	\$ 29,000	\$ -	\$ -	\$ -	100	Change of Legal Description and/or Sale of Land
13 Darlington Street, Keysborough	\$ -	\$ -	\$ -	\$ 390,000	\$ 390,000	\$ 19,500	011	Change of Legal Description and/or Sale of Land
65 Darren Road, Keysborough	\$ 300,000	\$ 420,000	\$ 21,000	\$ 300,000	\$ 440,000	\$ 22,000	100	Change of Legal Description and/or Sale of Land
17 Dawn Avenue, Dandenong	\$ 295,000	\$ 295,000	\$ 14,750	\$ 98,000	\$ 330,000	\$ 16,500	110.3	Erection/Construction Of Buildings
11 Daylily Drive, Keysborough	\$ 390,000	\$ 390,000	\$ 19,500	\$ 390,000	\$ 730,000	\$ 36,500	120.4	Erection/Construction Of Buildings
27 Daylily Drive, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 470,000	\$ 23,500	110.2	Erection/Construction Of Buildings
29 Daylily Drive, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 630,000	\$ 31,500	110.2	Erection/Construction Of Buildings
35 Daylily Drive, Keysborough	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 840,000	\$ 42,000	110.2	Erection/Construction Of Buildings
1-9 Daylily Drive, Keysborough	\$ 580,000	\$ 580,000	\$ 29,000	\$ 580,000	\$ 580,000	\$ 29,000	110.2	Erection/Construction Of Buildings
9 Denmark Road, Keysborough	\$ 310,000	\$ 310,000	\$ 15,500	\$ 310,000	\$ 520,000	\$ 26,000	100	Change of Legal Description and/or Sale of Land
10 Denmark Road, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 610,000	\$ 30,500	110.2	Erection/Construction Of Buildings
5 Dewberry Drive, Keysborough	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 840,000	\$ 42,000	110.2	Erection/Construction Of Buildings
161X Discovery Road, Dandenong South	\$ 6,000	\$ 6,000	\$ 300	\$ 15,000	\$ 15,000	\$ 750	110.2	Erection/Construction Of Buildings
17 Dunblane Road, Noble Park	\$ 340,000	\$ 400,000	\$ 20,000	\$ 340,000	\$ 340,000	\$ 17,000	623	Change In Occupancy Affecting NAV
1/19 Dunearn Road, Dandenong North	\$ 150,000	\$ 215,000	\$ 10,750	\$ 150,000	\$ 240,000	\$ 12,000	100	Demolition of Improvements
2/19 Dunearn Road, Dandenong North	\$ 150,000	\$ 215,000	\$ 10,750	\$ 150,000	\$ 240,000	\$ 12,000	125.3	Change of Legal Description and/or Sale of Land
5 East Court, Keysborough	\$ 440,000	\$ 440,000	\$ 22,000	\$ -	\$ -	\$ -	125.3	Change of Legal Description and/or Sale of Land
1/5 East Court, Keysborough	\$ -	\$ -	\$ -	\$ 150,000	\$ 410,000	\$ 20,500	011	Erection/Construction Of Buildings
2/5 East Court, Keysborough	\$ -	\$ -	\$ -	\$ 140,000	\$ 390,000	\$ 19,500	120.4	Erection/Construction Of Buildings
3/5 East Court, Keysborough	\$ -	\$ -	\$ -	\$ 150,000	\$ 410,000	\$ 20,500	120.4	Erection/Construction Of Buildings
5 Eden Court, Noble Park	\$ 360,000	\$ 360,000	\$ 18,000	\$ -	\$ -	\$ -	120.4	Erection/Construction Of Buildings
1/5 Eden Court, Noble Park	\$ -	\$ -	\$ -	\$ 88,000	\$ 360,000	\$ 18,000	011	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01

City of Greater Dandenong
Council Report

1 July 2015

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
2/5 Eden Court, Noble Park	\$ -	\$ -	\$ -	\$ 84,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
3/5 Eden Court, Noble Park	\$ -	\$ -	\$ -	\$ 84,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
4/5 Eden Court, Noble Park	\$ -	\$ -	\$ -	\$ 100,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
13-15 Edison Road, Dandenong South	\$ 8,286,000	\$ 8,286,000	\$ 414,300	\$ 443,000	\$ 443,000	\$ 22,150	120.4	Erection/Construction Of Buildings
14-16 Edison Road, Dandenong South	\$ -	\$ -	\$ -	\$ 483,000	\$ 483,000	\$ 24,150	300	Change of Legal Description and/or Sale of Land
17-19 Edison Road, Dandenong South	\$ -	\$ -	\$ -	\$ 404,000	\$ 404,000	\$ 20,200	300	Change of Legal Description and/or Sale of Land
18-20 Edison Road, Dandenong South	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	300	Change of Legal Description and/or Sale of Land
21-23 Edison Road, Dandenong South	\$ -	\$ -	\$ -	\$ 404,000	\$ 404,000	\$ 20,200	300	Change of Legal Description and/or Sale of Land
22-24 Edison Road, Dandenong South	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	300	Change of Legal Description and/or Sale of Land
25-27 Edison Road, Dandenong South	\$ -	\$ -	\$ -	\$ 404,000	\$ 404,000	\$ 20,200	300	Change of Legal Description and/or Sale of Land
26-28 Edison Road, Dandenong South	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	300	Change of Legal Description and/or Sale of Land
29-31 Edison Road, Dandenong South	\$ -	\$ -	\$ -	\$ 404,000	\$ 404,000	\$ 20,200	300	Change of Legal Description and/or Sale of Land
30-32 Edison Road, Dandenong South	\$ -	\$ -	\$ -	\$ 561,000	\$ 561,000	\$ 28,050	300	Change of Legal Description and/or Sale of Land
33-35 Edison Road, Dandenong South	\$ -	\$ -	\$ -	\$ 404,000	\$ 404,000	\$ 20,200	300	Change of Legal Description and/or Sale of Land
37-39 Edison Road, Dandenong South	\$ -	\$ -	\$ -	\$ 404,000	\$ 404,000	\$ 20,200	300	Change of Legal Description and/or Sale of Land
41-43 Edison Road, Dandenong South	\$ -	\$ -	\$ -	\$ 404,000	\$ 404,000	\$ 20,200	300	Change of Legal Description and/or Sale of Land
45-47 Edison Road, Dandenong South	\$ -	\$ -	\$ -	\$ 482,000	\$ 482,000	\$ 24,100	300	Change of Legal Description and/or Sale of Land
5 Elidon Drive, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 670,000	\$ 33,500	300	Change of Legal Description and/or Sale of Land
12 Elaine Court, Springvale	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 350,000	\$ 17,500	300	Change of Legal Description and/or Sale of Land
80 Ellen Street, Springvale	\$ 380,000	\$ 430,000	\$ 21,500	\$ 380,000	\$ 520,000	\$ 26,000	110.2	Erection/Construction Of Buildings
1 Ellis Street, Dandenong	\$ 420,000	\$ 470,000	\$ 23,500	\$ 410,000	\$ 410,000	\$ 20,500	100	Demolition of Improvements
7 Ellsworth Drive, Keysborough	\$ 390,000	\$ 390,000	\$ 19,500	\$ 390,000	\$ 860,000	\$ 43,000	110.3	Erection/Construction Of Buildings
12 Ellsworth Drive, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 670,000	\$ 33,500	100	Demolition of Improvements
37 Ellt Crescent, Noble Park	\$ 420,000	\$ 420,000	\$ 21,000	\$ -	\$ -	\$ -	110.2	Erection/Construction Of Buildings
1/37 Ellt Crescent, Noble Park	\$ -	\$ -	\$ -	\$ 118,000	\$ 430,000	\$ 21,500	110.2	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

1 July 2015

City of Greater Dandenong
Council Report

Supplementary Valuation List - SV 2016-01

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
2/37 Ellt Crescent, Noble Park	\$ -	\$ -	\$ -	\$ 104,000	\$ 380,000	\$ 19,000	011	Erection/Construction Of Buildings
3/37 Ellt Crescent, Noble Park	\$ -	\$ -	\$ -	\$ 94,000	\$ 340,000	\$ 17,000	120.4	Erection/Construction Of Buildings
4/37 Ellt Crescent, Noble Park	\$ -	\$ -	\$ -	\$ 104,000	\$ 370,000	\$ 18,500	120.4	Erection/Construction Of Buildings
26 Elm Grove, Springvale	\$ 490,000	\$ 580,000	\$ 28,000	\$ 490,000	\$ 490,000	\$ 24,500	120.3	Erection/Construction Of Buildings
22 Elmswood Boulevard, Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 820,000	\$ 41,000	120.3	Erection/Construction Of Buildings
52 Elmswood Boulevard, Keysborough	\$ 410,000	\$ 410,000	\$ 20,500	\$ 400,000	\$ 820,000	\$ 41,000	100	Demolition of Improvements
61 Elmswood Boulevard, Keysborough	\$ 410,000	\$ 410,000	\$ 20,500	\$ 400,000	\$ 750,000	\$ 37,500	110.2	Erection/Construction Of Buildings
63 Elmswood Boulevard, Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 700,000	\$ 35,000	110.2	Erection/Construction Of Buildings
69 Elmswood Boulevard, Keysborough	\$ 410,000	\$ 410,000	\$ 20,500	\$ 400,000	\$ 870,000	\$ 43,500	110.2	Erection/Construction Of Buildings
1/5 Erica Street, Dandenong North	\$ 130,000	\$ 215,000	\$ 10,750	\$ 130,000	\$ 240,000	\$ 12,000	110.2	Erection/Construction Of Buildings
2/5 Erica Street, Dandenong North	\$ 130,000	\$ 215,000	\$ 10,750	\$ 130,000	\$ 240,000	\$ 12,000	110.2	Erection/Construction Of Buildings
2-10 Evolution Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 1,800,000	\$ 90,000	125.3	Change of Legal Description and/or Sale of Land
12-16 Evolution Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 733,000	\$ 733,000	\$ 36,700	125.3	Change of Legal Description and/or Sale of Land
1-19 Evolution Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 7,238,000	\$ 7,238,000	\$ 361,900	300	Change of Legal Description and/or Sale of Land
18-26 Evolution Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 725,000	\$ 725,000	\$ 36,300	300	Change of Legal Description and/or Sale of Land
19E Evolution Drive, Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300	Change of Legal Description and/or Sale of Land
21-23 Evolution Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 518,000	\$ 518,000	\$ 25,900	300	Change of Legal Description and/or Sale of Land
25-27 Evolution Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 552,000	\$ 552,000	\$ 27,600	984	Change of Legal Description and/or Sale of Land
28-32 Evolution Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 831,000	\$ 831,000	\$ 41,600	300	Change of Legal Description and/or Sale of Land
29-31 Evolution Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 552,000	\$ 552,000	\$ 27,600	300	Change of Legal Description and/or Sale of Land
33-35 Evolution Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	300	Change of Legal Description and/or Sale of Land
34-46 Evolution Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 1,850,000	\$ 1,850,000	\$ 92,500	300	Change of Legal Description and/or Sale of Land
2 Fairlight Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 15,000	300	Change of Legal Description and/or Sale of Land
4 Fairlight Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 15,000	300	Change of Legal Description and/or Sale of Land
6 Fairlight Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 285,000	\$ 285,000	\$ 14,250	100	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01

City of Greater Dandenong
Council Report

1 July 2015

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
8 Fairlight Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 15,000	100	Change of Legal Description and/or Sale of Land
10 Fairlight Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 15,000	100	Change of Legal Description and/or Sale of Land
11 Fairlight Avenue, Keysborough	\$ 380,000	\$ 380,000	\$ 19,000	\$ 235,000	\$ 235,000	\$ 11,750	100	Change of Legal Description and/or Sale of Land
11A Fairlight Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 230,000	\$ 230,000	\$ 11,500	100	Change of Legal Description and/or Sale of Land
6 Forster Street, Noble Park	\$ 410,000	\$ 410,000	\$ 20,500	\$ -	\$ -	\$ -	100	Change of Legal Description and/or Sale of Land
1/6 Forster Street, Noble Park	\$ -	\$ -	\$ -	\$ 140,000	\$ 470,000	\$ 23,500	100	Change of Legal Description and/or Sale of Land
2/6 Forster Street, Noble Park	\$ -	\$ -	\$ -	\$ 135,000	\$ 450,000	\$ 22,500	011	Erection/Construction Of Buildings
3/6 Forster Street, Noble Park	\$ -	\$ -	\$ -	\$ 130,000	\$ 440,000	\$ 22,000	120.4	Erection/Construction Of Buildings
8 Fowler Road, Dandenong South	\$ 751,000	\$ 1,511,000	\$ 121,400	\$ 751,000	\$ 1,794,000	\$ 142,800	120.4	Erection/Construction Of Buildings
1/55-67 Frankston Dandenong Road, Dandenong South	\$ 1,521,000	\$ 5,050,000	\$ 471,600	\$ 1,505,000	\$ 5,050,000	\$ 471,600	120.3	Erection/Construction Of Buildings
10/55-67 Frankston Dandenong Road, Dandenong South	\$ 44,000	\$ 144,000	\$ 13,600	\$ 43,000	\$ 144,000	\$ 13,600	310.5	Erection/Construction Of Buildings
11/55-67 Frankston Dandenong Road, Dandenong South	\$ 44,000	\$ 144,000	\$ 13,600	\$ 43,000	\$ 144,000	\$ 13,600	210.3	Change of Legal Description and/or Sale of Land
2/55-67 Frankston Dandenong Road, Dandenong South	\$ 1,019,000	\$ 3,383,000	\$ 316,000	\$ 1,008,000	\$ 3,383,000	\$ 316,000	210.5	Change of Legal Description and/or Sale of Land
2A/55-67 Frankston Dandenong Road, Dandenong South	\$ 299,000	\$ 970,000	\$ 92,800	\$ 296,000	\$ 970,000	\$ 92,800	210.5	Change of Legal Description and/or Sale of Land
3/55-67 Frankston Dandenong Road, Dandenong South	\$ 703,000	\$ 2,333,000	\$ 217,900	\$ 695,000	\$ 2,333,000	\$ 217,900	210.3	Change of Legal Description and/or Sale of Land
4/55-67 Frankston Dandenong Road, Dandenong South	\$ 768,000	\$ 2,550,000	\$ 238,100	\$ 760,000	\$ 2,550,000	\$ 238,100	320.2	Change of Legal Description and/or Sale of Land
5/55-67 Frankston Dandenong Road, Dandenong South	\$ 1,089,000	\$ 3,617,000	\$ 337,800	\$ 1,078,000	\$ 3,617,000	\$ 337,800	210.3	Change of Legal Description and/or Sale of Land
6/55-67 Frankston Dandenong Road, Dandenong South	\$ 79,000	\$ 260,000	\$ 24,400	\$ 78,000	\$ 260,000	\$ 24,400	210.3	Change of Legal Description and/or Sale of Land
8/55-67 Frankston Dandenong Road, Dandenong South	\$ 44,000	\$ 144,000	\$ 13,600	\$ 43,000	\$ 144,000	\$ 13,600	210.3	Change of Legal Description and/or Sale of Land
9/55-67 Frankston Dandenong Road, Dandenong South	\$ 44,000	\$ 144,000	\$ 13,600	\$ 43,000	\$ 144,000	\$ 13,600	210.5	Change of Legal Description and/or Sale of Land
2 Frenchman Way, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 810,000	\$ 40,500	210.5	Change of Legal Description and/or Sale of Land
5 Frenchman Way, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 560,000	\$ 28,000	210.5	Change of Legal Description and/or Sale of Land
8 Frenchman Way, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 310,000	\$ 510,000	\$ 25,500	110.2	Erection/Construction Of Buildings
10 Frenchman Way, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 540,000	\$ 27,000	110.2	Erection/Construction Of Buildings
11 Frenchman Way, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 530,000	\$ 26,500	110.2	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01

City of Greater Dandenong
Council Report

1 July 2015

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
12 Frenchman Way, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 530,000	\$ 26,500	110.2	Erection/Construction Of Buildings
15 Frenchman Way, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 560,000	\$ 28,000	110.2	Erection/Construction Of Buildings
16 Frenchman Way, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 500,000	\$ 25,000	110.2	Erection/Construction Of Buildings
36 Glendale Road, Springvale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	110.2	Erection/Construction Of Buildings
1/36 Glendale Road, Springvale	\$ 130,000	\$ 130,000	\$ 6,500	\$ 215,000	\$ 490,000	\$ 24,500	110.2	Erection/Construction Of Buildings
2/36 Glendale Road, Springvale	\$ 200,000	\$ 300,000	\$ 15,000	\$ 116,000	\$ 116,000	\$ 5,800	011	Erection/Construction Of Buildings
3 Glenfern Street, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 620,000	\$ 31,000	120.4	Erection/Construction Of Buildings
8 Glenfern Street, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 580,000	\$ 29,000	120.3	Erection/Construction Of Buildings
10 Glenfern Street, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 570,000	\$ 28,500	110.2	Erection/Construction Of Buildings
11 Glenfern Street, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 560,000	\$ 28,000	110.2	Erection/Construction Of Buildings
10 Glenferne Drive, Keysborough	\$ 310,000	\$ 420,000	\$ 21,000	\$ 310,000	\$ 470,000	\$ 23,500	110.2	Erection/Construction Of Buildings
3 Goldstone Court, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 670,000	\$ 33,500	110.2	Erection/Construction Of Buildings
6 Goldstone Court, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 730,000	\$ 36,500	110.3	Erection/Construction Of Buildings
39 Goodwood Drive, Springvale	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 680,000	\$ 34,000	110.2	Erection/Construction Of Buildings
11 Grace Park Avenue, Springvale	\$ 530,000	\$ 530,000	\$ 26,500	\$ -	\$ -	\$ -	110.2	Erection/Construction Of Buildings
11A Grace Park Avenue, Springvale	\$ -	\$ -	\$ -	\$ 265,000	\$ 630,000	\$ 31,500	110.2	Erection/Construction Of Buildings
11B Grace Park Avenue, Springvale	\$ -	\$ -	\$ -	\$ 265,000	\$ 630,000	\$ 31,500	011	Erection/Construction Of Buildings
8 Grandview Avenue, Dandenong	\$ 340,000	\$ 340,000	\$ 17,000	\$ -	\$ -	\$ -	120.4	Erection/Construction Of Buildings
1/8 Grandview Avenue, Dandenong	\$ -	\$ -	\$ -	\$ 175,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
2/8 Grandview Avenue, Dandenong	\$ -	\$ -	\$ -	\$ 165,000	\$ 410,000	\$ 20,500	011	Change In Occupancy Affecting NAV
17 Gray Street, Springvale	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 680,000	\$ 34,000	120.4	Erection/Construction Of Buildings
197-209 Greens Road, Dandenong South	\$ -	\$ -	\$ -	\$ 3,883,000	\$ 3,883,000	\$ 194,150	120.4	Erection/Construction Of Buildings
211-213 Greens Road, Dandenong South	\$ -	\$ -	\$ -	\$ 1,210,000	\$ 1,210,000	\$ 60,500	110.2	Erection/Construction Of Buildings
215-221 Greens Road, Dandenong South	\$ -	\$ -	\$ -	\$ 2,480,000	\$ 2,480,000	\$ 124,000	300	Change of Legal Description and/or Sale of Land
223-231 Greens Road, Dandenong South	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 100,000	300	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01
City of Greater Dandenong
Council Report
1 July 2015

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
7 Hall Court, Dandenong	\$ 280,000	\$ 280,000	\$ 14,000	\$ 280,000	\$ 550,000	\$ 27,500	300	Change of Legal Description and/or Sale of Land
Predict Energy Plan Halpin Way, Dandenong	\$ -	\$ -	\$ -	\$ 648,000	\$ 3,980,000	\$ 279,900	300	Change of Legal Description and/or Sale of Land
89 Hammond Road, Dandenong	\$ 285,000	\$ 285,000	\$ 14,250	\$ -	\$ -	\$ -	110.2	Erection/Construction Of Buildings
91 Hammond Road, Dandenong	\$ 285,000	\$ 285,000	\$ 14,250	\$ -	\$ -	\$ -	620	Erection/Construction Of Buildings
93 Hammond Road, Dandenong	\$ 300,000	\$ 300,000	\$ 15,000	\$ -	\$ -	\$ -	011	Demolition of Improvements
507 Hammond Road, Dandenong South	\$ 563,000	\$ 563,000	\$ 28,150	\$ 563,000	\$ 1,616,000	\$ 129,700	011	Demolition of Improvements
89-93 Hammond Road, Dandenong	\$ -	\$ -	\$ -	\$ 900,000	\$ 900,000	\$ 45,000	011	Demolition of Improvements
2 Havenstone Drive, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	310.5	Erection/Construction Of Buildings
18 Havenstone Drive, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 560,000	\$ 28,000	100	Land Previously Multi Owned Now One Owner
25 Havenstone Drive, Keysborough	\$ 380,000	\$ 380,000	\$ 19,000	\$ 240,000	\$ 240,000	\$ 12,000	844	Change of Legal Description and/or Sale of Land
38 Havenstone Drive, Keysborough	\$ -	\$ -	\$ -	\$ 370,000	\$ 370,000	\$ 18,500	110.2	Erection/Construction Of Buildings
40 Havenstone Drive, Keysborough	\$ -	\$ -	\$ -	\$ 330,000	\$ 330,000	\$ 16,500	100	Change of Legal Description and/or Sale of Land
42 Havenstone Drive, Keysborough	\$ -	\$ -	\$ -	\$ 520,000	\$ 520,000	\$ 26,000	100	Change of Legal Description and/or Sale of Land
25A Havenstone Drive, Keysborough	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000	\$ 11,250	100	Change of Legal Description and/or Sale of Land
33A Havenstone Drive, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100	Change of Legal Description and/or Sale of Land
1081 Heatherton Road, Noble Park	\$ 270,000	\$ 270,000	\$ 13,500	\$ -	\$ -	\$ -	100	Change of Legal Description and/or Sale of Land
1/1081 Heatherton Road, Noble Park	\$ -	\$ -	\$ -	\$ 105,000	\$ 195,000	\$ 9,750	844	Change of Legal Description and/or Sale of Land
2/1081 Heatherton Road, Noble Park	\$ -	\$ -	\$ -	\$ 160,000	\$ 270,000	\$ 13,500	011	Erection/Construction Of Buildings
53 Herbert Street, Dandenong	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 470,000	\$ 23,500	131	Erection/Construction Of Buildings
1/116 Herbert Street, Dandenong	\$ 205,000	\$ 255,000	\$ 12,750	\$ 205,000	\$ 340,000	\$ 17,000	131	Erection/Construction Of Buildings
2/116 Herbert Street, Dandenong	\$ 205,000	\$ 255,000	\$ 12,750	\$ 205,000	\$ 340,000	\$ 17,000	100	Demolition of Improvements
24 Hillside Avenue, Dandenong North	\$ 340,000	\$ 340,000	\$ 17,000	\$ -	\$ -	\$ -	120.3	Change of Legal Description and/or Sale of Land
24A Hillside Avenue, Dandenong North	\$ -	\$ -	\$ -	\$ 175,000	\$ 510,000	\$ 25,500	120.3	Change of Legal Description and/or Sale of Land
24B Hillside Avenue, Dandenong North	\$ -	\$ -	\$ -	\$ 160,000	\$ 480,000	\$ 24,000	011	Erection/Construction Of Buildings
11 Holmes Street, Noble Park	\$ 340,000	\$ 390,000	\$ 19,500	\$ 330,000	\$ 330,000	\$ 16,500	120.4	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01
City of Greater Dandenong
Council Report
1 July 2015

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
1-21 Hornsby Street, Dandenong	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	120.4	Erection/Construction Of Buildings
23-49 Hornsby Street, Dandenong	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100	Demolition of Improvements
51-67 Hornsby Street, Dandenong	\$ 3,550,000	\$ 3,550,000	\$ 177,500	\$ -	\$ -	\$ -	844	Change In Occupancy Affecting NAV
1 Hosken Street, Springvale South	\$ 470,000	\$ 500,000	\$ 25,000	\$ 780,000	\$ 780,000	\$ 39,000	844	Change In Occupancy Affecting NAV
3 Hosken Street, Springvale South	\$ 470,000	\$ 500,000	\$ 25,000	\$ -	\$ -	\$ -	011	Change of Legal Description and/or Sale of Land
1 Howland Place, Keysborough	\$ 390,000	\$ 390,000	\$ 19,500	\$ 390,000	\$ 900,000	\$ 45,000	110.3	Demolition of Improvements
2 Howland Place, Keysborough	\$ 390,000	\$ 390,000	\$ 19,500	\$ 390,000	\$ 810,000	\$ 40,500	011	Erection/Construction Of Buildings
12 Jayco Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 2,260,000	\$ 2,260,000	\$ 113,000	110.2	Erection/Construction Of Buildings
50 Jayco Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 1,910,000	\$ 5,620,000	\$ 507,000	110.2	Erection/Construction Of Buildings
62 Jayco Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 1,180,000	\$ 1,180,000	\$ 59,000	300	Erection/Construction Of Buildings
11-61 Jayco Drive, Dandenong South	\$ 11,390,000	\$ 38,403,000	\$ 4,234,000	\$ 11,390,000	\$ 43,815,000	\$ 5,021,000	310.5	Erection/Construction Of Buildings
12-72 Jayco Drive, Dandenong South	\$ 8,820,000	\$ 8,820,000	\$ 441,000	\$ -	\$ -	\$ -	300	Change of Legal Description and/or Sale of Land
11 Jellicoe Street, Noble Park	\$ 320,000	\$ 540,000	\$ 27,000	\$ -	\$ -	\$ -	310.5	Erection/Construction Of Buildings
11M Jellicoe Street, Noble Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	011	Change of Legal Description and/or Sale of Land
2A Jenkins Street, Noble Park	\$ 200,000	\$ 480,000	\$ 24,000	\$ 135,000	\$ 490,000	\$ 24,500	011	Erection/Construction Of Buildings
2B Jenkins Street, Noble Park	\$ 100,000	\$ 370,000	\$ 18,500	\$ 106,000	\$ 370,000	\$ 18,500	011	Erection/Construction Of Buildings
8 Johnston Court, Dandenong South	\$ 520,000	\$ 1,093,000	\$ 82,300	\$ -	\$ -	\$ -	120.4	Erection/Construction Of Buildings
1/8 Johnston Court, Dandenong South	\$ -	\$ -	\$ -	\$ 233,000	\$ 491,000	\$ 36,900	120.4	Erection/Construction Of Buildings
2/8 Johnston Court, Dandenong South	\$ -	\$ -	\$ -	\$ 287,000	\$ 602,000	\$ 45,300	011	Change In Occupancy Affecting NAV
7 Juneberry Drive, Keysborough	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000	\$ 17,500	310.5	Change In Occupancy Affecting NAV
8 Juneberry Drive, Keysborough	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 830,000	\$ 41,500	310.5	Change In Occupancy Affecting NAV
9 Juneberry Drive, Keysborough	\$ -	\$ -	\$ -	\$ 320,000	\$ 320,000	\$ 16,000	100	Change of Legal Description and/or Sale of Land
10 Juneberry Drive, Keysborough	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 15,000	110.2	Erection/Construction Of Buildings
11 Juneberry Drive, Keysborough	\$ -	\$ -	\$ -	\$ 520,000	\$ 520,000	\$ 26,000	100	Change of Legal Description and/or Sale of Land
12 Juneberry Drive, Keysborough	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 15,000	100	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01

City of Greater Dandenong
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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
14 Juneberry Drive, Keysborough	\$ -	\$ -	\$ -	\$ 310,000	\$ 310,000	\$ 15,500	100	Change of Legal Description and/or Sale of Land
16 Juneberry Drive, Keysborough	\$ -	\$ -	\$ -	\$ 370,000	\$ 370,000	\$ 18,500	100	Change of Legal Description and/or Sale of Land
1 Kayes Lane, Dandenong	\$ 227,000	\$ 430,000	\$ 28,200	\$ 227,000	\$ 430,000	\$ 28,200	100	Change of Legal Description and/or Sale of Land
12 Keets Court, Springvale	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 860,000	\$ 43,000	100	Change of Legal Description and/or Sale of Land
99 Kevinside Road, Noble Park	\$ 290,000	\$ 290,000	\$ 14,500	\$ 290,000	\$ 520,000	\$ 26,000	220.1	Change In Occupancy Affecting the AVPPC
7 Keys Road, Keysborough	\$ 1,390,000	\$ 1,643,000	\$ 82,150	\$ 1,390,000	\$ 1,767,000	\$ 88,350	110.2	Erection/Construction Of Buildings
151 Keys Road, Keysborough	\$ 1,590,000	\$ 2,076,000	\$ 103,800	\$ 1,590,000	\$ 2,100,000	\$ 105,000	110.2	Erection/Construction Of Buildings
4 Kintore Street, Springvale	\$ 453,000	\$ 455,000	\$ 22,800	\$ 453,000	\$ 453,000	\$ 22,850	117	Erection/Construction Of Buildings
8 Kirk Street, Noble Park	\$ -	\$ -	\$ -	\$ 88,000	\$ 400,000	\$ 20,000	117	Erection/Construction Of Buildings
10 Kirk Street, Noble Park	\$ -	\$ -	\$ -	\$ 92,000	\$ 410,000	\$ 20,500	200	Demolition of Improvements
53 Kirkham Road, Dandenong	\$ 300,000	\$ 300,000	\$ 15,000	\$ -	\$ -	\$ -	120.4	Erection/Construction Of Buildings
165 Kirkham Road, Dandenong	\$ 280,000	\$ 280,000	\$ 14,000	\$ 250,000	\$ 630,000	\$ 31,500	120.4	Erection/Construction Of Buildings
1/53 Kirkham Road, Dandenong	\$ -	\$ -	\$ -	\$ 108,000	\$ 350,000	\$ 17,500	011	Erection/Construction Of Buildings
2/53 Kirkham Road, Dandenong	\$ -	\$ -	\$ -	\$ 102,000	\$ 330,000	\$ 16,500	110.2	Erection/Construction Of Buildings
3/53 Kirkham Road, Dandenong	\$ -	\$ -	\$ -	\$ 90,000	\$ 300,000	\$ 15,000	120.4	Erection/Construction Of Buildings
12 Koonalda Grove, Dandenong North	\$ 310,000	\$ 340,000	\$ 17,000	\$ 310,000	\$ 310,000	\$ 15,500	120.4	Erection/Construction Of Buildings
19 Kotiko Road, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 660,000	\$ 33,000	120.3	Erection/Construction Of Buildings
20 Kotiko Road, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 650,000	\$ 32,500	100	Demolition of Improvements
27 Kyla Avenue, Dandenong	\$ 265,000	\$ 265,000	\$ 13,250	\$ 265,000	\$ 440,000	\$ 22,000	110.2	Erection/Construction Of Buildings
29 Kyla Avenue, Dandenong	\$ 265,000	\$ 265,000	\$ 13,250	\$ 265,000	\$ 440,000	\$ 22,000	110.2	Erection/Construction Of Buildings
35 Kyla Avenue, Dandenong	\$ 265,000	\$ 265,000	\$ 13,250	\$ 265,000	\$ 500,000	\$ 25,000	110.2	Erection/Construction Of Buildings
100 Lake View Boulevard, Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 980,000	\$ 49,000	110.2	Erection/Construction Of Buildings
69-71 Langhorne Street, Dandenong	\$ 3,820,000	\$ 4,940,000	\$ 247,000	\$ -	\$ -	\$ -	110.2	Erection/Construction Of Buildings
2A Leman Crescent, Noble Park	\$ -	\$ -	\$ -	\$ 92,000	\$ 350,000	\$ 17,500	110.2	Erection/Construction Of Buildings
2B Leman Crescent, Noble Park	\$ -	\$ -	\$ -	\$ 92,000	\$ 350,000	\$ 17,500	011	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01
City of Greater Dandenong
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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
29 Len George Drive, Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 930,000	\$ 46,500	120.4	Erection/Construction Of Buildings
21 Leonard Avenue, Noble Park	\$ 370,000	\$ 370,000	\$ 18,500	\$ 88,000	\$ 400,000	\$ 20,000	120.4	Erection/Construction Of Buildings
21A Leonard Avenue, Noble Park	\$ -	\$ -	\$ -	\$ 90,000	\$ 410,000	\$ 20,500	110.2	Erection/Construction Of Buildings
10 Lexton Avenue, Dandenong	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	120.4	Erection/Construction Of Buildings
12 Lexton Avenue, Dandenong	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	120.4	Erection/Construction Of Buildings
10-12 Lexton Avenue, Dandenong	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	011	Change of Legal Description and/or Sale of Land
2 Linden Drive, Keysborough	\$ 235,000	\$ 235,000	\$ 11,750	\$ 235,000	\$ 410,000	\$ 20,500	011	Change of Legal Description and/or Sale of Land
4 Linden Drive, Keysborough	\$ 130,000	\$ 130,000	\$ 6,500	\$ 130,000	\$ 265,000	\$ 13,250	705	Change of Legal Description and/or Sale of Land
5 Linden Drive, Keysborough	\$ -	\$ -	\$ -	\$ 250,000	\$ 470,000	\$ 23,500	110.2	Erection/Construction Of Buildings
6 Linden Drive, Keysborough	\$ 135,000	\$ 135,000	\$ 6,750	\$ 135,000	\$ 270,000	\$ 13,500	110.2	Erection/Construction Of Buildings
7 Linden Drive, Keysborough	\$ -	\$ -	\$ -	\$ 225,000	\$ 440,000	\$ 22,000	110.2	Erection/Construction Of Buildings
8 Linden Drive, Keysborough	\$ 145,000	\$ 145,000	\$ 7,250	\$ 145,000	\$ 285,000	\$ 14,250	110.2	Erection/Construction Of Buildings
9 Linden Drive, Keysborough	\$ -	\$ -	\$ -	\$ 275,000	\$ 500,000	\$ 25,000	110.2	Erection/Construction Of Buildings
10 Linden Drive, Keysborough	\$ 145,000	\$ 145,000	\$ 7,250	\$ 145,000	\$ 280,000	\$ 14,000	110.2	Erection/Construction Of Buildings
12 Linden Drive, Keysborough	\$ 220,000	\$ 220,000	\$ 11,000	\$ 220,000	\$ 390,000	\$ 19,500	110.2	Erection/Construction Of Buildings
19 Linden Drive, Keysborough	\$ -	\$ -	\$ -	\$ 230,000	\$ 230,000	\$ 11,500	110.2	Erection/Construction Of Buildings
21 Linden Drive, Keysborough	\$ -	\$ -	\$ -	\$ 140,000	\$ 140,000	\$ 7,000	110.2	Erection/Construction Of Buildings
23 Linden Drive, Keysborough	\$ -	\$ -	\$ -	\$ 155,000	\$ 155,000	\$ 7,750	844	Change of Legal Description and/or Sale of Land
25 Linden Drive, Keysborough	\$ -	\$ -	\$ -	\$ 155,000	\$ 155,000	\$ 7,750	100	Change of Legal Description and/or Sale of Land
27 Linden Drive, Keysborough	\$ -	\$ -	\$ -	\$ 230,000	\$ 230,000	\$ 11,500	100	Change of Legal Description and/or Sale of Land
29 Linden Drive, Keysborough	\$ -	\$ -	\$ -	\$ 230,000	\$ 230,000	\$ 11,500	100	Change of Legal Description and/or Sale of Land
31 Linden Drive, Keysborough	\$ -	\$ -	\$ -	\$ 155,000	\$ 155,000	\$ 7,750	100	Change of Legal Description and/or Sale of Land
33 Linden Drive, Keysborough	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ 7,500	100	Change of Legal Description and/or Sale of Land
35 Linden Drive, Keysborough	\$ -	\$ -	\$ -	\$ 155,000	\$ 155,000	\$ 7,750	100	Change of Legal Description and/or Sale of Land
37 Linden Drive, Keysborough	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000	\$ 11,250	100	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

City of Greater Dandenong
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Supplementary Valuation List - SV 2016-01

1 July 2015

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
11E Linden Drive, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100	Change of Legal Description and/or Sale of Land
6 Lister Walk, Dandenong	\$ 265,000	\$ 265,000	\$ 13,250	\$ 265,000	\$ 460,000	\$ 23,000	100	Change of Legal Description and/or Sale of Land
39 Macpherson Street, Dandenong	\$ 460,000	\$ 460,000	\$ 23,000	\$ -	\$ -	\$ -	100	Change of Legal Description and/or Sale of Land
1/39 Macpherson Street, Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 330,000	\$ 16,500	844	Change of Legal Description and/or Sale of Land
2/39 Macpherson Street, Dandenong	\$ -	\$ -	\$ -	\$ 78,000	\$ 320,000	\$ 16,000	110.2	Erection/Construction Of Buildings
3/39 Macpherson Street, Dandenong	\$ -	\$ -	\$ -	\$ 76,000	\$ 310,000	\$ 15,500	011	Erection/Construction Of Buildings
4/39 Macpherson Street, Dandenong	\$ -	\$ -	\$ -	\$ 76,000	\$ 310,000	\$ 15,500	120.4	Change of Legal Description and/or Sale of Land
5/39 Macpherson Street, Dandenong	\$ -	\$ -	\$ -	\$ 76,000	\$ 310,000	\$ 15,500	120.4	Change of Legal Description and/or Sale of Land
6/39 Macpherson Street, Dandenong	\$ -	\$ -	\$ -	\$ 76,000	\$ 310,000	\$ 15,500	120.4	Change of Legal Description and/or Sale of Land
6 Margaret Crescent, Dandenong	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 720,000	\$ 36,000	120.4	Change of Legal Description and/or Sale of Land
5 Mason Street, Dandenong	\$ 700,000	\$ 700,000	\$ 35,000	\$ 52,000	\$ 300,000	\$ 22,300	120.4	Change of Legal Description and/or Sale of Land
9 Maxfield Road, Keysborough	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 750,000	\$ 37,500	120.4	Change of Legal Description and/or Sale of Land
82 McCrae Street, Dandenong	\$ -	\$ -	\$ -	\$ 3,820,000	\$ 13,120,000	\$ 656,000	110.2	Erection/Construction Of Buildings
19 Menzies Avenue, Dandenong North	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	220.1	Change In Occupancy Affecting NAV
21 Menzies Avenue, Dandenong North	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	110.2	Erection/Construction Of Buildings
19-21 Menzies Avenue, Dandenong North	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	142.3	Erection/Construction Of Buildings
1 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 275,000	\$ 275,000	\$ 13,750	011	Land Previously Multi Owned Now One Owner
2 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 185,000	\$ 185,000	\$ 9,250	011	Land Previously Multi Owned Now One Owner
3 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000	\$ 11,250	705	Land Previously Multi Owned Now One Owner
4 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 160,000	\$ 160,000	\$ 8,000	100	Change of Legal Description and/or Sale of Land
5 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 12,500	100	Change of Legal Description and/or Sale of Land
6 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 145,000	\$ 145,000	\$ 7,250	100	Change of Legal Description and/or Sale of Land
7 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 195,000	\$ 195,000	\$ 9,750	100	Change of Legal Description and/or Sale of Land
9 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ 6,250	100	Change of Legal Description and/or Sale of Land
11 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ 6,250	100	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01
City of Greater Dandenong
Council Report
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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
13 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ 6,250	100	Change of Legal Description and/or Sale of Land
15 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 140,000	\$ 140,000	\$ 7,000	100	Change of Legal Description and/or Sale of Land
17 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 10,000	100	Change of Legal Description and/or Sale of Land
19 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 10,000	100	Change of Legal Description and/or Sale of Land
21 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ 6,250	100	Change of Legal Description and/or Sale of Land
23 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ 6,250	100	Change of Legal Description and/or Sale of Land
25 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ 6,250	100	Change of Legal Description and/or Sale of Land
27 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 140,000	\$ 140,000	\$ 7,000	100	Change of Legal Description and/or Sale of Land
29 Merrimack Crescent, Keysborough	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 10,000	100	Change of Legal Description and/or Sale of Land
2 Minot Court, Keysborough	\$ -	\$ -	\$ -	\$ 295,000	\$ 295,000	\$ 14,750	100	Change of Legal Description and/or Sale of Land
4 Minot Court, Keysborough	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 14,000	100	Change of Legal Description and/or Sale of Land
6 Minot Court, Keysborough	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 14,000	100	Change of Legal Description and/or Sale of Land
8 Minot Court, Keysborough	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 14,000	100	Change of Legal Description and/or Sale of Land
10 Minot Court, Keysborough	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 14,000	100	Change of Legal Description and/or Sale of Land
12 Minot Court, Keysborough	\$ -	\$ -	\$ -	\$ 235,000	\$ 235,000	\$ 11,750	100	Change of Legal Description and/or Sale of Land
14 Minot Court, Keysborough	\$ -	\$ -	\$ -	\$ 195,000	\$ 195,000	\$ 9,750	100	Change of Legal Description and/or Sale of Land
16 Minot Court, Keysborough	\$ -	\$ -	\$ -	\$ 155,000	\$ 155,000	\$ 7,750	100	Change of Legal Description and/or Sale of Land
18 Minot Court, Keysborough	\$ -	\$ -	\$ -	\$ 155,000	\$ 155,000	\$ 7,750	100	Change of Legal Description and/or Sale of Land
20 Minot Court, Keysborough	\$ -	\$ -	\$ -	\$ 195,000	\$ 195,000	\$ 9,750	100	Change of Legal Description and/or Sale of Land
22 Minot Court, Keysborough	\$ -	\$ -	\$ -	\$ 265,000	\$ 265,000	\$ 13,250	100	Change of Legal Description and/or Sale of Land
40 Moncur Avenue, Springvale	\$ 420,000	\$ 420,000	\$ 21,000	\$ 410,000	\$ 700,000	\$ 35,000	100	Change of Legal Description and/or Sale of Land
1/31 Moncur Avenue, Springvale	\$ 145,000	\$ 460,000	\$ 23,000	\$ 145,000	\$ 460,000	\$ 23,000	100	Change of Legal Description and/or Sale of Land
2/31 Moncur Avenue, Springvale	\$ 140,000	\$ 450,000	\$ 22,500	\$ 140,000	\$ 440,000	\$ 22,000	100	Change of Legal Description and/or Sale of Land
3/31 Moncur Avenue, Springvale	\$ 135,000	\$ 440,000	\$ 22,000	\$ 135,000	\$ 420,000	\$ 21,000	110.2	Erection/Construction Of Buildings
2 Monrie Street, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 630,000	\$ 31,500	120.4	Arithmetical Error

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

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City of Greater Dandenong
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Supplementary Valuation List - SV 2016-01

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
32 Newburgh Street, Keysborough	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 750,000	\$ 37,500	120.4	Arithmetical Error
34 Newburgh Street, Keysborough	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 850,000	\$ 42,500	120.4	Arithmetical Error
6 Newbury Street, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 800,000	\$ 40,000	110.2	Erection/Construction Of Buildings
12 Newbury Street, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 700,000	\$ 35,000	110.2	Erection/Construction Of Buildings
24 Newbury Street, Keysborough	\$ 270,000	\$ 270,000	\$ 13,500	\$ 270,000	\$ 470,000	\$ 23,500	110.2	Erection/Construction Of Buildings
26 Newbury Street, Keysborough	\$ 270,000	\$ 270,000	\$ 13,500	\$ 270,000	\$ 460,000	\$ 23,000	110.2	Erection/Construction Of Buildings
5 Newson Street, Keysborough	\$ 2,281,000	\$ 2,385,000	\$ 119,250	\$ 2,281,000	\$ 2,281,000	\$ 114,050	110.2	Erection/Construction Of Buildings
36 Newson Street, Keysborough	\$ 2,600,000	\$ 2,600,000	\$ 130,000	\$ 1,020,000	\$ 1,020,000	\$ 51,000	110.2	Erection/Construction Of Buildings
11 Nockolds Crescent, Noble Park	\$ 440,000	\$ 460,000	\$ 23,000	\$ 440,000	\$ 440,000	\$ 22,000	100	Demolition of Improvements
4 Olinda Avenue, Springvale	\$ 360,000	\$ 400,000	\$ 20,000	\$ 360,000	\$ 360,000	\$ 18,000	101	Change of Legal Description and/or Sale of Land
10 Olivetree Drive, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 690,000	\$ 34,500	100	Demolition of Improvements
6 Oppenheim Way, Dandenong South	\$ -	\$ -	\$ -	\$ 12,435,000	\$ 12,435,000	\$ 621,750	100	Demolition of Improvements
109-131 Ordish Road, Dandenong South	\$ 3,600,000	\$ 3,600,000	\$ 180,000	\$ 3,600,000	\$ 16,514,000	\$ 1,752,100	100	Demolition of Improvements
7 Orlando Crescent, Keysborough	\$ 290,000	\$ 290,000	\$ 14,500	\$ 290,000	\$ 580,000	\$ 29,000	110.2	Erection/Construction Of Buildings
11 Orlando Crescent, Keysborough	\$ 340,000	\$ 340,000	\$ 17,000	\$ 340,000	\$ 690,000	\$ 34,500	300	Change of Legal Description and/or Sale of Land
14 Orlando Crescent, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 480,000	\$ 24,000	310.5	Erection/Construction Of Buildings
17 Orlando Crescent, Keysborough	\$ 290,000	\$ 290,000	\$ 14,500	\$ 290,000	\$ 580,000	\$ 29,000	110.2	Erection/Construction Of Buildings
5 Orsino Street, Springvale	\$ 340,000	\$ 340,000	\$ 17,000	\$ 340,000	\$ 980,000	\$ 49,000	110.2	Erection/Construction Of Buildings
33-35 Pacific Drive, Keysborough	\$ 294,000	\$ 294,000	\$ 14,700	\$ 294,000	\$ 1,010,000	\$ 76,000	110.2	
37-39 Pacific Drive, Keysborough	\$ 294,000	\$ 294,000	\$ 14,700	\$ 294,000	\$ 902,000	\$ 68,000	110.2	Erection/Construction Of Buildings
52-60 Pacific Drive, Keysborough	\$ 731,000	\$ 731,000	\$ 36,550	\$ 731,000	\$ 2,230,000	\$ 166,000	110.2	Erection/Construction Of Buildings
34 Parsons Avenue, Springvale	\$ 340,000	\$ 390,000	\$ 19,500	\$ 340,000	\$ 340,000	\$ 17,000	310.5	Erection/Construction Of Buildings
1 Pascoe Avenue, Springvale	\$ 380,000	\$ 450,000	\$ 22,500	\$ 380,000	\$ 380,000	\$ 19,000	310.5	Erection/Construction Of Buildings
196A Perry Road, Keysborough	\$ 1,027,000	\$ 1,453,000	\$ 72,650	\$ 1,027,000	\$ 1,498,000	\$ 74,900	310.5	Erection/Construction Of Buildings
1/4-6 Prince Street, Springvale	\$ 220,000	\$ 400,000	\$ 20,000	\$ 205,000	\$ 410,000	\$ 20,500	100	Demolition of Improvements

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

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City of Greater Dandenong
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Supplementary Valuation List - SV 2016-01

Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
2/4-6 Prince Street, Springvale	\$ 215,000	\$ 380,000	\$ 19,500	\$ 190,000	\$ 390,000	\$ 19,500	100	Demolition of Improvements
3/4-6 Prince Street, Springvale	\$ 210,000	\$ 380,000	\$ 19,000	\$ 190,000	\$ 380,000	\$ 19,000	117	Erection/Construction Of Buildings
4/4-6 Prince Street, Springvale	\$ 160,000	\$ 160,000	\$ 8,000	\$ 220,000	\$ 440,000	\$ 22,000	120.3	Change In Occupancy Affecting NAV
1/22 Prince Street, Springvale	\$ 160,000	\$ 170,000	\$ 8,500	\$ 150,000	\$ 250,000	\$ 12,500	120.3	Change In Occupancy Affecting NAV
2/22 Prince Street, Springvale	\$ 280,000	\$ 300,000	\$ 15,000	\$ 290,000	\$ 400,000	\$ 20,000	120.3	Change In Occupancy Affecting NAV
101 Princes Highway, Dandenong South	\$ 11,005,000	\$ 32,711,000	\$ 2,987,000	\$ 10,775,000	\$ 32,711,000	\$ 2,987,000	120.3	Erection/Construction Of Buildings
125 Princes Highway, Dandenong South	\$ 6,857,000	\$ 21,230,000	\$ 1,861,000	\$ 6,714,000	\$ 21,230,000	\$ 1,861,000	120.3	Change of Legal Description and/or Sale of Land
425 Princes Highway, Noble Park	\$ 570,000	\$ 960,000	\$ 89,500	\$ 570,000	\$ 960,000	\$ 89,500	120.3	Change of Legal Description and/or Sale of Land
908 Princes Highway, Springvale	\$ 336,000	\$ 479,000	\$ 35,400	\$ 336,000	\$ 336,000	\$ 16,800	310.3	Change In Occupancy Affecting NAV
1/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 26,000	\$ 285,000	\$ 14,250	210.6	Change In Occupancy Affecting NAV
1/81-97 Princes Highway, Dandenong South	\$ 2,875,000	\$ 8,450,000	\$ 780,300	\$ 2,815,000	\$ 8,450,000	\$ 780,300	734	Change In Occupancy Affecting the AVPOC
10/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 26,000	\$ 290,000	\$ 14,500	200	Demolition of Improvements
11/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 26,000	\$ 290,000	\$ 14,500	120.2	Erection/Construction Of Buildings
12/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 23,000	\$ 255,000	\$ 12,750	320.3	Change In Occupancy Affecting NAV
13/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 28,000	\$ 300,000	\$ 15,000	120.2	Erection/Construction Of Buildings
14/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 28,000	\$ 300,000	\$ 15,000	120.2	Erection/Construction Of Buildings
149A Princes Highway, Dandenong	\$ 400,000	\$ 400,000	\$ 20,000	\$ -	\$ -	\$ -	120.2	Erection/Construction Of Buildings
15/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 31,000	\$ 330,000	\$ 16,500	120.2	Erection/Construction Of Buildings
186-194 Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	120.2	Erection/Construction Of Buildings
2/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 26,000	\$ 285,000	\$ 14,250	011	Erection/Construction Of Buildings
3/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 26,000	\$ 290,000	\$ 14,500	120.2	Erection/Construction Of Buildings
3/81-97 Princes Highway, Dandenong South	\$ 2,705,000	\$ 7,967,000	\$ 734,400	\$ 2,649,000	\$ 7,967,000	\$ 734,400	733	Erection/Construction Of Buildings
4/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 26,000	\$ 285,000	\$ 14,250	120.2	Erection/Construction Of Buildings
4/81-97 Princes Highway, Dandenong South	\$ 3,747,000	\$ 11,151,000	\$ 1,017,000	\$ 3,668,000	\$ 11,151,000	\$ 1,017,000	120.2	Erection/Construction Of Buildings
417-423 Princes Highway, Noble Park	\$ 1,350,000	\$ 1,350,000	\$ 67,500	\$ 1,350,000	\$ 1,350,000	\$ 67,500	320.3	Change In Occupancy Affecting NAV

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
5/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 26,000	\$ 290,000	\$ 14,500	120.2	Erection/Construction Of Buildings
6/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 23,000	\$ 255,000	\$ 12,750	320.3	Change In Occupancy Affecting NAV
7/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 26,000	\$ 285,000	\$ 14,250	200	Change In Occupancy Affecting the AVPOC
700-706 Princes Highway, Springvale	\$ 690,000	\$ 690,000	\$ 50,600	\$ 690,000	\$ 743,000	\$ 55,800	120.2	Erection/Construction Of Buildings
8/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 26,000	\$ 285,000	\$ 14,250	120.2	Erection/Construction Of Buildings
9/149A Princes Highway, Dandenong	\$ -	\$ -	\$ -	\$ 26,000	\$ 290,000	\$ 14,500	120.2	Erection/Construction Of Buildings
Land 103-123 Princes Highway, Dandenong South	\$ 4,600,000	\$ 4,600,000	\$ 230,000	\$ 4,400,000	\$ 4,400,000	\$ 220,000	210.7	Erection/Construction Of Buildings
20-26 Produce Drive, Dandenong South	\$ 1,263,000	\$ 1,263,000	\$ 63,150	\$ 1,263,000	\$ 3,495,000	\$ 315,000	120.2	Erection/Construction Of Buildings
58-70 Produce Drive, Dandenong South	\$ 1,079,000	\$ 1,079,000	\$ 53,950	\$ -	\$ -	\$ -	120.2	Erection/Construction Of Buildings
58-82 Produce Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 5,920,000	\$ 5,920,000	\$ 296,000	300	Land Not Previously Included
72-82 Produce Drive, Dandenong South	\$ 1,199,000	\$ 1,199,000	\$ 59,950	\$ -	\$ -	\$ -	310.5	Erection/Construction Of Buildings
Shepley Oval 97 Pultney Street, Dandenong	\$ 12,930,000	\$ 13,380,000	\$ 669,000	\$ 12,930,000	\$ 13,480,000	\$ 674,000	011	Land Previously Multi Owned Now One Owner
9 Racecourse Road, Noble Park	\$ 400,000	\$ 420,000	\$ 21,000	\$ 400,000	\$ 400,000	\$ 20,000	320.6	Change of Legal Description and/or Sale of Land
23 Raymond Street, Dandenong	\$ 340,000	\$ 340,000	\$ 17,000	\$ 320,000	\$ 820,000	\$ 41,000	011	Land Previously Multi Owned Now One Owner
7 Redpath Crescent, Springvale	\$ 360,000	\$ 460,000	\$ 23,000	\$ -	\$ -	\$ -	243	Erection/Construction Of Buildings
1/7 Redpath Crescent, Springvale	\$ -	\$ -	\$ -	\$ 190,000	\$ 380,000	\$ 19,000	100	Demolition of Improvements
2/7 Redpath Crescent, Springvale	\$ -	\$ -	\$ -	\$ 170,000	\$ 340,000	\$ 17,000	110.2	Erection/Construction Of Buildings
78 Regent Avenue, Springvale	\$ 430,000	\$ 430,000	\$ 21,500	\$ 215,000	\$ 580,000	\$ 29,000	011	Erection/Construction Of Buildings
3 Roberta Street, Dandenong	\$ 295,000	\$ 360,000	\$ 18,000	\$ 295,000	\$ 295,000	\$ 14,750	120.3	Erection/Construction Of Buildings
11-17 Robinson Street, Dandenong	\$ 1,730,000	\$ 1,730,000	\$ 86,500	\$ 1,730,000	\$ 1,730,000	\$ 86,500	120.3	Erection/Construction Of Buildings
26 Rodd Street, Dandenong	\$ 710,000	\$ 730,000	\$ 36,500	\$ 710,000	\$ 710,000	\$ 35,500	120.4	Erection/Construction Of Buildings
109-113 Roddeo Drive, Dandenong South	\$ 1,068,000	\$ 1,068,000	\$ 53,400	\$ 1,068,000	\$ 2,833,000	\$ 250,000	100	Demolition of Improvements
23 Ross Street, Dandenong	\$ 310,000	\$ 400,000	\$ 20,000	\$ 310,000	\$ 310,000	\$ 15,500	200	Formerly Non Rated Now Rated
55 Royal Avenue, Springvale	\$ -	\$ -	\$ -	\$ 1,070,000	\$ 1,070,000	\$ 53,500	100	Demolition of Improvements
15 Scott Street, Dandenong	\$ 630,000	\$ 650,000	\$ 54,200	\$ 630,000	\$ 650,000	\$ 54,200	310.5	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
71C Scott Street, Dandenong	\$ 280,000	\$ 430,000	\$ 25,200	\$ 280,000	\$ 420,000	\$ 21,000	100	Demolition of Improvements
13 Sheales Street, Dandenong	\$ 420,000	\$ 420,000	\$ 21,000	\$ -	\$ -	\$ -	750	Arithmetical Error
1/13 Sheales Street, Dandenong	\$ -	\$ -	\$ -	\$ 114,000	\$ 380,000	\$ 19,000	220.1	Change Of Rating Category
2/13 Sheales Street, Dandenong	\$ -	\$ -	\$ -	\$ 108,000	\$ 360,000	\$ 18,000	110.3	Change In Occupancy Affecting the AVPCC
3/13 Sheales Street, Dandenong	\$ -	\$ -	\$ -	\$ 108,000	\$ 360,000	\$ 18,000	011	Change of Legal Description and/or Sale of Land
4/13 Sheales Street, Dandenong	\$ -	\$ -	\$ -	\$ 94,000	\$ 310,000	\$ 15,500	120.4	Change of Legal Description and/or Sale of Land
9 Snowdrop Drive, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 510,000	\$ 25,500	120.4	Change of Legal Description and/or Sale of Land
11 Snowdrop Drive, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 590,000	\$ 29,500	120.4	Change of Legal Description and/or Sale of Land
16 Snowdrop Drive, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 670,000	\$ 33,500	120.3	Change of Legal Description and/or Sale of Land
2/9-13 Springvale Road, Springvale	\$ 1,580,000	\$ 1,580,000	\$ 2,570,000	\$ 1,580,000	\$ 2,570,000	\$ 137,900	110.2	Erection/Construction Of Buildings
2-10 Springvale Road, Springvale	\$ 1,950,000	\$ 2,110,000	\$ 105,500	\$ 1,240,000	\$ 1,416,000	\$ 85,200	110.2	Erection/Construction Of Buildings
1/387-389 Springvale Road, Springvale	\$ 644,000	\$ 1,400,000	\$ 95,500	\$ 737,000	\$ 1,560,000	\$ 105,800	110.2	Erection/Construction Of Buildings
2/387-389 Springvale Road, Springvale	\$ 128,000	\$ 280,000	\$ 19,000	\$ -	\$ -	\$ -	820.3	Arithmetical Error
Unit 1 103-105 Springvale Road, Springvale	\$ 49,000	\$ 310,000	\$ 15,500	\$ 42,000	\$ 240,000	\$ 12,000	210.3	Change In Occupancy Affecting NAV
Unit 2 103-105 Springvale Road, Springvale	\$ 48,000	\$ 300,000	\$ 15,000	\$ 38,000	\$ 220,000	\$ 11,000	220.4	Change In Occupancy Affecting NAV
Unit 3 103-105 Springvale Road, Springvale	\$ 53,000	\$ 330,000	\$ 16,500	\$ 57,000	\$ 330,000	\$ 16,500	011	Change In Occupancy Affecting NAV
Unit 4 103-105 Springvale Road, Springvale	\$ 53,000	\$ 330,000	\$ 16,500	\$ 57,000	\$ 330,000	\$ 16,500	120.2	Arithmetical Error
18 St Johns Avenue, Springvale	\$ 1,400,000	\$ 1,480,000	\$ 74,000	\$ 1,400,000	\$ 1,480,000	\$ 74,000	120.2	Arithmetical Error
28 St Johns Avenue, Springvale	\$ -	\$ -	\$ -	\$ 1,160,000	\$ 2,640,000	\$ 233,600	120.2	Arithmetical Error
1 Stanhope Street, Dandenong	\$ 350,000	\$ 380,000	\$ 19,000	\$ 350,000	\$ 350,000	\$ 17,500	120.2	Arithmetical Error
77 Stanley Road, Keysborough	\$ 280,000	\$ 280,000	\$ 14,000	\$ 280,000	\$ 510,000	\$ 25,500	271.3	Change In Occupancy Affecting the AVPCC
79 Stanley Road, Keysborough	\$ 280,000	\$ 280,000	\$ 14,000	\$ 280,000	\$ 510,000	\$ 25,500	715	Erection/Construction Of Buildings
19 Stuart Street, Noble Park	\$ 430,000	\$ 470,000	\$ 23,500	\$ 410,000	\$ 410,000	\$ 20,500	100	Erection/Construction Of Buildings
41 Stuart Street, Noble Park	\$ 540,000	\$ 640,000	\$ 32,000	\$ 540,000	\$ 540,000	\$ 27,000	110.2	Erection/Construction Of Buildings
5 Stud Road, Dandenong	\$ 520,000	\$ 580,000	\$ 29,000	\$ 520,000	\$ 520,000	\$ 26,000	110.2	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
1/10 Sunset Grove, Dandenong	\$ 86,000	\$ 86,000	\$ 4,300	\$ 125,000	\$ 350,000	\$ 17,500	100	Demolition of Improvements
2/10 Sunset Grove, Dandenong	\$ 125,000	\$ 300,000	\$ 15,000	\$ 104,000	\$ 300,000	\$ 15,000	100	Demolition of Improvements
3/10 Sunset Grove, Dandenong	\$ 110,000	\$ 270,000	\$ 13,500	\$ 96,000	\$ 275,000	\$ 13,750	118	Demolition of Improvements
31 Sylvia Street, Dandenong North	\$ 255,000	\$ 320,000	\$ 16,000	\$ -	\$ -	\$ -	120.4	Erection/Construction Of Buildings
1/31 Sylvia Street, Dandenong North	\$ -	\$ -	\$ -	\$ 125,000	\$ 285,000	\$ 14,250	120.3	Change In Occupancy Affecting NAV
2/31 Sylvia Street, Dandenong North	\$ -	\$ -	\$ -	\$ 130,000	\$ 290,000	\$ 14,500	120.3	Change In Occupancy Affecting NAV
13 Thames Avenue, Springvale	\$ 360,000	\$ 440,000	\$ 22,000	\$ 360,000	\$ 360,000	\$ 18,000	011	Erection/Construction Of Buildings
4 Tooronga Street, Dandenong North	\$ 340,000	\$ 340,000	\$ 17,000	\$ -	\$ -	\$ -	120.3	Change In Occupancy Affecting NAV
1/4 Tooronga Street, Dandenong North	\$ -	\$ -	\$ -	\$ 88,000	\$ 330,000	\$ 16,500	120.3	Erection/Construction Of Buildings
2/4 Tooronga Street, Dandenong North	\$ -	\$ -	\$ -	\$ 88,000	\$ 340,000	\$ 17,000	100	Demolition of Improvements
3/4 Tooronga Street, Dandenong North	\$ -	\$ -	\$ -	\$ 90,000	\$ 350,000	\$ 17,500	011	Change In Occupancy Affecting NAV
4/4 Tooronga Street, Dandenong North	\$ -	\$ -	\$ -	\$ 72,000	\$ 275,000	\$ 13,750	120.4	Erection/Construction Of Buildings
1/2 Tracey Close, Keysborough	\$ 165,000	\$ 245,000	\$ 12,250	\$ 165,000	\$ 320,000	\$ 16,000	120.4	Erection/Construction Of Buildings
2/2 Tracey Close, Keysborough	\$ 165,000	\$ 245,000	\$ 12,250	\$ 165,000	\$ 290,000	\$ 14,500	120.4	Erection/Construction Of Buildings
1 Tyers Lane, Keysborough	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 680,000	\$ 34,000	120.3	Erection/Construction Of Buildings
64 Tyers Lane, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 680,000	\$ 34,000	120.3	Change of Legal Description and/or Sale of Land
79 Tyers Lane, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 530,000	\$ 26,500	120.3	Change of Legal Description and/or Sale of Land
15-23 Tyers Lane, Keysborough	\$ 450,000	\$ 450,000	\$ 22,500	\$ -	\$ -	\$ -	110.2	Erection/Construction Of Buildings
4 Tyree Avenue, Springvale	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 780,000	\$ 39,000	110.2	Erection/Construction Of Buildings
3 Upwey Avenue, Springvale	\$ 440,000	\$ 440,000	\$ 22,000	\$ 440,000	\$ 890,000	\$ 44,500	110.2	Erection/Construction Of Buildings
1-7 Vision Street, Dandenong South	\$ 1,230,000	\$ 1,230,000	\$ 61,500	\$ 1,230,000	\$ 3,176,000	\$ 270,000	984	Change In Occupancy Affecting NAV
65 Wairoonga Avenue, Keysborough	\$ 310,000	\$ 310,000	\$ 15,500	\$ 160,000	\$ 430,000	\$ 21,500	110.2	Erection/Construction Of Buildings
Car Park 35-37 Walker Street, Dandenong	\$ -	\$ -	\$ -	\$ 1,300,000	\$ 4,180,000	\$ 209,000	110.2	Erection/Construction Of Buildings
21 Wall Street, Noble Park	\$ 410,000	\$ 440,000	\$ 22,000	\$ 380,000	\$ 380,000	\$ 19,000	310.5	Erection/Construction Of Buildings
1/21 Wallarano Drive, Noble Park	\$ 240,000	\$ 370,000	\$ 18,500	\$ 180,000	\$ 370,000	\$ 18,500	120.4	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
2/21 Wallarano Drive, Noble Park	\$ 160,000	\$ 160,000	\$ 8,000	\$ 205,000	\$ 440,000	\$ 22,000	281	
3 Waterfront Way, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 500,000	\$ 25,000	100	Demolition of Improvements
11 Waterfront Way, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 510,000	\$ 25,500	120.3	Change In Occupancy Affecting NAV
8 Wattlesseed Way, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 600,000	\$ 30,000	120.4	Erection/Construction Of Buildings
11 Wattlesseed Way, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 460,000	\$ 23,000	110.2	Erection/Construction Of Buildings
12 Wattlesseed Way, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 540,000	\$ 27,000	110.2	Erection/Construction Of Buildings
13 Wattlesseed Way, Keysborough	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 480,000	\$ 24,000	110.2	Erection/Construction Of Buildings
14 Wattlesseed Way, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 540,000	\$ 27,000	110.2	Erection/Construction Of Buildings
18 Wattlesseed Way, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 540,000	\$ 27,000	110.2	Erection/Construction Of Buildings
19 Wattlesseed Way, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 760,000	\$ 38,000	110.2	Erection/Construction Of Buildings
20 Wattlesseed Way, Keysborough	\$ 320,000	\$ 320,000	\$ 16,000	\$ 320,000	\$ 520,000	\$ 26,000	110.2	Erection/Construction Of Buildings
18 Weston Street, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 790,000	\$ 39,500	110.2	Erection/Construction Of Buildings
32 Westwood Boulevard, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 750,000	\$ 37,500	102.2	Erection/Construction Of Buildings
95 Westwood Boulevard, Keysborough	\$ 330,000	\$ 330,000	\$ 16,500	\$ 330,000	\$ 740,000	\$ 37,000	110.2	Erection/Construction Of Buildings
119 Westwood Boulevard, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 810,000	\$ 40,500	110.2	Erection/Construction Of Buildings
121 Westwood Boulevard, Keysborough	\$ 330,000	\$ 330,000	\$ 16,500	\$ 330,000	\$ 720,000	\$ 36,000	110.2	Erection/Construction Of Buildings
178 Westwood Boulevard, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 640,000	\$ 32,000	110.2	Erection/Construction Of Buildings
181 Westwood Boulevard, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 570,000	\$ 28,500	110.2	Erection/Construction Of Buildings
183 Westwood Boulevard, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 550,000	\$ 27,500	110.2	Erection/Construction Of Buildings
24 Whitworth Avenue, Springvale	\$ 360,000	\$ 430,000	\$ 21,500	\$ 720,000	\$ 720,000	\$ 36,000	110.2	Erection/Construction Of Buildings
26 Whitworth Avenue, Springvale	\$ 360,000	\$ 420,000	\$ 21,000	\$ -	\$ -	\$ -	110.2	Erection/Construction Of Buildings
67 Whitworth Avenue, Springvale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	110.2	Erection/Construction Of Buildings
67 Whitworth Avenue, Springvale	\$ -	\$ -	\$ -	\$ 350,000	\$ 420,000	\$ 21,000	100	Demolition of Improvements
1/67 Whitworth Avenue, Springvale	\$ 195,000	\$ 210,000	\$ 10,500	\$ -	\$ -	\$ -	011	Demolition of Improvements
2/67 Whitworth Avenue, Springvale	\$ 155,000	\$ 170,000	\$ 8,500	\$ -	\$ -	\$ -	110.3	Change In Occupancy Affecting NAV

2.4.1 Supplementary Valuation Return 2016-1 (Cont.)

Supplementary Valuation List - SV 2016-01
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Property Address	Current SV	Current CIV	Current NAV	Pending SV	Pending CIV	Pending NAV	LCC	SuppReason
66 Willum Way, Dandenong	\$ 265,000	\$ 265,000	\$ 13,250	\$ 265,000	\$ 450,000	\$ 22,500	110.3	Change In Occupancy Affecting NAV
22 Wilma Avenue, Dandenong	\$ 370,000	\$ 550,000	\$ 27,500	\$ 370,000	\$ 370,000	\$ 18,500	011	Change In Occupancy Affecting NAV
31 Wilma Avenue, Dandenong	\$ 370,000	\$ 390,000	\$ 19,500	\$ 370,000	\$ 420,000	\$ 30,400	011	Change In Occupancy Affecting the AVPOC
1/38 Wilma Avenue, Dandenong	\$ 185,000	\$ 185,000	\$ 9,250	\$ 220,000	\$ 530,000	\$ 26,500	011	Change In Occupancy Affecting the AVPOC
2/38 Wilma Avenue, Dandenong	\$ 185,000	\$ 370,000	\$ 18,500	\$ 155,000	\$ 380,000	\$ 19,000	110.2	Erection/Construction Of Buildings
1/16-18 Windsor Avenue, Springvale	\$ 211,000	\$ 430,000	\$ 27,500	\$ -	\$ -	\$ -	110.3	Erection/Construction Of Buildings
2/16-18 Windsor Avenue, Springvale	\$ 211,000	\$ 430,000	\$ 27,500	\$ -	\$ -	\$ -	130	Change In Occupancy Affecting the AVPOC
3/16-18 Windsor Avenue, Springvale	\$ 528,000	\$ 1,080,000	\$ 68,900	\$ -	\$ -	\$ -	120.4	Erection/Construction Of Buildings
49B Windsor Avenue, Springvale	\$ -	\$ -	\$ -	\$ 215,000	\$ 590,000	\$ 29,500	120.3	Change In Occupancy Affecting NAV
6/16-18 Windsor Avenue, Springvale	\$ 211,000	\$ 430,000	\$ 27,500	\$ -	\$ -	\$ -	011	Erection/Construction Of Buildings
4 Winthrop Court, Keysborough	\$ 390,000	\$ 390,000	\$ 19,500	\$ 390,000	\$ 930,000	\$ 46,500	011	Erection/Construction Of Buildings
35 Woodward Street, Springvale	\$ 360,000	\$ 390,000	\$ 19,500	\$ 360,000	\$ 360,000	\$ 18,000	011	Erection/Construction Of Buildings
6 Yemmora Court, Keysborough	\$ 310,000	\$ 470,000	\$ 23,500	\$ 310,000	\$ 490,000	\$ 24,500	120.4	Erection/Construction Of Buildings
Supplementary Totals:	\$ 264,757,000	\$ 409,341,000	\$ 32,326,550	\$ 309,832,000	\$ 663,451,000	\$ 45,395,650		
								Total Records: 913

2.5 POLICY AND STRATEGY

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough

File Id:	A3284742
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Proposed Development Plan Addendum Schedule 8 to the Development Plan Overlay (DPO8)

Report Summary

The purpose of this report is to consider the Development Plan Addendum (DPO8) application which was prepared for Lot 3 (subject site) at 442-448 Cheltenham Road, Keysborough.

The DPO8 Addendum for Lot 3 has been prepared by Taylors Development Strategists on behalf of the land owner Awesome Australia. It will provide the guidance document to facilitate a future planning application for a medium density 'townhouse' residential development at 442-448 Cheltenham Road, Keysborough.

The DPO8 Addendum proposes approximately 75 townhouses across the site. The DPO8 Addendum outlines the building envelopes for the medium density 'townhouse' residential development sought on Lot 3 (subject site) with graduated building heights ranging from two (2) storeys to the southern boundary and three (3) storeys across the remainder of the land. The detailed design for this townhouse development on Lot 3 will be provided as part of a future planning permit application.

The DPO8 Addendum will facilitate a proposed high quality medium density residential town house development on Lot 3 that will provide an appropriate transition from the existing large format commercial development of Masters and a future commercial development to the west of Lot 3, to the established residential area to the east and south of the subject site.

An informal public notification of the proposal was undertaken and 32 submissions were received in response to that notification.

Once the DPO8 Addendum is approved to Council's satisfaction a future planning permit application may be considered and granted for subdivision and/or the development of the land, in accordance with the approved Development Plan Addendum, without further public notice.

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

This report provides an overview of:

- The Planning Policy Background to the Development Plan;
- Considers the concerns raised by submissions received during the informal exhibition period (25 May -19 June 2015);
- The officer response to the community's submissions;
- Referral comments from external and internal authorities; and
- The officer recommendations following the assessment of the DPO8 Addendum application.

Recommendation Summary

This report recommends that Council resolves to:

- Accept the officer recommendations on the submissions received;
- Accept and approve the Development Plan Addendum for Lot 3, 442-448 Cheltenham Road, Keysborough in the form of Attachment 1 subject to conditions; and
- Advise the applicant and submitters of Council's decision.

Existing Development Plan DPO8

Specific details were approved for Lots 1 and 2 of the site, with Lot 3 (subject site) labelled as a *'residential development subject to future development plan'* for the eastern portion of the overall land within the DPO8 (see Figure 1 and 2 for the Development Plan site context).

Since the approval of Development Plan DPO8, Lot 1 has been developed for commercial purposes (Masters) and a planning permit (PLN12/0533) has been approved for commercial development for Lot 2. Lot 3, the subject site, is currently a vacant lot and as per the DPO8 requires an addendum to the DPO8 to be submitted for Council's approval.

Figure 1: Existing Development Plan (DPO8)



2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)**Addendum to Development Plan DPO8**

On 14 October 2014 Council received a request from Taylors Development Strategists to commence an addendum to the DPO8. This addendum for Lot 3 sets out the building design, parking, landscaping and other important guiding principles for the future residential development. It provides a greater level of detail to guide and facilitate a future planning permit application, specifically for medium density residential development on the subject site (see Figure 3 for the proposed DPO8 Addendum Plan).

The addendum to the DPO8, in accordance with the overlay requires detailed documentation to support the DPO8 Addendum, which is further outlined in the proposal section of this report.

Any future planning permit application which is generally in accordance with the Development Plan is exempt from the notice requirements, the decision requirements and the review rights of the Planning and Environment Act 1987. The applicant can however seek a review by VCAT in response to Council's decision. However, this does not preclude Council from informally exhibiting the proposed Development Plan Addendum for comment by the general public so that any comments may be considered. Submitters to this informal exhibition process do not have any formal rights to appeal in law.

Site Context

The subject site, Lot 3, is located on the south side of Cheltenham Road, approximately 400 metres east of the intersection with Springvale Road. The property is described as Lot 3 on PS546419Q and has a total land holding of 1.418 hectares at 442-448 Cheltenham Road (Keysborough). The site context (location and surrounds) are shown in Figure 2 below.

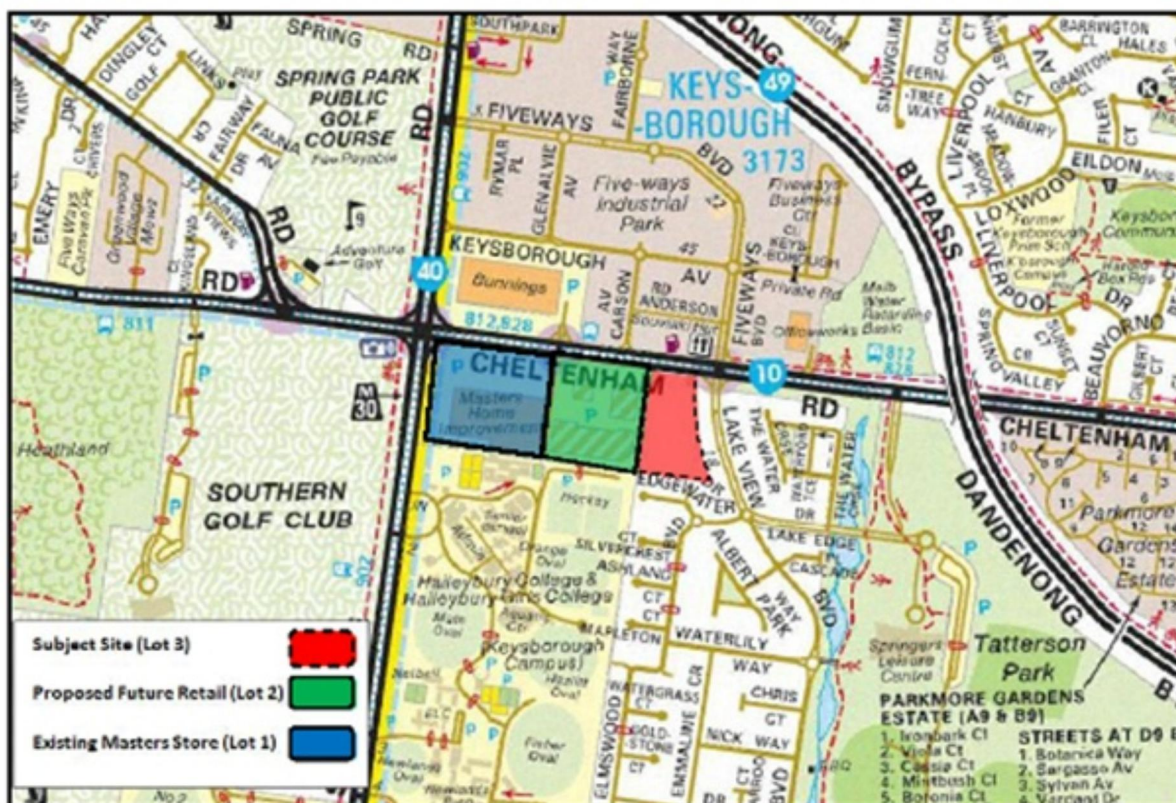
The site is located within the Mixed Use Zone (MUZ) and subject to Schedule 8 to the Development Plan Overlay (DPO8) and the Environmental Audit Overlay (EAO) of the *Greater Dandenong Planning Scheme*. These planning controls support this vacant site for residential uses.

Under Section 1 of the Mixed Used Zone (Clause 32.04-2 - table of uses) a planning permit is not required for residential use. A permit is required though for the buildings and works, as well as for any subdivision to the development. The purpose of the Mixed Use Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality;
- To provide for housing at higher densities;
- To encourage development that responds to the existing or preferred neighbourhood character of the area; and
- To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

Figure 2: Site Context



Proposal

The role of the DPO8 Addendum is to provide the guidance document for a future high quality medium density residential townhouse development. Once the DPO8 Addendum is approved, a future planning permit application may be considered and granted for subdivision and/or the development of the land, in accordance with the approved Development Plan, without further public notice.

DPO8 sets out the requirement for a Development Plan to be submitted to and approved by Council before a future planning permit for the site can be determined. The Development Plan must address the following issues and provide guidelines to the Council's satisfaction on:

- Existing site conditions;
- The size and dimensions of the land;
- Contours and levels of site;
- The location of existing vegetation and proposed landscaping areas;
- Urban Design Guidelines;
- Traffic Management Plan & Transport Assessment Report (TIAR) to the satisfaction of Council and VicRoads;

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

- ESD Plan indicating energy, waste, transport and other resources use and management throughout the development; and
- An acoustic report detailing the acoustic measures required to protect the amenity of the adjoining residential uses and Haileybury Secondary College from noise impact in accordance with the State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1.

The DPO8 Addendum as submitted by the applicant comprises the following documents:

- A Development Plan report by Taylors, dated March 2015;
- Development Plan drawings and plans prepared by MPZ Architects, dated May 2015;
- A detailed Traffic and Transport Assessment prepared by Cardno Victoria Pty Ltd dated December 2014;
- An Acoustic Submission prepared by Watson Moss Growcott Acoustics Pty Ltd, dated December 2014; and
- A Landscape Concept Plan prepared by Taylors, dated March 2015.

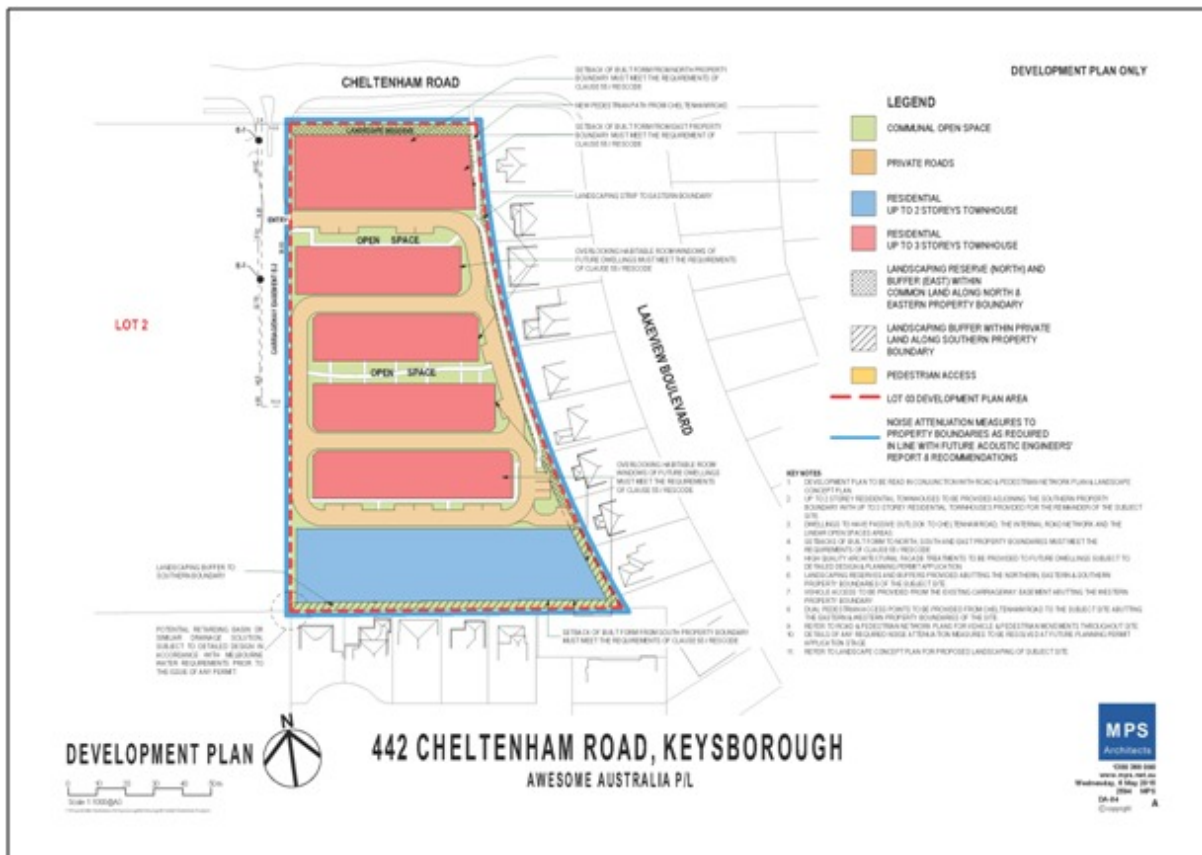
These documents provide the detail of the DPO8 Addendum:

- Approximately 75 'townhouses' across the site. Any future development will be required to consist of townhouses only and not residential apartments (as specified on the Development Plan);
- Location of building envelopes;
- Building heights ranging from 2 storeys to the southern boundary and 3 storeys across the remainder of the land;
- Shared primary vehicle access with Lot 2 (the commercial site yet to be developed) along the western boundary to Cheltenham Road;
- An internal private road network with associated car parking and pedestrian connections;
- Associated landscaped communal open space areas;
- Landscape reserve/buffers to adjoining residential properties along the east and southern interfaces and Cheltenham Road;
- Reference to the potential retarding basin in the south east corner or similar drainage solution subject to future detailed design; and
- A written response to the provision of potential future acoustic measures along abutting residential interfaces subject to a detailed acoustic report at planning permit stage.

An extract from the proposed DPO8 Addendum Plan for the site is shown in Figure 3 on the following page. The full DPO8 Addendum report is available in **Attachment 1**.

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

The proposed DPO8 Addendum has been assessed against the requirements of Clause 43.04 - Development Plan Schedule 8 (see **Attachment 2**) and was informally exhibited from 25 May to 19 June 2015 (see 'Informal Consultation' section for further detail).

Figure 3: Development Plan Addendum**Community Plan 'Imagine 2030' and Council Plan 2013-2017 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'.

This report is consistent with the following community visions:

Community Plan 'Imagine 2030'**Place**

- Sense of Place – One city many neighbourhoods
- Appearance of Places – Places and buildings

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

Council Plan 2013-2017

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

People

- A healthy, active and safe community

Place

- An environmentally sustainable city
- A city planned for the future

Related Council Policies

Greater Dandenong Planning Scheme

The relevant clauses of the Planning Scheme include:

State Planning Policy Framework

Clause 11 (Settlement)

Clause 15 (Built Environment and Heritage)

Clause 16 (Housing)

Clause 17 (Economic Development)

Clause 18 (Transport)

Clause 19 (Infrastructure)

Local Planning Policy Framework

Clause 21.02 (Municipal Profile)

Clause 21.03 (A Vision for Greater Dandenong)

Clause 21.05 (Built Form)

Clause 22.04 (Urban Design in Activity Centres)

Victorian Charter of Human Rights and Responsibilities

The Victorian Charter of Human Rights and Responsibilities has been considered in the preparation of this Policy but is not relevant to the content of the Policy.

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)**Financial Implications**

The only financial implication for Council will be the costs associated with staff resources. All other costs associated with the DPO8 Addendum including the cost of advertisement will be borne by the proponent.

Informal Consultation

The *Planning and Environment Act* 1987 governs exhibition and notice requirements, and sets out classes of applications for permits exempted wholly or in part from section 52(1). Pursuant to Clause 43.04-2 of the Greater Dandenong Planning Scheme an application under any provision of this scheme which is generally in accordance with the development plan is exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. However, this does not preclude Council from informally exhibiting the proposed Development Plan Addendum for comment by the general public so that any comments may be considered.

Under Section 149 of the *Planning and Environment Act* 1987, the applicant may seek the Victorian Civil and Administrative Tribunal (VCAT) to review a failure of Council to approve a Development Plan application or any dispute arising between Council and the applicant from approval of a Development Plan application.

The DPO8 Addendum was placed on informal exhibition over a four (4) week period from 25 May to 19 June 2015. Thirty-eight (38) adjoining property owners/occupiers and various Government Departments/Agencies were notified by letter.

It was advised in these notification letters that while comments and submissions in relation to the Development Plan Addendum would be received by Council for its consideration and information, the submitters would not be able to be party at an application for review before the Victorian Civil and Administrative Tribunal (VCAT). The DPO8 Addendum application documents were also published on Council's Website.

Submissions

A total of thirty two (32) submissions being from thirty-one (31) residents and one submission from Haileybury Secondary College have been received by Council. A map of the submitters' locations is included in Figure 4 to this report. The submissions raised concerns in relation to the proposed height; built form and intensity of the development with submitters stating that there would be direct amenity impacts including overshadowing, loss of views from adjoining properties; poor pedestrian connectivity and lack of landscaping. Key issues arising from the submissions are set out below:

- The proposed height and built form is too intense for the area;
- Lack of sufficient landscaping buffers and acoustic measures to protect the amenity of adjoining properties;
- Inadequate landscaping;
- Insufficient car parking for residents and visitors on site;
- Poor pedestrian access and mobility;

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

- Insufficient detail regarding the drainage response;
- Amenity impacts to adjoining properties; and
- Asset management concerns.

A detailed assessment of each issue raised by submitters and objections is outlined below. The submitters' concerns are summarised below (underline) followed by the Officer Response (*in italics*).

In terms of the issues raised by submissions to the DPO8 Addendum application, it should be noted that this higher level of detail will be fully addressed at detailed design stage as part of a future planning permit process.

Amenity Impacts

Residents raised concerns regarding the built form including the proposed height, density and layout of the development, which were viewed as being out of character with the surrounding neighbourhood character. Submissions also questioned the design response of the DPO8 Addendum in terms of its lack of landscaping, noise disturbance, overshadowing, loss of natural light and overall, a reduction to existing residents' neighbourhood amenity.

Officer Response: *The proposed DPO8 Addendum will guide a full assessment of a future planning application under the Greater Dandenong Planning Scheme, which will include the ResCode/Clause 55 assessment. This will assess the future planning permit application against the onsite amenity and amenity impacts associated with built form and design, open space, overshadowing and provision of daylight requirements. Any future development will have to meet all of the objectives set out in ResCode (Clause 55) and will be tested against the performance standards set out therein.*

Lot 1 and 2 which adjoin the subject site to the immediate west have been and will be developed for commercial use. Lot 1 contains a large commercial building (Masters) with a maximum height of 13 metres. A planning permit for a similar commercial development has been approved for Lot 2.

As part of the DPO8 Addendum the proposed building envelopes for Lot 3 will facilitate a future medium density 'townhouse style' residential development. A medium density 'townhouse' development will achieve an appropriate transition of built form from the two commercial sites to the west, the interface with Cheltenham Road and the established adjoining residential properties immediately east and south of the subject site.

The proposed building envelopes will provide the future built form transition from the proposed two storey townhouses along the southern site boundary of Lot 3 to the 'up to' three storey townhouses across the remainder of the site.

The DPO8 Addendum provides for a sensitive response to the adjoining residential properties through the provision of a distinct landscaping buffer along the entire east and south site boundaries. The provision of landscaping will provide a sufficient buffer to protect the amenity of adjoining residential properties.

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)Pedestrian Access

Residents raised concerns in relation to pedestrian connectivity and access between the subject site and its immediate surrounds. Submissions also queried pedestrian permeability and the provision and location of pedestrian footpaths within the subject site.

Officer Response: *It should be noted that pedestrian connectivity and access have been incorporated sufficiently in response to the constraints of the site, with internal pedestrian access provided to Cheltenham Road in the eastern portion of the site as well as access to the primary site entry and Cheltenham Road.*

It is recommended that the DPO8 Addendum should include the following annotation on the Development Plan to state that:

- *All streets must be designed to provide pedestrian footpaths to the satisfaction of the responsible authority as part of the planning permit application process.*

Loss of Views

Residents raised concerns in relation to the potential loss of views for the adjoining properties to the south and east of the subject site, due to the proposed location and built form of the medium density residential development in Lot 3.

Officer Response: *It should be noted that topographically the land is relatively flat in nature. The views across the site are currently of large commercial buildings including Masters immediately west of the subject site and Bunnings to the north of Cheltenham Road.*

Whilst the outlook across the site will change as a result of any future planning application, it is consistent with the policy and provisions of the Planning Scheme. It should be noted that under the Victorian Planning Law there is no specific protection of the right to views and it has been found in a number of VCAT cases that the loss of views is not a matter that can be considered under the relevant planning provisions.

Traffic and Car Parking

Submitters questioned the provision of car parking for both residents and visitors to the subject site and the capacity of the proposed development in terms of accommodating the required parking requirements.

Officer Response: *The DPO8 Addendum was referred to both Vic Roads and Council's Traffic and Transport Unit. Vic Roads have no objection to the proposal. Council's Traffic and Transport Unit had no objection to the proposal, on condition that the accompanying traffic and transport report is updated to reflect minor changes concerning pedestrian connection and access within the development. The applicant has been informed of these modifications to the accompanying traffic and transport report.*

Provision of car parking for residents and visitors on site will be assessed under Clause 52.06 and Clause 55 (ResCode) of the Greater Dandenong Planning Scheme as part of a future planning permit application and will be referred to Vic Roads and Councils traffic and transport unit for comment.

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)Lack of Open Space and Landscaping

Submissions placed emphasis on the lack of open space and landscaping as part of the proposal. They raised concerns in relation to the extent of proposed landscaping to be incorporated in the development, its consistency with the landscaping requirements of adjoining residential properties and the lack of landscape buffering to reduce noise attenuation to the adjoining properties.

Officer Response: *The proposed DPO8 Addendum provides indicative building envelopes for a future medium density residential planning application, of which the level of detail relating to open space provision can only be fully addressed at detailed design stage as part of the planning permit process.*

Any future planning permit application will have to meet the private open space and landscape requirements of the Greater Dandenong Planning Scheme including the ResCode/Clause 55 requirement and the submission of landscape plans.

It is recommended that the DPO8 Addendum should include the following annotation on the Development Plan to state that:

- *The landscape buffer which extends along the entire south and east site boundaries to be shown to be a minimum width of 3 metres.*

This is consistent with Clause 2 of the DPO8 Overlay which states:

“A permit may include the following conditions or requirements, as appropriate to the application:

- 1. A requirement for detailed landscape plans to the satisfaction of the responsible authority must be submitted showing details of tree planting generally in accordance with the Development Plan approved under this Overlay.*
- 2. A requirement for 3m wide tree planting (landscape strip) and a 3m high acoustic fencing at the interface with the residential properties to the south and east.”*

Noise attenuation measures to east/south site boundaries

Submissions questioned the design response to noise attenuation measures in relation to the potential increase in noise generated from the proposed development.

Officer Response: *A requirement of the DPO8 includes the submission of an acoustic report detailing the acoustic measures required to protect the amenity of the adjoining residential uses and Haileybury Secondary College from noise impact in accordance with the State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1 which refers to Industry, Commerce and Trade noise emissions.*

The applicant has outlined that any proposed residential development would be exempt to this requirement as the proposal is residential in nature and does not trigger the State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1.

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

The applicant also provided written advice from Watson Moss Growcott Acoustics Pty Ltd with respect to current acoustic legislation having regard to the requirements of the Development Plan Overlay Schedule 8 to confirm that any noise attenuation measures implemented as part of any future development of the subject site will be as a result of a detailed analysis from a suitably qualified acoustic engineer to be prepared as part of any future planning permit application for the site.

It is acknowledged that the acoustic attenuation can be fully addressed at detailed design stage prior to the lodgement of a planning permit application. However, it is recommended that the DPO8 Addendum approval should include the following condition that:

- *The provision of potential future acoustic measures along abutting residential interfaces is subject to a detailed acoustic report at planning permit stage.*

Road Maintenance

Submissions questioned the construction and maintenance of internal roads on the site.

Officer Response: *Internal roads within the development will be under the responsibility of the body corporate for ongoing management, maintenance and operation.*

Waste Management

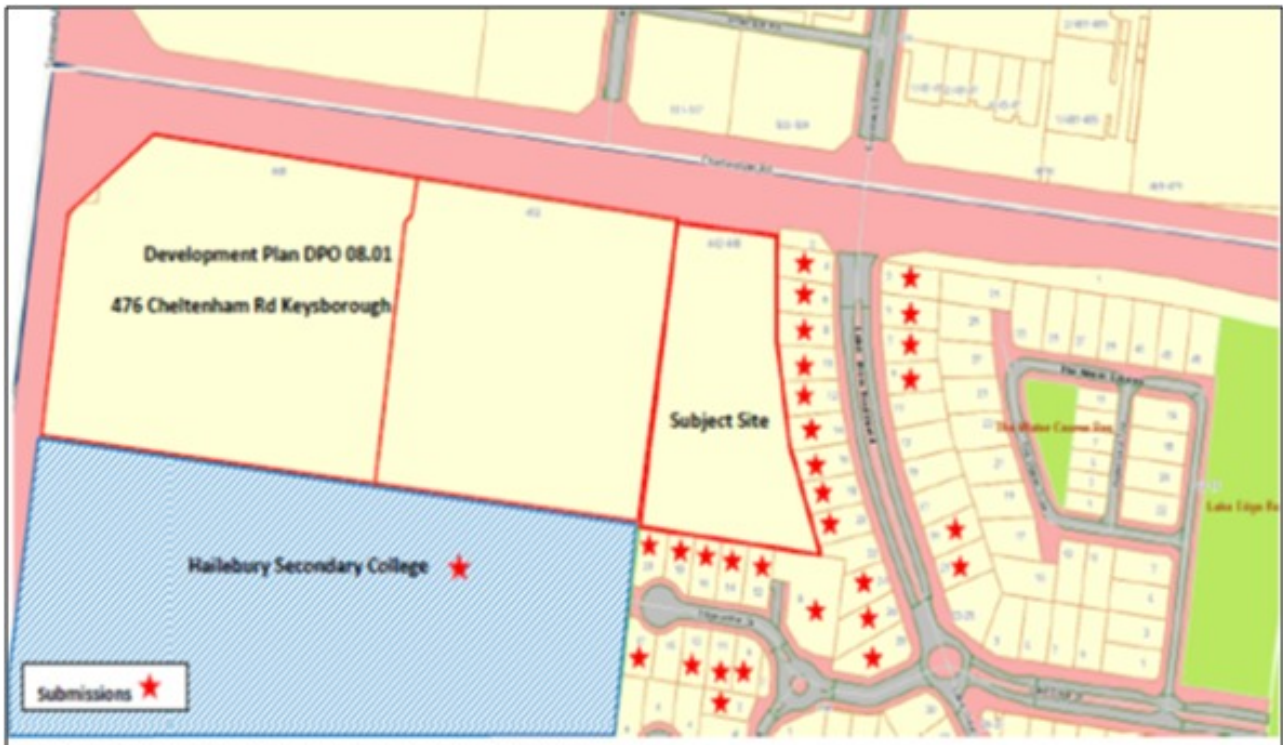
Submissions questioned how waste associated with the subject site would be managed.

Officer Response: *A waste management plan has not been submitted with the DPO8 Addendum application. That detail, would be required as part of considering any future planning permit application.*

Drainage Management

One submission raised concerns with the drainage response.

Officer Response: *The proposal has been referred to Melbourne Water which has no objection to the DPO8 Addendum, subject to conditions which will be included as an annotation on the DPO8 Addendum plan and associated report.*

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)**Figure 4: Map of Submitters****Referrals**

The DPO8 Addendum has been referred to external authorities and internal Council departments including the following:

- Vic Roads
- Melbourne Water
- Traffic and Transport (Infrastructure Planning)
- Drainage/Assets (Infrastructure Planning)
- Urban Design (Planning and Design)
- Sustainability (Planning and Design)

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

There were no objections to the proposed DPO8 Addendum subject to a number of conditions. Concerns which were raised by the referral authorities are summarised in the table below followed by the officer's response and recommendations:

External Referral Authority	Officer Response
Melbourne Water No objection to the proposal, subject to conditions and footnote at future planning permit stage. Future details are required regarding the retarding basin.	<i>To include the following annotation on the Development Plan Addendum:</i> <i>"Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways. A Site Management Plan detailing pollution and sediment control measures is to be submitted to Melbourne Water for our records.</i> <i>As part of any subsequent Development or Subdivision Permit for the site, the permit application must include a drainage strategy outlining the following:</i> <i>Stormwater runoff must be retarded back to the capacity of the downstream system, for all storms up to and including the 1 in 100 year ARI (Average Recurrence Interval).</i> <i>Plans showing that all new and adjacent existing floors achieve a minimum of 300mm freeboard to the 1 in 100 year ARI flood level associated with the retardation works.</i> <i>Prior to any permit being issued for the residential development/subdivision, the existing retarding basin size needs to be reviewed to determine if an additional retarding basin/area is required to serve this new development. The new development needs to be designed to ensure adequate retardation is provided and that the proposed retarding basin can be adequately accessed and maintained.</i>
VicRoads No objection.	<i>Noted.</i>

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

Internal Referral Authority	Officer Response
Urban Design Feedback related to the orientation, layout, setbacks and design of the proposed townhouses and provision of pedestrian connectivity and permeability throughout the entire site. Landscaping: The landscape buffer along the east boundary to be widened to ensure there is sufficient buffer protection to the adjoining properties.	<i>Proposed design details to be considered as part of any future planning permit application.</i> <i>It is recommended that the DPO8 Addendum approval should include the following condition that: All streets must be designed to provide pedestrian footpaths to the satisfaction of the responsible authority as part of any future planning permit.</i> <i>It is recommended that the DPO8 Addendum Plan be amended to clearly indicate that the landscape buffer located along the south and east boundaries to be a minimum of 3 metres in width.</i>
Traffic and Transport No objection with the proposal. Minor update required to the accompanying traffic and transport report to include additional information regarding the pedestrian footpath along the west site boundary.	<i>The applicant has been notified by Council that the Traffic and Transport Report must be amended to include additional detail regarding the pedestrian footpath along the west site boundary.</i>
Drainage/Assets No objection subject to the following conditions on any future planning permit relating to the following: Further information required at planning permit stage.	<i>It is recommended that the following annotation is shown on the Development Plan Addendum:</i> <i>Drainage and landscape requirements to the satisfaction of the responsible authority prior to the issue of any planning permit.</i>
ESD /Sustainability No Objection. The submitted ESD report to be amended to include additional ESD requirements.	Officer Response: <i>The applicant has been notified by Council that the ESD Report is to be amended to respond to the requested additional detail regarding ESD requirements.</i>

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)**Conclusion**

The DPO8 Addendum for Lot 3 at 442-448 Cheltenham Road, Keysborough provides the required level of detail and guiding principles for the future development of the subject site. It has sufficiently addressed the matters raised by the submitters and external and internal referral authorities to satisfy the requirements of the *Greater Dandenong Planning Scheme*.

The proposed document will provide Council with a strong basis to require a high quality medium density residential development of the site. The required submission of a future planning permit application will provide the detailed design of the proposed residential development.

Future planning permit applications will contain detail designs of the residential development for Lot 3, in accordance with the guiding principles of the Development Plan Addendum. Where future development permit applications are generally in accordance with the Plan, this planning application will not be required to be the subject of notification to any third parties (other than to statutory referral authorities where necessary). No third parties will have the right to appeal the decision of the Council on the future development permits.

The proposed DPO8 Addendum is considered to be suitable for Council support subject to the minor inclusions detail in the recommendation. The addendum will facilitate a proposed high quality medium density residential development on Lot 3 that will provide an appropriate transition from the large format commercial development of Masters and a future commercial development to the west of Lot 3 to the established residential area to the east and south of the subject site.

In conclusion it is recommended that the proposed addition to the existing approved DPO8 Development Plan be supported in accordance with the officer recommendation and that Council approve the DPO8 Addendum subject to the conditions as outlined below.

Recommendation**That Council:**

- 1. receives all submissions made in response to the exhibition of the Development Plan Addendum application;**
- 2. adopts the position on the submissions as set out in this report;**
- 3. approves the Development Plan Addendum at 442-448 Cheltenham Road, Keysborough subject to the following conditions;**
 - 3.1. The landscape buffer which extends along the entire south and east site boundaries to be shown to be a minimum width of 3 metres.**
 - 3.2. Drainage and landscape requirements to the satisfaction of the responsible authority prior to the issue of any planning permit;**

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

- 4. An annotation on the Development Plan Addendum and associated written submission to state the following:**

- 4.1. “Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways. A Site Management Plan detailing pollution and sediment control measures is to be submitted to Melbourne Water for our records.**

As part of any subsequent Development or Subdivision Permit for the site, the permit application must include a drainage strategy outlining the following:

Stormwater runoff must be retarded back to the capacity of the downstream system, for all storms up to and including the 1 in 100 year ARI (Average Recurrence Interval).

Plans showing that all new and adjacent existing floors achieve a minimum of 300mm freeboard to the 1 in 100 year ARI flood level associated with the retardation works.

Prior to any permit being issued for the residential development/subdivision, the existing retarding basin size needs to be reviewed to determine if an additional retarding basin/area is required to serve this new development. The new development needs to be designed to ensure adequate retardation is provided and that the proposed retarding basin can be adequately accessed and maintained.”

- 4.2. “All streets must be designed to provide pedestrian footpaths to the satisfaction of the responsible authority as part of the planning permit application process.”**
- 4.3. “The provision of future acoustic measures abutting residential interfaces to the south and east site boundaries subject to a detailed acoustic report at planning permit stage.”; and**

- 5. advises the applicant and all submitters of Council’s decision.**

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

MINUTE 1070

Moved by: Cr Matthew Kirwan

Seconded by: Cr Roz Blades AM

That Council:

- 1. receives all submissions made in response to the exhibition of the Development Plan Addendum application;**
- 2. adopts the position on the submissions as set out in this report;**
- 3. approves the Development Plan Addendum at 442-448 Cheltenham Road, Keysborough subject to the following conditions;**
 - 3.1. The landscape buffer which extends along the entire south and east site boundaries to be shown to be a width of 6 metres.**
 - 3.2. Drainage and landscape requirements to the satisfaction of the responsible authority prior to the issue of any planning permit.**
 - 3.3. A second point of vehicle entry be located along the internal north-south road along the western boundary of the site.**
 - 3.4. The eastern boundary of the northern-most development envelope and the southern boundary of the southern-most development envelope be a minimum of 11.5meters from the boundary of the site.**
 - 3.5. No dwelling constructed on site may exceed two (2) storeys in height.**
 - 3.6. The provision of future acoustic measures abutting the residential interfaces to the south and east boundaries be subject to a detailed acoustic report and an architect consultant's report (regarding the nature and adequacy of the barrier) at the planning permit stage.**
- 4. An annotation on the Development Plan Addendum and associated written submission to state the following:**
 - 4.1. "Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways. A Site Management Plan detailing pollution and sediment control measures is to be submitted to Melbourne Water for our records.**

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

As part of any subsequent Development or Subdivision Permit for the site, the permit application must include a drainage strategy outlining the following:

Stormwater runoff must be retarded back to the capacity of the downstream system, for all storms up to and including the 1 in 100 year ARI (Average Recurrence Interval).

Plans showing that all new and adjacent existing floors achieve a minimum of 300mm freeboard to the 1 in 100 year ARI flood level associated with the retardation works.

Prior to any permit being issued for the residential development/subdivision, the existing retarding basin size needs to be reviewed to determine if an additional retarding basin/area is required to serve this new development. The new development needs to be designed to ensure adequate retardation is provided and that the proposed retarding basin can be adequately accessed and maintained."

- 4.2. "All streets must be designed to provide pedestrian footpaths to the satisfaction of the responsible authority as part of the planning permit application process, such footpath to be no less than 1.4 meters in width at any point and must include a naturestrip of at least 1 meter in width either side thereof."**
- 4.3. "The provision of future acoustic measures abutting residential interfaces to the south and east site boundaries subject to a detailed acoustic report at planning permit stage."; and**

- 5. advises the applicant and all submitters of Council's decision.**

CARRIED

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

POLICY AND STRATEGY

**DEVELOPMENT PLAN OVERLAY 8 ADDENDUM 442-448 CHELTENHAM
ROAD, KEYSBOROUGH**

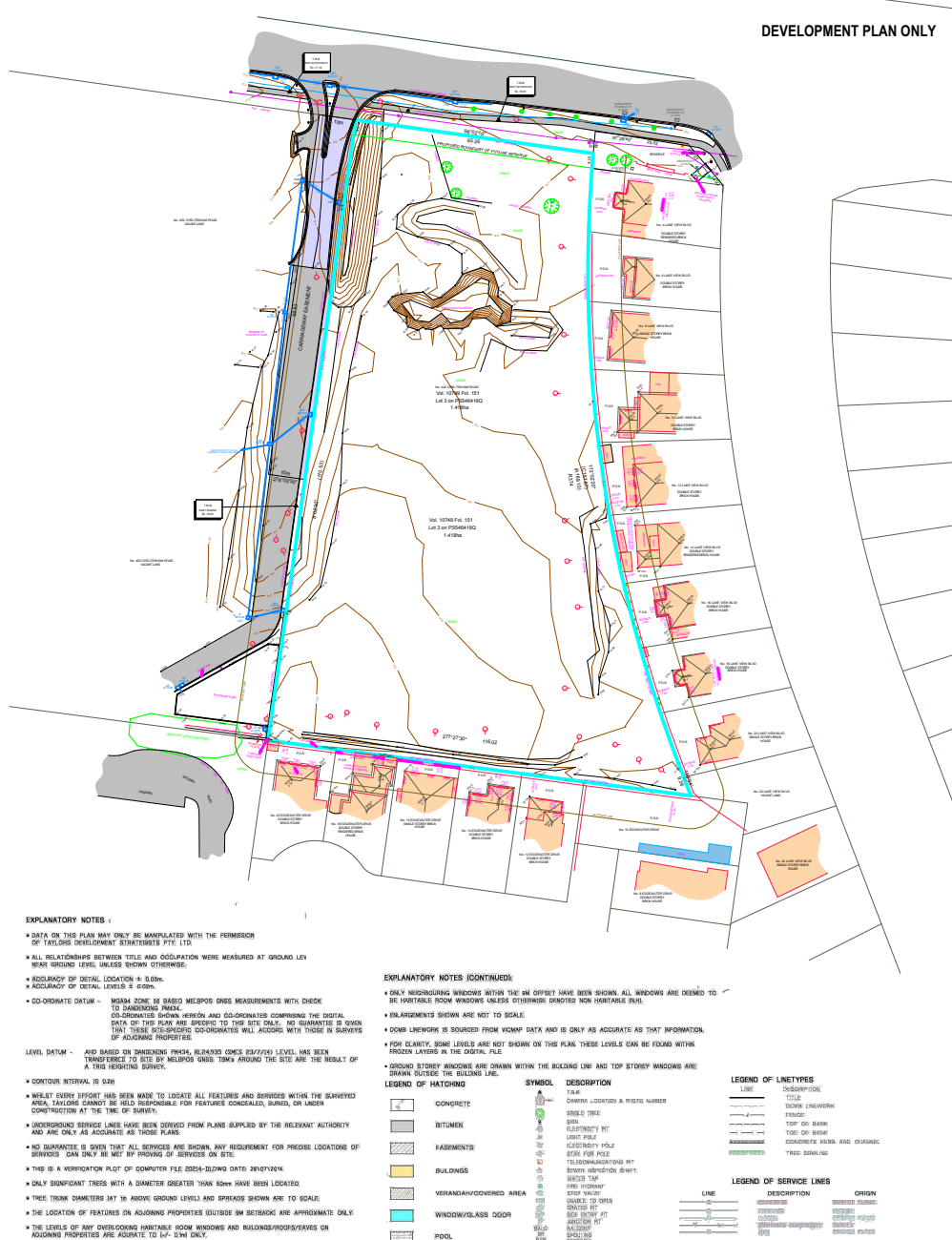
ATTACHMENT 1

**PROPOSED DEVELOPMENT PLAN
ADDENDUM**

PAGES 13 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

SITE SURVEY
PLAN442 CHELTENHAM ROAD, KEYSBOROUGH
AWESOME AUSTRALIA P/L

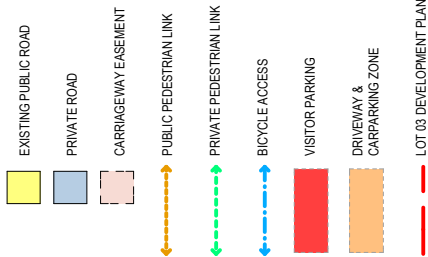
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2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

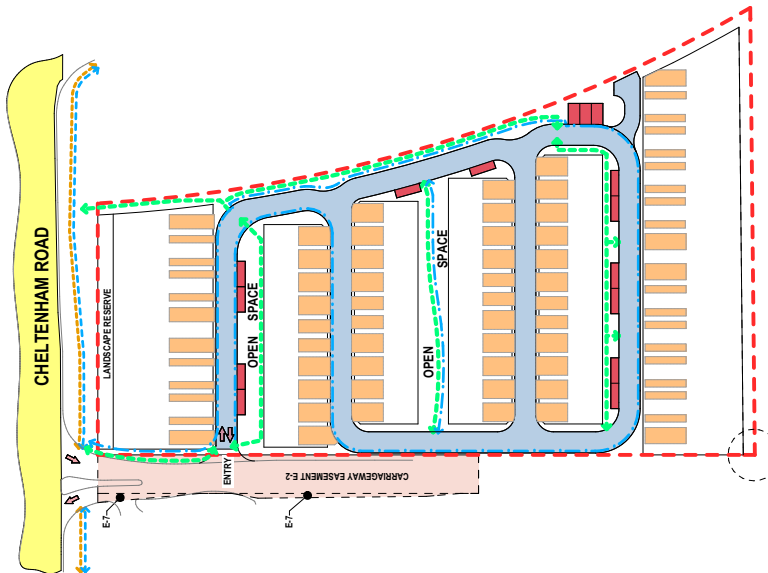
DEVELOPMENT PLAN ONLY

LEGEND



KEY NOTES

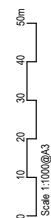
1. PLAN TO BE READ IN CONJUNCTION WITH DEVELOPMENT PLAN & LANDSCAPE PLAN.
2. PLAN TO BE READ IN CONJUNCTION WITH TRAFFIC & TRANSPORT ASSESSMENT PREPARED BY CARDNO VIC PTY LTD.
3. PLEASE REFER TO CROSS SECTIONS & LANDSCAPE CONCEPT PLAN FOR FOOTPATH, PAVEMENT & LANDSCAPING TREATMENTS TO BE PROVIDED THROUGHOUT THE SUBJECT SITE.
4. VEHICLE ACCESS TO BE PROVIDED FROM THE EXISTING CARRIAGEWAY EASEMENT ABUTTING THE WESTERN PROPERTY BOUNDARY OF THE SUBJECT SITE.
5. DUAL PEDESTRIAN ACCESS POINTS TO BE PROVIDED FROM CHELTENHAM ROAD TO THE SUBJECT SITE ABUTTING THE EASTERN & WESTERN PROPERTY BOUNDARIES OF THE SITE.



POTENTIAL RETAINING BASIN OR
SIMILAR DRAINAGE SOLUTION,
DESIGNED BY THE DESIGNER IN
CONJUNCTION WITH THE
APPROPRIATE ENGINEERING

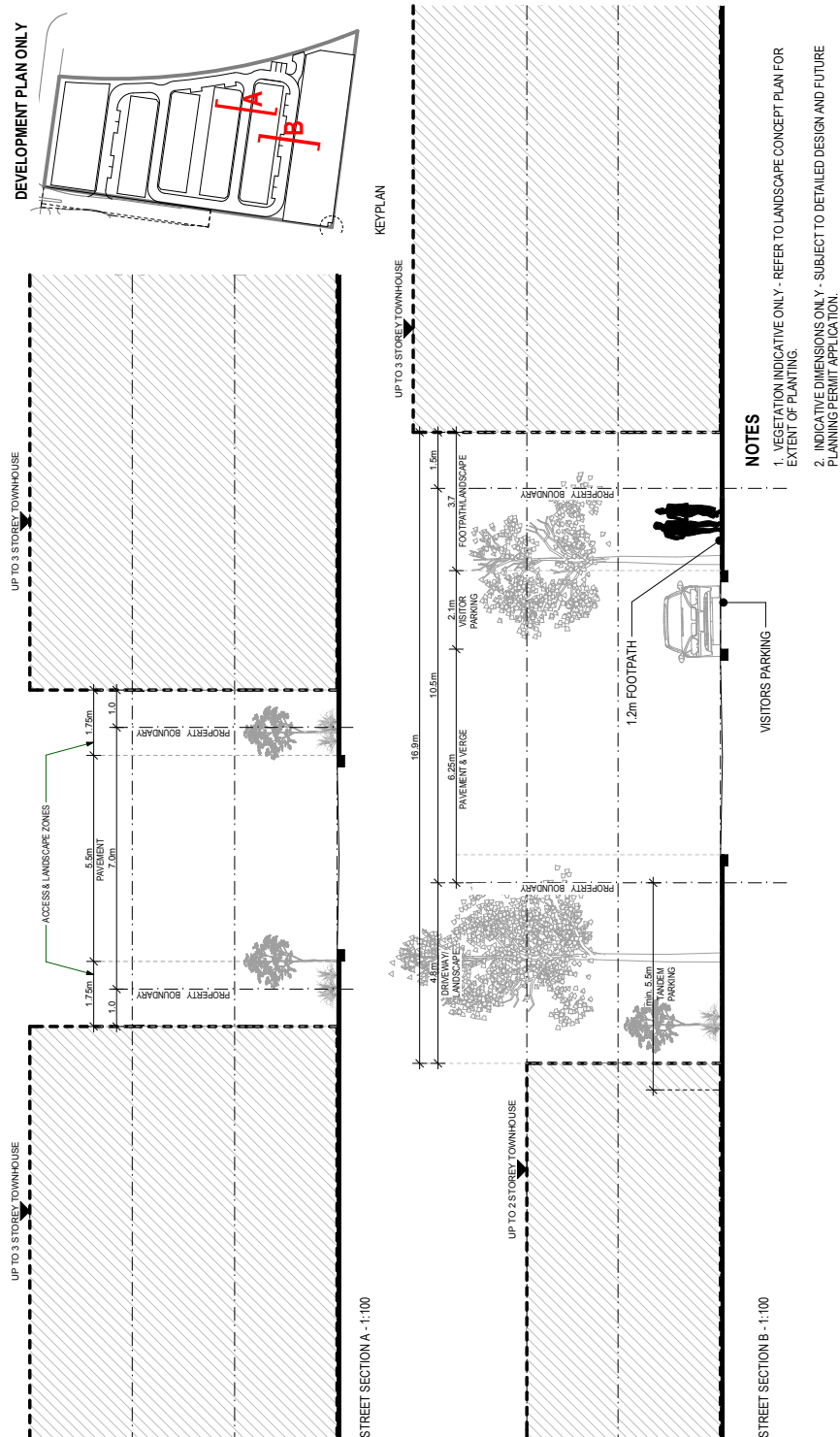


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2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)



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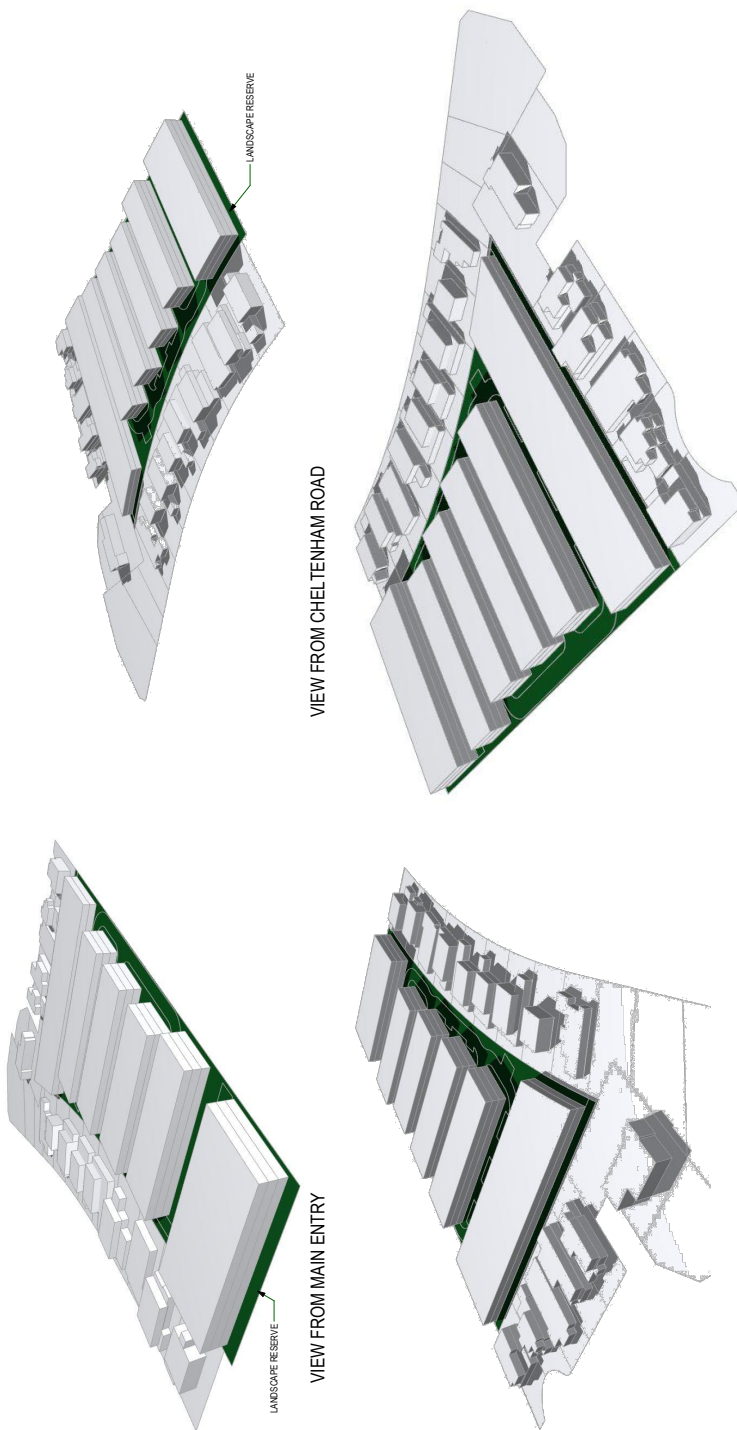
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APPENDIX A: 2



URBAN TERRACES (UT PRODUCTS)



HIGH DENSITY TERRACES (HDT PRODUCTS)

PERSPECTIVES
ILLUSTRATIVE ONLY

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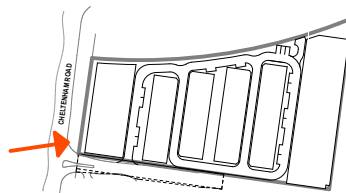
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APPENDIX A: 5



**PERSPECTIVES
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POLICY AND STRATEGY

**DEVELOPMENT PLAN OVERLAY 8 ADDENDUM 442-448 CHELTENHAM
ROAD, KEYSBOROUGH**

ATTACHMENT 2

**SECTION 8 TO THE DEVELOPMENT PLAN
OVERLAY (DP08)**

PAGES 3 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

GREATER DANDENONG PLANNING SCHEME

19/12/2013
C124**SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO8**.**SPRINGVALE ROAD / CHELTENHAM ROAD COMMERCIAL GATEWAY****1.0**10/02/2011
C102**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority:

- For any building or works associated with the use of the land for agriculture.
- For extensions or alterations to an existing building or works.
- For subdivision of the land to realign boundaries or a subdivision, which does not create an additional lot.

2.010/02/2011
C102**Conditions and requirements for permits**

A permit may include the following conditions or requirements, as appropriate to the application:

- A requirement for detailed landscape plans to the satisfaction of the responsible authority must be submitted showing details of tree planting generally in accordance with the Development Plan approved under this Overlay.
- A requirement for 3m wide tree planting (landscape strip) and a 3m high acoustic fencing at the interface with the residential properties to the south and east.

3.019/12/2013
C124**Requirements for development plan**

The development plan must comprise the following to the satisfaction of the responsible authority:

- Existing conditions.
- The size and dimensions of the land.
- Contours and levels of the site.
- The location of existing vegetation and proposed landscaping areas.
- Urban design guidelines indicating:
 - The location and the coverage of proposed buildings across the land.
 - Open space treatment.
 - Built form outcomes showing composition and transitions in building height, and articulation of building massing and frontages including details of materials and finishes.
 - Treatment of the interface with Haileybury Secondary College and residential land to the south and east.
 - Presentation of the development to Springvale and Cheltenham Road frontages including measures to achieve the 'gateway' role of the site.
 - Measures to avoid or minimise the negative visual impact of the car parking areas to the abutting roads and the other residential areas to the south and east.

2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough (Cont.)

GREATER DANDENONG PLANNING SCHEME

- A Traffic Management Plan to the satisfaction of the responsible authority and VicRoads detailing:
 - Proposed circulation and access for vehicles, bicycle, pedestrians, the location and layout of all bicycle and car parking areas including dedicated pedestrian pathways from the parking area to the stores.
 - A Traffic Impact Assessment Report (TIAR) assessing the potential effects that a new development may have on the abutting road and the surrounding network to the satisfaction of the responsible authority and VicRoads detailing:
 - Performance objectives
 - Existing conditions
 - Proposed vehicle access arrangements
 - Traffic generation
 - Proposed parking and loading facilities
 - Base case-without proposed development
 - Post development analysis
 - Mitigation treatments
- The staging of development.
- An ESD plan indicating energy, water, waste, transport and other resources use and management throughout the development.
- An acoustic report detailing the acoustic measures required to protect the amenity of the adjoining residential uses and Haileybury Secondary College from noise impact in accordance with the State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1.

2.6 OTHER

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22

File Id:	qA325482
Responsible Officer:	Director Community Services
Attachments:	A Community Safety Plan for Greater Dandenong 2015-22 Summary of Submissions and Responses

Report Summary

A Safe and Harmonious Greater Dandenong 2015-22, the draft *Community Safety Plan*, was released for public exhibition in May 2015. Upon the completion of the public exhibition period, submissions were reviewed and a revised Plan prepared for Council endorsement.

A Safe and Harmonious Greater Dandenong 2015-22, the draft *Community Safety Plan* presents a vision for a diverse, safe and welcoming community where all people feel included and respected. The aims of the Plan are to improve actual safety, community perceptions of safety and reduce the risks of crime and anti-social behaviour.

The priorities for *A Safe and Harmonious Greater Dandenong 2015-22*, the draft *Community Safety Plan* are consistent with the Community Plan Imagine 2030, Council Plan 2014-17, the Municipal Strategic Statement and the Community Wellbeing Plan 2014-17. The Plan will guide the role of Council and the Community Safety Advisory Committee in responding to local safety priorities.

Recommendation Summary

This report recommends that Council endorse *A Safe and Harmonious Greater Dandenong 2015-22*, the draft *Community Safety Plan* (The Plan).

The Plan and accompanying summary will be launched at a community event.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Background

The Plan (Attachment 1) sets a vision for a diverse, safe and harmonious community where all people feel included and respected. The Plan aims to improve community perceptions of safety and reduce the risk of crime and anti-social behaviour.

The Plan has been developed under the guidance of the Community Safety Advisory Committee (CSAC). Members of the CSAC have been central to the development of the Plan's vision, priority areas, shared actions and reporting requirements. In addition the CSAC will oversee the implementation, monitoring and reporting on the actions of the Plan.

A comprehensive engagement process was undertaken with the community and key agencies during the development and the public exhibition period of The Plan.

These consultative activities lead to the following six priority areas:

- Supporting diversity and promoting harmony
- Preventing family violence
- Creating safer public places
- Safety for road users, pedestrians and commuters
- Addressing issues of alcohol and drug harms
- Emerging technology and safety

The Plan includes an Action Plan which outlines specific actions to be implemented and reported upon annually to the community and Council. A mid-point review will also be undertaken to identify and respond to emerging community safety priorities.

Once endorsed The Plan will be available on Council's website. A summary of the Plan will be published in a range of community languages in recognition of the significance of improving actual safety and perceptions of safety. Council will connect with community leaders and community organisations to ensure the whole community is aware of and engaged with community safety as a local priority.

Proposal

A total of eight submissions were received during the public exhibition period for the draft Community Safety Plan 2015-22. These reflect a range of community views and interest areas. All submissions have been considered prior to finalising the document for Council endorsement. A summary document (Attachment 2 - Summary of Submissions and Council Response) briefly outlines the content of each submission.

Summary of feedback

Following the public exhibition period, a number of amendments within the Community Safety Plan 2015-22 have been proposed.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Submissions were received from a diverse range of organisations including the Department of Justice and Regulation and Women's Health in the South East along with community members.

The proposed amendments ranged from minor adjustments to specific changes in The Plan including expanding definitions of family violence and its causes, including specific reference to emergency management and an increased acknowledgement of the specific needs of vulnerable groups.

A revised and final version is shown as Attachment 1. The document includes revisions resulting from the public exhibition process.

Community Safety Advisory Committee Membership

In order to further support the implementation of The Plan and respond to community safety priorities it is proposed that the membership of CSAC be expanded to incorporate members concerned with road safety and women's health including Road Safe South East and Women's Health in the South East.

Community Plan 'Imagine 2030' and Council Plan 2013-2017 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Outdoor Activity and Sports* – Recreation for everyone
- *Lifecycle and Social Support* – The Generations supported

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings
- *Travel and Transport* – Easy to get around

Opportunity

- *Leadership by the Council* – The leading Council

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Council Plan 2013-2017

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

People

- A healthy, active and safe community
- A city that celebrates its diversity with pride

Place

- A city planned for the future

Opportunity

- A thriving and resilient economy
- A Council that listens and leads

The strategies and plans that contribute to these outcomes are as follows:

- Community Wellbeing plan 2014-17
- Asylum Seekers and Refugee Action Plan 2014-17
- Disability Action Plan (2010-2014)
- Road Safety Strategy 2014 (draft)
- Youth Strategy 2012-17
- Children's Plan 2015-19
- Graffiti Management Plan 2013-18
- Dandenong Railway Station Precinct Action Plan 2011-18
- Public Art Strategy 2008-13
- Municipal Emergency Management Plan
- Municipal Strategic Statement (MSS) – last amended 2014
- Open Space Strategy 2009
- Walking Strategy 2015-19 (under development)
- Local Economic and Employment Development Strategy 2011-15

Related Council Policies

- City of Greater Dandenong Enterprise Bargaining Agreement 2012.
- City of Greater Dandenong Diversity, Access and Equity Policy 2015 (under development)
- Alcohol Management Policy 2013
- Community Engagement Policy 2013
- Local Law No.2 – Municipal Amenity, Clause 33 and 34
- Local Law No.3 – Road Management and Asset Protection, Clause 16 and 17

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Victorian Charter of Human Rights and Responsibilities

All matters relevant to the Victorian Human Rights Charter have been considered in the preparation of this Policy and are consistent with the standards set by the Charter.

Financial Implications

The Plan identifies a number of strategic actions to be implemented over the next four years.

Many of these actions can be implemented within existing resources, while others will require additional funding.

Actions related to external agencies are funded independent of Council's budget process.

Consultation

The Plan was developed following extensive consultation with Council staff and external stakeholders so as to ensure the whole community was provided with an opportunity to comment.

Consultation occurred through Council's internal business units and members of the Community Safety Advisory Committee including Victoria Police, Department of Health and Human Services, Department of Justice and Regulation, YSAS, Neighbourhood Watch, Road Safe South East and Women's Health in the South East.

In addition, consultation was undertaken with residents and community groups via an online survey. Feedback received from all forms of consultation assisted in determining the Plan's Vision, Priority Areas and Actions.

The *A Safe and Harmonious Greater Dandenong 2015-22*, the draft *Community Safety Plan* was placed on public exhibition for a period of over 6 weeks concluding on 6 July 2015. The exhibition period was promoted in local media, Council's website and social media, email to stakeholders and in customer service centres.

The following activities were held during the Public Exhibition phase:

- Four community information sessions were held in Dandenong, Springvale and Noble Park.
- The Plan was presented to a number of community organisations and groups to encourage feedback.
- Online and hard copy feedback forms and surveys were provided for residents, staff and external stakeholders.

Four written submissions were received during the public exhibition period and four responses were received to the online survey.

The CSAC has overseen the development of the Plan and will play a significant role in the monitoring and delivery of the Plan.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Conclusion

The Community Safety Plan 2015-22 recognises the importance of improving actual and perceived safety as a contributor to health and wellbeing. The Plan has been developed following extensive research and a consultation phase with residents, community service agencies and the CSAC and seeks to guide the role of Council and the wider community in responding to local safety priorities.

Following the public exhibition period, a total of eight submissions were received. All submissions have been considered and as a result of the feedback, a number of changes have been made to the final document for Council endorsement.

The endorsed Community Safety Plan 2015-22 will be launched at a community event. The Plan will be published and made available in hard copy accompanied by a summary in a range of community languages to ensure the whole Greater Dandenong community is aware of the Plan and its priority areas.

Recommendation

That Council:

1. **endorses ‘A Safe and Harmonious Greater Dandenong, A Community Safety Plan for Greater Dandenong 2015-22’;**
2. **expands the membership of the Community Safety Advisory Committee to include Road Safe South East and Women’s Health in the South East (WHISE); and**
3. **through the Mayor writes to each submitter to thank them for their input with advice about the results of submissions and provides them with a copy of the endorsed Community Safety Plan 2015-22.**

MINUTE 1071

Moved by: Cr Roz Blades AM

Seconded by: Cr Heang Tak

That Council:

1. **endorses ‘A Safe and Harmonious Greater Dandenong, A Community Safety Plan for Greater Dandenong 2015-22’;**
2. **expands the membership of the Community Safety Advisory Committee to include Road Safe South East and Women’s Health in the South East (WHISE); and**

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

3. through the Mayor writes to each submitter to thank them for their input with advice about the results of submissions and provides them with a copy of the endorsed Community Safety Plan 2015-22.

CARRIED

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

OTHER

A SAFE AND HARMONIOUS GREATER DANDENONG 2015-22

ATTACHMENT 1

**A COMMUNITY SAFETY PLAN FOR
GREATER DANDENONG 2015-22**

PAGES 59 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)



**A SAFE AND HARMONIOUS
GREATER DANDENONG**



A Community Safety Plan
for Greater Dandenong **2015-22**



2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

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2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)



FOREWORD

Feeling safe in the environment in which we live, work and play is a fundamental human right. In the City of Greater Dandenong is vital that every resident lives in an environment that is well designed, protected and based on a strong sense of safety and freedom.

A safe community is one that is harmonious, connected and trustworthy and this cannot be accomplished by local government alone. It requires robust collaboration and cooperation across a range of organisations, community stakeholders and the community.

Council's partnership with key government and community agencies is crucial in building awareness, creating ownership and enabling implementation of the Community Safety Plan's priorities.

Council particularly acknowledges the leadership by Greater Dandenong's Community Safety Advisory Committee in the development of this plan and the contribution of each member towards a safer, healthier city.

The priorities of the 2015-22 Community Safety Plan for Greater Dandenong focus on six areas: supporting diversity and promoting harmony; preventing family violence; safer public places; safety for road users, pedestrians and commuters; addressing issues of alcohol and drug harms; and emerging technology and safety.

The City of Greater Dandenong Council and its community safety partners are united in their support of our City's many positive attributes.

Equally, we are committed to identifying and addressing safety priorities to ensure that our rich and diverse community continues to feel safe, respected, resilient and protected.

A handwritten signature in black ink, reading "Seán O'Reilly".

Cr Sean O'Reilly
Mayor
City of Greater Dandenong

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

1

A SAFE AND HARMONIOUS
GREATER DANDENONG 2015-22

Community safety affects every member of the community and requires all residents and organisations alike to work in partnership to create safer environments. Creating a safe community is a complex task that is linked to the reduction of crime and anti-social behaviour through physical and social changes to the local environment. A community that feels and is safe is one where people are not at risk from potential criminal or anti-social behaviour or unsafe environments.

Through the combined efforts of Council, residents, community organisations and business, feelings of safety within the home and in public places can be addressed and improved. In a safe community homes, workplaces, public transport

systems, public spaces and neighbourhoods are welcoming and secure. People can interact without anxiety and be free from harm.

The 2015-22 Community Safety Plan for Greater Dandenong, A Safer and Harmonious Greater Dandenong is a demonstration of the current and planned efforts to provide a safe and harmonious environment for all.

Council and key agencies involved in community safety have already committed considerable resources to address and improve actual and perceived levels of safety for all residents and visitors to the city. The 2015-22 Community Safety Plan builds on significant work and achievements of the 2010-14 Community Safety Plan.

This plan addresses the following six priority areas:

Priority Area

- 1. Supporting Diversity and Promoting Harmony**
Encourage respect and create a harmonious environment
- 2. Preventing Family Violence**
Address the causes of family violence and support those experiencing violence
- 3. Creating Safer Public Places**
Enhance safety, amenity and liveability in public places
- 4. Safety for Road Users, Pedestrians and Commuters**
Increase safety for all road users and those who travel within and out of the municipality
- 5. Addressing Alcohol and Other Drug Harms**
Minimise the harmful impacts of alcohol and other drugs
- 6. Emerging Technology and Safety**
Encourage online safety



2. CITY OF GREATER DANDENONG

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)**Vision for community safety in Greater Dandenong**

The Community Safety Plan for Greater Dandenong 2015-22 sets the scene for a safe and thriving community achieved through the following vision.

**Vision**

The City of Greater Dandenong is a diverse, safe and harmonious community where all people feel included and respected.

The Community Safety Plan for Greater Dandenong 2015-22 aims to improve community perceptions of safety and reduce the risk of crime and anti-social behaviour. The plan will work toward these aims by:

- enabling all residents to enjoy and contribute to well designed and accessible public spaces
- supporting respectful relationships and positive interactions between communities and individuals, so that all residents are safe in public and within their homes
- designing and maintaining public and private transport infrastructure for the safe movement of all residents
- addressing the causes and impacts of alcohol and other drugs through community education, regulation and designing harm minimising environments
- encouraging on-line safety while maximising the benefits of web based communications

The Community Safety Plan will work towards this vision through the recognition of the specific needs of vulnerable groups in our community. This includes, but is not limited to, older and young people, women, people of differing abilities, people from culturally and linguistically diverse backgrounds and Aboriginal communities.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

COMMUNITY SAFETY PRINCIPLES

The Community Safety Plan for Greater Dandenong will seek to improve community safety using the following principles.

1. Partnerships, cooperation and connections.

Improving community safety requires effective partnerships between multiple stakeholders. This approach involves all levels of government, Victoria Police, community organisations and residents. Council will work with existing and new partners to build strong and resilient communities, reduce the likelihood of crime and anti-social behaviour and respond effectively to issues that impact on community safety. This approach also enables a coordinated and efficient mechanism to allocate resources for the benefit of the municipality. Council currently participates in a number of regional forums and partnerships including the Regional Justice Forum, Southern Metropolitan Regional Management Forum and Road Safe South East.

2. Design and planning of public spaces to improve safety

The design of public spaces will continue to be undertaken in line with principles that promote safety and health. Design principles such as Crime Prevention Through Environmental Design (CPTED) and Healthy by Design are used as a

means of improving community safety. CPTED provides guidance in the design of the built form to reduce the risk of crime and improve perceptions of safety. Likewise, Healthy by Design principles concentrate on improving safety and wellbeing through the design of public spaces that are accessible, walkable, livable and attractive.

3. Community development approach to community safety

Crime and anti-social behaviour often occurs as a result of complex social, economic and cultural circumstances. In acknowledgement of these factors, the Community Safety Plan for Greater Dandenong places an emphasis on preventative programs that aim to reduce risk of involvement with crime and anti-social behaviour. Importantly, this includes promoting opportunities for residents, community groups and other stakeholders that are accessible and contribute decision-making, accept community safety as a shared responsibility and build capacity and leadership across the community.

4. Promotion of community safety approaches and initiatives

Enhancing community safety and perceptions of safety includes strategies that educate, inform and promote the assets of Greater Dandenong. Council will continue to raise awareness of the importance of community safety by communicating the Priority Areas of the Community Safety Plan for Greater Dandenong. Finally, Council will widely promote the attributes and attractions of the municipality to enhance

perceptions of safety and encourage a sense of pride among residents.

Community Safety Advisory Committee - Supporting partnerships, cooperation and connectedness

Implementation of the Community Safety Plan for Greater Dandenong 2015-22 will be guided by the Greater Dandenong Community Safety Advisory Committee (CSAC). This committee includes senior representatives of the Victoria Police in Greater Dandenong, relevant State Government Departments, community agencies, transport providers, Neighbourhood Watch and Council's Media and Communications, Regulatory Services, Community Development and Youth Services Departments.

The role of the is to provide direction and support to community safety programs across the municipality. The primary responsibilities of the Community Safety Advisory Committee include:

- overseeing the development, monitoring and reporting of Council's Community Safety Plan
- aligning plans of various local groups involved in community safety
- discussion and development of creative ideas for addressing community safety issues
- capturing and sharing information regarding community safety issues
- consideration of research into safe communities
- development of interventions to improve community safety.

4. CITY OF GREATER DANDENONG

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

3 POLICY CONTEXT TO SUPPORT A SAFE AND HARMONIOUS GREATER DANDENONG



Improving perceptions of safety and responding to crime and anti-social behaviour is a complex task requiring a coordinated approach between government agencies, community organisations, law enforcement, businesses and local residents. The following stakeholders have a key role in community safety.

Federal Government

The Australian Federal Government has a responsibility for addressing high-level crime, funding research, setting policy directions and supporting a variety of health and community services. Relevant Federal plans and strategies include:

- National Action Plan on Women, Peace and Security 2012-18
 - National Alcohol Strategy 2006-11 – a revised version is currently being developed under the auspices of the Intergovernmental Committee on Drugs
 - National Binge Drinking Strategy
 - National Drug Strategy 2010-15 – which seeks to minimize harm arising from the use of tobacco, alcohol and other drugs
 - National Injury Prevention and Safety Promotion Plan 2004-14
 - National Plan to Reduce Violence Against Women and Their Children 2010-22
 - National Safe Schools Framework
 - National Strategy for Disaster Resilience 2011
- The National Crime Prevention Framework, released in 2012, was prepared by the Australian Institute of Criminology. Priorities include:
- reduction in alcohol-related violence
 - improved safety for young people
 - improved safety for indigenous people
 - preventing child abuse
 - reducing violence against women.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

State Government

The Victorian State Government has a variety of acts, policies, plans and strategies that guide the range of services involved in community safety. This also includes Victoria Police, Neighbourhood Watch, the Country Fire Authority, Metropolitan Fire Brigade, State Emergency Services, Vic Roads, Ambulance Victoria, child protection services and drug and alcohol services.

Relevant legislation includes:

- Child, Wellbeing and Safety Act 2005
- Children and Young Persons Act 1989
- Graffiti Prevention Act 2007
- Liquor Control Reform Act 1998
- Local Government Act 1989
- Occupational Health and Safety Regulations 2007
- Planning and Environment Act 1987
- Public Health and Wellbeing Act 2008
- Summary Offences and Control of Weapons Act 2009
- Victorian Charter of Human Rights and Responsibilities Act 2006
- Victorian Emergency Management Act 1986/2013.

Relevant policies, plans and strategies include:

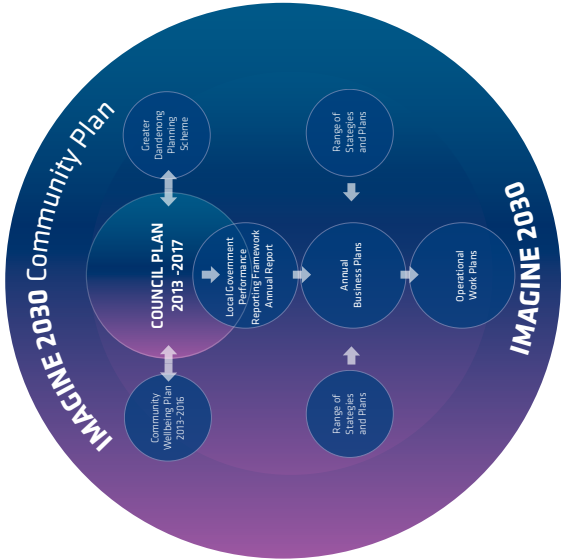
- A Right to Respect: Victoria's Plan to Prevent Violence against Women 2010-20
- A Right to Safety and Justice: A Strategic Framework to Guide Continuing Family Violence Reform in Victoria 2010-20
- Victoria's Advantage - Unity, Diversity, Opportunity
- Because Mental Health Matters: The Victorian Mental Health Reform Framework and Action Plan 2009-19
- Department of Human Services - Vulnerable Persons in Emergency Policy 2012
- Emergency Management Manual Victoria Plan 2013-17
- Reducing the alcohol and drug toll: Victoria's Plan 2013-17
- Safer Design Guidelines for Victoria
- Victoria Police Blueprint 2012-15
- Victoria's Road Safety Strategy 2013-22
- Victoria's Alcohol Action Plan 2008-13.



2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Local Government Local governments have for some time led or contributed to community safety initiatives and responses. The City of Greater Dandenong's role in improving community safety includes: • developing plans and strategies which address crime prevention and perceptions of safety • applying the principles of safer design and crime prevention when designing local infrastructure, public spaces and rail precincts • managing the Safe City CCTV program • delivering community development-based programs and strategies to address local safety issues • informing the community of ways to prevent and respond to crime, anti-social behaviour and emergency management • exercising a regulatory role to enforce state regulations and local laws • encouraging community participation in decision-making and local activities.	These roles are shared across departments within Council and are supported by Council's strategic policy documents. Most significant among these are the Imagine 2030 Community Plan, Council Plan 2013-17, Community Wellbeing Plan 2013-17	Municipal Strategic Statement and Municipal Emergency Management. Figure 1 depicts an integrated approach to planning within the City of Greater Dandenong with the 2015-2022 Community Safety Plan for Greater Dandenong sitting below the Community Wellbeing Plan 2013-17.
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Figure 1. Integrated Planning in Greater Dandenong



2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Figure 2. Planning for Community Safety in Greater Dandenong

Strategic plans	Objectives related to improving community safety and documents of Council
Imagine 2030 Community Plan	Community Vision Statement - People will feel safe because everyone is friendly, inclusive and respectful, and people do not feel threatened by each other.
Council Plan 2013-17	Strategic Objective 1.6 - Improve safety in public spaces and improve perceptions of safety in Greater Dandenong.
Community Wellbeing Plan 2013-17	Priority Three - To improve actual and perceived safety within the home and in public for all residents.
Municipal Strategic	MSS 21.03 Attractive and Safe Environment - Realise opportunities to improve safety, amenity and image of Greater Dandenong in the public realm through good urban design. MSS 21.05 Built Form - Create community 'connectedness' and improve safety in public places through 'Transit Oriented Development' (TOD) and 'Crime Prevention Through Environmental Design' (CPTED). MSS 21.06 Open Space - Maximise passive surveillance from surrounding residential, commercial and/or industrial areas to promote community safety. MSS 21.07 Infrastructure and Transportation - Provide a safe, easily accessible and continuous bicycle network to deliver benefits to the community. Likewise encourage walking by progressively upgrading the walking path network. Assess social and community impacts of all transport modes ensuring that issues of safety and accessibility are considered.
Municipal Emergency Management Plan	Identify hazards and determine risks that may impact upon the municipality; Implement measures to prevent or reduce the cause and/or effects of emergencies; Manage arrangements for the utilisation and implementation of municipal resources in response to emergencies; Manage support that may be provided to or from adjoining municipalities; Assist affected communities to recover following an emergency; and complement other local, regional and state planning emergency arrangements.

Figure 2 above outlines the strategic plans and documents of Council and how they work in an integrated manner to prioritise improved safety and perceptions of safety.

8. CITY OF GREATER DANDENONG

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

4 COMMUNITY SAFETY IN GREATER DANDENONG

Greater Dandenong is a socially and culturally vibrant community with many assets, yet it continues to face a number of challenges that set it apart from other communities in Victoria and the broader metropolitan area.

Greater Dandenong is the most culturally-diverse community in Victoria. Nearly two-thirds (60 per cent) of its 155,000 residents were born overseas and its residents originate from more than 150 birthplaces. Languages other than English are spoken in two-thirds of Greater Dandenong households – the highest level in the state.

Cultural diversity in Greater Dandenong has been identified as a strength among young people who reported a sense of pride and belonging to their community in recent Council consultations. Yet some residents face the unfortunate experience of discrimination on the basis of their culture, religion or appearance.

Despite recent improvements in educational outcomes, Greater Dandenong reports relatively low levels of early childhood development and high rates of early school leaving. Consequently, young people in the community face high levels of unemployment.

While Greater Dandenong is a major regional employer, these unfavourable educational

outcomes, coupled with a decline in manufacturing, have also contributed to high levels of local unemployment among the general population. Median incomes are the lowest in Melbourne, resulting in financial hardship, which is exacerbated by high gambling losses and a doubling in housing costs over the past 15 years.

Police statistics reveal a substantial rate of assaults in public places, family violence and property crime. Alcohol consumption, coupled with illicit drug use, intensifies these trends and contributes to high levels of concern for personal security among Greater Dandenong residents.

Council considers planning for community safety as particularly significant for a changing and increasing population. Growth in the number of private dwellings and the changing preferences for inner urban living require Council and other key stakeholders to design and provide safe and highly activated public spaces.

Feeling safe at home contributes greatly to a person's ability to participate in community life. All people have the right to enjoy social participation, employment and prosperity free from the fear and impacts of violence.

This Plan highlights a collaborative approach to improve safety for all people where they live, work and play.



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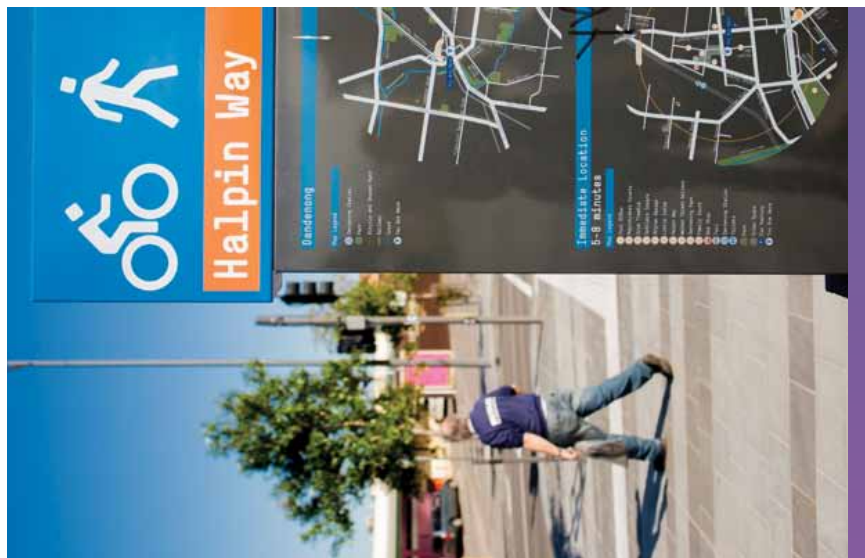
2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

5 ACHIEVEMENTS AND PROGRESS OF THE COMMUNITY SAFETY PLAN 2011-14

The following key achievements demonstrate progress across the Priorities Areas of the 2011-14 Greater Dandenong Community Safety Plan.

Key achievements priority area one – safer public places

- ✓ Council has incorporated Crime Prevention through Environmental Design (CPTED) and Safer Design Principles (SDP) in the development, implementation and review of Structure Plans, major planning applications and Master Plans.
- ✓ In 2014, Council installed a 15-camera Safe City CCTV system in the Dandenong Central Activity District, covering the pedestrian path from Dandenong Station to the Harmony Square. Funding of just under \$400,000 has been secured from the Commonwealth Government to expand this system along Lonsdale and Walker Streets and into Palm Plaza. A similar system will be installed in Noble Park by the end of 2015. Council continues to ensure hotspot localities within the municipality are identified and prioritised.
- ✓ Promotional articles appeared in all local papers and 'The City' for community activities held at the Dandenong Station in partnership with Victoria and Transit Police. Local media have published favourable articles on various programs, upgrades and funding announcements, including the \$250,000 Victorian Government Public Safety Infrastructure Fund at Menzies Avenue, the Department of Justice graffiti removal grant and Springvale 'No Drinking Alcohol in Public Places' campaign.
- ✓ In 2013, Council endorsed the Alcohol Management Framework (AMF) which sets out a process for assessment of new liquor licenses and also provides context for the management of licensed premises which now require an Alcohol Management Plan as part of their application. The AMF was piloted for 12 months in central Dandenong with the intention that it will be applied across the municipality.
- ✓ Safety concerns are being addressed through significant investments in rebuilding and revitalising areas of central Dandenong, such as the Civic Precinct and areas near the Dandenong Railway Station and in other key centres in the municipality.



2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

- ✓ Council helps people improve their chances of continuing to live independently by maintaining physical fitness through the 'Making a Move' program and individual low-level home exercise programs. More opportunities have been made available by incorporating 'Making a Move' into Planned Activity Group programs.
- Key achievements priority area four – transport safety**
- ✓ Council obtained Transport Accident Commission funding to help revise Council's Road Safety Strategy during 2013-14. Council will formally consider the revised draft Road Safety Strategy in 2015.
- ✓ Access maps for Springvale and Noble Park have been updated and reprinted. The maps are available on the Council's website. Dandenong access maps have also been completed and are available in hardcopy.
- ✓ 'Race Around the Community' is an annual full-day event conducted by Council's Youth Services to encourage young people to use public transport to access local services and programs.
- Key achievements priority area three – safety in the home**
- ✓ Council and its partners assist residents to make their homes safer and better suited to independent living. The Home and Equipment Safety Check program enables clients to improve the safety of their homes and Living at Home Assessments enable the provision of adaptive equipment. Low-cost aids and equipment have been provided through funding for private allied health assessments and funded programs such as the Aids and Equipment Program and Department of Health Equipment Program.
- ✓ Extreme hot weather presents serious risks, to vulnerable residents. To reduce these risks Extreme Weather Packs are provided to new community care clients and additional information supplied through an annual client newsletter, phone surveys and targeted mail outs. Under the Extreme Weather Sub plan, identified vulnerable people are contacted during heatwaves, provided with cooling equipment, assisted with getting food and medication and transported to appropriate air-conditioned venues, if required.
- Key achievements priority area two – preventing family violence**
- ✓ Council continued to promote White Ribbon Day with internal Council events in 2010, 2011 and 2012. In 2013, 500 people took part in a 'Walk Against Family Violence' from the Market to the Drum Theatre. On the basis of this success, Council organised a 'Walk Against Family Violence' on White Ribbon Day 2014. The walk attracted over 700 participants with speakers promoting gender equity and the prevention of family violence.
- ✓ The 'CHALLENGE Family Violence' project is funded by the Department of Justice and delivered in partnership between Greater Dandenong, Casey and Cardinia Council and Monash Health. The City of Greater Dandenong is developing a faith-based family violence prevention resource in collaboration with local faith communities.
- ✓ As a leading employer in the municipality, Council has established an internal Family Violence Working Group.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

6 COMMUNITY ENGAGEMENT

This plan was supported by a review of local crime, safety and other social conditions within the municipality. This information assisted in identifying significant safety concerns within the Greater Dandenong.

In addition, consultation was undertaken with residents, community groups, organisations and the Community Safety Advisory Committee. Consulting with the community and local stakeholders helps Council to understand community concerns and form partnerships to improve safety.

Consultation methods included:

- Workshops with key stakeholders.
- two workshops were held with external and internal stakeholders
- an additional workshop was conducted with Council departments responsible for implementing this Plan.

- Surveys and face-to-face consultation with community groups, residents and young people.

- a focus group was held with Council's Young Leaders program and participants

- 91 survey responses from members of the public

- 24 survey responses from community organisations

- 27 survey responses from Council staff.

- Interviews with members of the Community Safety Advisory Committee.

- interviews were conducted to review priority areas of the plan and discuss its partnership activities and responsibilities.

- public exhibition phase to solicit feedback from residents on the plan

- feedback from residents, organisations and community groups, during this phase will be considered when finalising this plan.

Results

Workshop feedback

- Internal and external workshops focused on strategies to address current crime and anti-social behavioural trends in Greater Dandenong. Priority areas of this plan were directly determined by workshop findings.
- All participants identified that despite the significant achievements from the 2010-14 Community Safety Plan, further work and sustained focus is required in the majority of the priority areas to improve safety for Greater Dandenong residents.
- Participants identified the need to include targeted safety strategies for young people and an emphasis on the safety implications of emerging online technology.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Survey and focus group feedback

- All the plan's priority areas were identified as 'very important' by a majority of survey respondents.
- Suggestions from community groups, staff and young people were varied. They included the need for the plan to include strategies such as:
 - well-designed and accessible spaces
 - community development initiatives that address the complex causes and impacts of crime and anti-social behaviour
 - greater promotion of Greater Dandenong's assets and strengths
 - encouragement of community ownership of strategies to improve safety and perceptions of safety.
- A majority of suggested strategies indicated a need for Council to work alongside relevant stakeholders to address crime and anti-social behaviour.

Research

Research was undertaken into the policy directions of the Federal and State Government as well as a review of Local Government best practice strategies to improve safety and minimise the risk of crime and anti-social behaviour. This research was considered in the development of the plan's priority areas and actions.



A SAFE AND HARMONIOUS GREATER DANDENONG. A Community Safety Plan for Greater Dandenong 2015-22 **13**.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

PRIORITY 7 AREAS

7.1 PRIORITY AREA ONE:

Supporting diversity and promoting harmony

Cultural diversity is an opportunity and a strength in the community. Council celebrates cultural diversity with pride and seeks to build a harmonious community where all residents enjoy a sense of security and belonging. Around 60 per cent of residents were born overseas, in more than 150 different countries. Over half of the community (55 per cent) are from non-English speaking backgrounds. This makes Greater Dandenong the most culturally diverse locality in Victoria and the second-most diverse in Australia. In 2013-14, 2,100 recently-arrived migrants settled in Greater Dandenong – the highest number of settlers in any Victorian municipality (Department of Immigration and Border Protection, 2014).

To succeed in promoting diversity and harmony, Council recognises and responds to racism and race-based discrimination. This includes violence, threats, race-based bias, exclusion and racial stereotyping. Discrimination and racism can be detected at individual, interpersonal, organisational and community levels.

Those most affected by racism and discrimination include Aboriginal and Torres Strait Islanders and people from Middle-Eastern, Asian and African backgrounds (VicHealth, 2012).

Issues affecting newly-arrived migrants and people from diverse backgrounds are complex and may include the experience of racism and discrimination, difficulty understanding Australian culture and law and limited access to information about available services (Refugee Council of Australia, 2012).

Recently-arrived people may find it difficult to secure affordable housing; their previous work experience, skills and qualifications may not be recognised and their English proficiency is often limited.

In addition, some may have experienced torture and trauma before arriving in Australia, while others may feel stigmatised or isolated in their new environment.

The City of Greater Dandenong has unanimously pledged to support the National Anti-Racism Strategy's campaign, Racism. It Stops with Me. This is an ongoing national anti-racism campaign launched by the Australian Human Rights Commission in 2012.

Working with the Office of Municipality Affairs and Citizenship, Council is also running a range of programs aimed at increasing social cohesion across the municipality.

Effects on the community

The experience of race-based discrimination is clearly linked to conditions such as depression, anxiety, obesity and drug abuse, while in some instances limiting an individual's participation in economic, social and civic life (VicHealth, 2009).

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

- Disability Action Plan
- Imagine 2030
- Community Wellbeing plan 2014-17
- Asylum Seekers and Refugee Action Plan 2014-17
- Road Safety Strategy 2014 (draft)
- Youth Strategy 2012-17
- Municipal Emergency Management Plan

Garden Renewal Asylum Seeker Project (GRASP)

Council's Volunteer Program secured a project in partnership with Council's Parks Unit, Red Cross and the Adult Migrant Education Service Victoria. The project provides meaningful volunteer roles for Asylum Seekers in order to gain training and experience, building a sense of belonging. Participants planted a large garden bed at Roth Hetherington Botanic Gardens, Keysborough for the local residents to enjoy and feel safe in.

The park is well loved and used daily by local residents. A team of 12 asylum seekers from Afghanistan, Iran, Pakistan and Sri Lanka have worked hard to reduce overgrown areas. Residents say they feel much safer using the park now that it has been 'tamed' where before the overgrown bush areas made users uneasy while walking alone. Residents also commented anecdotally that their perceptions of asylum seekers had changed, due to the many conversations and friendly exchanges they shared during the project. In November 2014 this project won the Father Bob Maguire Angels of the Street Award (Environment).

Interfaith Network City of Greater Dandenong

The Interfaith Network is a group of diverse cultural and religious faiths, working in partnership with the City of Greater Dandenong to promote peace and harmony within the municipality. The Network is the first established Interfaith Network in Australia and consists of various traditional and multi-faith groups who meet monthly. The Network's goal is simple - promoting understanding, respect and tolerance for each other's beliefs by living together in peace and goodwill. The Interfaith Network covers faith communities in Springvale, Dandenong, Keysborough and Noble Park. The Interfaith Network promotes peace and harmony, which in-turn promotes a sense of safety and security in the community.

The Australian Human Rights (2012-15) research findings indicate that:

- one in seven Australians have experienced discrimination because of their colour or background
- one in five Australians have experienced race-hate talk, such as verbal abuse, racial slurs or name-calling
- one in 10 Australians have experienced race-based exclusion in the workplace or at social events
- more than one in 20 Australians have been physically attacked because of their race.

The Community Safety Plan for Greater Dandenong will work towards supporting the diversity and promoting harmony using the following objectives:

Objective 1 - Display leadership in promoting harmony and diversity.

Objective 2 - Address race based discrimination and support social cohesion.

These Council policies, plans and strategies aim to support diversity and promote harmony:

- Diversity, Access and Equity Policy (under development)
- Council Plan 2013-17

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)



Effective action in preventing family violence is to support the capacity of the community to respond and change attitudes towards family violence. Addressing its underlying causes, such as gender inequality and beliefs in rigid gender roles and stereotypes, is vital.

Effects on the community

Family violence affects people in every locality and all social circumstances. Though family violence is often hidden, it is prevalent: one woman in six is assaulted by a current or former partner in her lifetime and one in 30 each year (Australian Bureau of Statistics, 2013).

Children and young people are usually affected by family violence, either as witnesses to such behaviour or as victims of violence themselves.

One in four children or young people witnesses violence against their mother during childhood.

Effects may include depression and low self-esteem; aggressive and bullying behaviour;

sleeplessness or bedwetting; loss of interests or friends; poor school performance; drug-related problems; suicidal or antisocial behaviour;

alcohol and substance abuse, parent-child conflict, abuse of parents and suicide (Domestic

Violence Prevention Centre Gold Coast, 2015). In addition, there has been a rise in the prevalence of adolescent violence towards parents in recent

years with Victoria Police reporting that one out of 10 call-outs is in response to adolescent violence in the home – largely directed towards women.

7.2 PRIORITY AREA TWO:

Preventing family violence

The relationships we have between husbands, wives, partners, children and other family members are a huge part of our lives. Equal and respectful relationships within families contribute to a feeling of belonging and can improve our health and wellbeing. An equal and respectful relationship is one where each person values, respects and trusts the other person. Not all relationships are respectful. Some people are abused in their relationships or are made to feel worthless, scared and unsafe. This is known as family violence. In recent years, local governments and other organisations have become increasingly involved in the prevention of family violence.

Preventing Family violence requires a whole-of-community approach using multiple strategies to address this critical issue.

Family violence is a broad term that includes psychological, economic and emotional abuse as well as physical and sexual violence. It is the major contributor to preventable illness and death in women aged 15–44 years, the primary cause of homelessness among women and children and the causes an average of one death each week across Australia. Family violence also harms the mental and physical health of its victims, including anxiety and depression and accounting for 58 per cent of the disease burden resulting from violence (VicHealth, 2012).

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

State Government reports indicate the level of confirmed child abuse cases in Greater Dandenong in 2011-12 was 11 per 1,000 children and adolescents, the second-highest level in metropolitan Melbourne (Department of Education and Early Childhood Development, 2013). The rate of police callouts to family incidents in Greater Dandenong in 2013-14 was the second highest in Melbourne and 44 per cent above the metropolitan average (Victoria Police, 2014). Family violence is gendered crime. Women are most likely to be the victims of family violence and men are most likely to be the perpetrators of family violence. In fact, between 1999-2010, 91-95% of perpetrators of family violence against women were male in Victoria. To prevent violence against women, we must address its causes. Some people think that alcohol, financial stress or poverty causes violence against women. But the key causes are in fact: • Unequal power between men and women • Rigid gender roles and stereotypes * Social norms that condone violence by men A 2013 VicHealth survey on attitudes toward violence against women found that one in five people consider violence against women excusable if a man loses his temper or regrets his actions. One in ten held that women should remain in violent relationships to keep the family together.	These attitudes serve to support a belief that family violence is acceptable and that its female victims should be responsible for minimising its adverse consequences. Communicating a zero-tolerance attitude to violence against women and children is important if family violence is to be significantly reduced or eliminated. Efforts to promote gender equity and respectful relationships between men and women are important in preventing family violence. Programs and policies that challenge attitudes, beliefs and cultures that support or condone violence are essential to reduce rates of family violence.	The Community Safety Plan for Greater Dandenong will work towards preventing family violence using the following objectives: Objective 1 - Display leadership within Council, to promote gender equity and respectful relationships. Objective 2 - Collaborate with stakeholders across sectors to prevent family violence and address its causes. Objective 3 - Raise awareness about family violence and its causes. Objective 4 - Provide services that seek to prevent and respond to family violence. These Council policies, plans and strategies also contain actions that seek to address and minimise family violence: • Community Wellbeing Plan 2014-17 • Council Plan 2013-17 • Youth Strategy 2012-17 • Children's Plan 2015-19 • City of Greater Dandenong Enterprise Bargaining Agreement 2012. • Municipal Emergency Management Plan
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2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

7.3 PRIORITY AREA THREE:**Creating safer public places**

The quality of public places can affect a community's overall level of health and wellbeing. The design and maintenance of public places affect how individuals feel about their surroundings, their sense of involvement in community life and the degree to which they feel safe. Public places can be public or privately owned and include streets, parks, reserves, shopping centres, car parks and squares (mehta, 2013).

Crime is less likely to occur in well-attended places. Good design and regular maintenance can encourage people to use spaces, interact with each other and feel positive about their communities. Council recognises that positivity and pride for the local community is influenced by actual and perceived levels of safety.

Safe City Closed Circuit Television (CCTV) program

One initiative Council has implemented to improve actual and perceived levels of safety is the Safe City CCTV program.

This program aims to improve safety by reducing the risk of crime and anti-social behaviour and promoting the use of public spaces for legitimate users. Safe public spaces, such as those encouraged through the presence of CCTV, enable interaction and breaks down isolation. This contributes to improved safety and wellbeing for all residents.

Greater Dandenong's CCTV program is delivered as a collaboration with Council, Victoria Police and Federal and State Government funding bodies (See Appendix 1 for a summary of roles, responsibilities and achievements).

The Safe City CCTV program currently consists of cameras at Menzies Avenue in Dandenong North and Central Dandenong. Additional cameras will be installed to add to Central Dandenong and Noble Park in 2015-16.

The City of Greater Dandenong considers a range of factors in assessing locations and the need for CCTV. To assist in this assessment, Council has designed a site identification matrix to prioritise key hotspot locations with scores assigned based on the following four key indicators:

- 1. Crime** – an assessment of crime data from Victoria Police, Council databases and other sources.
- 2. Location** – an assessment of the types and numbers of facilities within 500 metres, the extent of pedestrian traffic and a determination of whether the location serves a regional or neighbourhood catchment. This criteria provides guidance on the whether the responsibility for the provision of CCTV sits with Council or a private landowner.
- 3. Health and Wellbeing** – a review of perceptions of safety, the ability to access public spaces and proximity to community facilities.

- 4. Economic** – an evaluation of the sites economic attributes such as the level of employment and retail investment and the flow on effects of improved perceptions of safety on retail and commercial activity.



2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Additional considerations in the installation of CCTV cameras include the cost of installation, maintenance and the requirement for ongoing monitoring. Council will also continue to consider the effectiveness of the current practice of passive surveillance of the CCTV system. This is an important consideration in making decisions to expand CCTV installation or introduce other community safety initiatives.	Graffiti Management Council extends its commitment to build and maintain safe neighbourhoods by taking an active role in preventing graffiti. Graffiti affects the visual appearance of communities and contributes to poor perceptions of public safety. The most common problem in City of Greater Dandenong is 'tagger graffiti' with over 80 per cent of graffiti removal resources targeted to tags.	Crime rates are relatively high in Greater Dandenong, with the local rate of violent offences (crimes against the person) 162 per cent of the Victorian level in 2013-14. The local rate of recorded violent offences has increased by 67.7 percent since 2004-05 and is the second highest in Metropolitan Melbourne outside the City of Melbourne Local Government Area (Victoria Police, 2005-2014).
Central Dandenong Pop-Up Park This project created an inclusive and safe community space on vacant land as part of a site that has sometimes been a troublesome 'hotspot'. The Revitalizing Central Dandenong (RCD) Pop-Up-Park is located opposite the Dandenong Railway Station on Foster Street on land owned by Places Victoria. The Our Place, My Future project, funded by the Department of Planning and Community Development (DPCD) and delivered by Mission Australia, has built and activated a community space in a temporary site: the Pop-Up-Park in Dandenong. The project developers engaged the community around the site – some of them particularly hard-to-reach groups – and deliver programs and events to maximise community participation and use of the park. The construction of the Pop-Up-Park also helped create employment and skill development opportunities for disadvantaged groups and local residents.	Council endorsed the Graffiti Management Plan 2013-2018 (see Appendix 2) which adopts the four successful pillars of education, engagement, erasure and enforcement to manage and reduce the risk of graffiti. The Action Plan uses a collaborative approach with local residents, businesses and the police to address the incidence of graffiti on private property and complement the existing approach to managing graffiti on public property.	Few Greater Dandenong residents cycle or walk to their place of work and this can have unfavorable outcomes for local levels of obesity and physical activity. The 2011 Census found that 0.5 per cent of employed residents cycled to work and two per cent walked compared with 12 and 13 per cent in other municipalities. Possible reasons for this under-representation may include fear of crime, traffic safety concerns and fear of encountering anti-social behaviour.
	Effects on the community The 2012 VicHealth Indicators Survey found that 48 per cent of Greater Dandenong residents felt unsafe walking alone at night, the second highest percentage in a local government area in Victoria and substantially more than the corresponding state-wide figure of 30 per cent. This may be due to people's perceptions of the incidence of crime.	

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Young people are frequent and visible users of public spaces, using such places to construct their social identities by interacting with their peers and others (McMillan, 2012). Young people are often noticeable at public transport facilities, shopping centres and libraries, frequently attracting unwarranted negative attention based on ill-informed stereotypes.	Despite many achievements in improving safety in public places, many local young people have also reported feeling unsafe especially around people affected by alcohol or other drugs, or where they are targets of racism. The proportion of local young people who either commit, or are victims of, violent crime is the third highest in metropolitan Melbourne. Violence experienced and perpetrated by young people is often a symptom of poverty, low education attainment, inadequacy of parenting or role-modelling, family dysfunction, or the influence of alcohol and other drugs (Grossman, M and Sharples, J. 2010). Notably, levels of substantiated abuse of adolescents are the second highest while the proportions of young people who did not have a trusted adult in their life, did not have someone to turn to for advice or were dissatisfied with life, were the highest in Melbourne, according to a State Government survey conducted in 2009 (Department of Education and Early Child Development, 2013). The Community Safety Plan for Greater Dandenong will work towards safer public places using the following objectives: Objective 1 – Design, maintain and activate public spaces to improve safety and perceptions of safety. Objective 2 – Strategically respond to safety concerns and identified hot-spots in a planned and collaborative manner.	Objective 3 - Promote strengths and assets of the municipality to improve perceptions of safety. These other Council policies, plans and strategies also contain actions that address safer public places: • Crafft Management Plan 2013-18 • Dandenong Railway Station Precinct Action Plan 2011-18 • Public Art Strategy 2008-13 • Children's Plan 2015-2019 • Community Wellbeing Plan 2013-17 • Municipal Strategic Statement (MSS) - last amended 2014 • Open Space Strategy 2009 • Alcohol Management Policy 2013 • Imagine 2030 Community Plan • Youth Strategy 2012-17 • Walking Strategy (under development) 2015-19. • Walking Strategy (under development) 2015-19. • Place making Framework (under development)
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Central Dandenong Harmony Square

Investment in civic infrastructure can stimulate a community's pride in its municipal assets and result in more positive perceptions of a municipality's built environment. In 2014 Council completed the new Council building and the adjoining Harmony Square in central Dandenong. The precinct has a distinctive design and includes places to sit and relax, a high-resolution Big Screen, a state-of-the-art public library and complementary cafes and retail outlets. Accessible to pedestrians and public transport users the Harmony Square offers a place for residents to relax, eat, congregate and participate in major community events. It was the location for well-attended New Year's Eve celebrations and fireworks. The flow of people through the square, coupled with well-lit open design, has fostered a sense of community among residents in central Dandenong and enhanced perceptions of personal safety. It is anticipated that the prominence and high-visibility of the Civic Square will have a positive influence on residents and visitors perception well beyond its immediate surroundings.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

7.3 PRIORITY AREA FOUR:

Safety for road users, pedestrians and commuters

Safety for residents while they are commuting within and out of the city is an essential community safety consideration. Motorists, cyclists and pedestrians within Greater Dandenong tend to have worse outcomes as road users than residents of the rest of the metropolitan area.

While Greater Dandenong is relatively well-served with a variety of public transport options, the uptake of public transport is heavily influenced by the occurrence of crime and anti-social behaviour and the resulting poor perceptions of safety at public transport nodes.

Greater Dandenong City Council works with partner organisations in a number of initiatives and programs that aim to improve safety for road users, pedestrians and commuters in the municipality.

Effects on the community**Safety for road users**

Road accidents inflict an enormous social, emotional, physical and economic toll on the community, including death, permanent incapacity and loss of mobility, depression, anxiety, loss of earnings and property damage.

Despite reductions in accident rates, road crashes still occur at higher rates than in other parts of the metropolitan area. In 2011, the rate of accidents resulting in serious injury was 12 per 10,000

residents in Greater Dandenong - substantially higher than the corresponding metropolitan area rate of 8 per 10,000. Overall, older people, children under 14 years and intoxicated pedestrians are at greatest risk on our roads (Victoria's Road Safety Strategy – 2013-22).

Speed Alert Mobile Trailer

Council uses a Speed Alert Mobile Trailer to provide a safer road environment for all road users by encouraging motorists to comply with the 40 km/h speed limit within school zones and shopping precincts.

Safety for pedestrians

Walking is the most popular physical activity in Greater Dandenong with participation rates (52 per cent) exceeding both state (36.6 per cent) and national (35.9 per cent) participation rates (City of Greater Dandenong Sport and Recreation Participation Study 2011). Encouraging the desire to walk as a form of recreation and transport requires well-planned and safe infrastructure.

Currently around 40 per cent of people who die in accidents on the roads in Greater Dandenong are pedestrians. This could be significantly reduced through the creation of walkable environments which are appealing, convenient, safe and enjoyable. From footpaths to parks and other public spaces, a walkable environment invites a culture of walking to shops or services, for recreation, to catch the bus or to get to school or work.



2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Safety for cyclists

In addition to walking, cycling is an important form of recreation and a mode of transport to support this activity the City of Greater Dandenong has a large bicycle network consisting of 98 kilometers of both off and on-road cycling paths, including the EastLink and Dandenong Creek Trails.

Greater Dandenong residents tend to use bicycles less than people in other municipalities. Reports on perceptions of safety have found that respondents fear having a traffic accident, being assaulted or confronting anti-social behaviour while riding. Safe and supportive environments that encourage people of all ages and capacities to walk and ride for transport and recreation deliver multiple benefits. These include:

- health benefits of leading an active life, including increased physical activity and reduced rates of chronic disease
- transport benefits and environmental benefits from reduced vehicle use
- using less energy than motor vehicles
- stronger and more liveable communities with more people interacting
- improved community safety, as 'peopled' places are safer places (Garrad, J. 2008).

Safety for commuters

If public transport facilities are unsafe, or perceived as such, people are less likely to use them and may consequently find it difficult to use public transport to get to work or personal appointments. Public transport facilities including railway stations, bus interchanges and taxi ranks are vital facilities and residents need access to safe and visually attractive transport.

Unfavourable perceptions of safety around public transport nodes can change passenger travel behaviours and have a flow-on effect for the economic and social fabric of the municipality (Dandenong Railway Station Action Plan Precinct Action Plan 2011-2018).



2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

An example of Council's commitment to improving safety around transport nodes is the Dandenong Railway Station Precinct Action Plan 2011-18 (see Appendix 2 for a summary of the Plan). Activities of the Action Plan are delivered in partnership with Metro Trains, Public Transport Victoria and Victoria Police.

Recent achievements include:

- the installation of CCTV security camera systems in and around the station precinct
- improved cleanliness, maintenance, staffing levels, disability and public access
- enforcing local laws banning consumption of alcohol in public places
- redevelopment of the Bus Interchange area and its shelters, combined with the introduction of a Safe Taxi Rank with its own CCTV, improving pedestrian and traffic safety
- regular cultural, performance and social activities to engage patrons and other visitors
- a new plaza, 'Settlers Square' beside the 'Pop-Up-Park' and opposite the train station, which connects to a new street, 'Halpin Way' that leads to the city's new public square.

Dandenong Railway Station Precinct Action Plan 2011-18

As the gateway to central Dandenong, Dandenong Railway Station connects nearly 8,000 people to employment, shopping and social destinations every day. Council is engaged with Metro Trains, Public Transport Victoria and Victoria Police in a program to improve safety in and around the station. Redesigning the nearby taxi rank and bus interchange, removing graffiti, installing CCTV, running trains more often, developing a local 'pop-up' park on previously unused land and having Protective Service Officers patrol the area are among the measures which have far been taken to enhance security and perception of safety in the area.

Objective 4 - Improve safety for pedestrians and cyclists through the promotion of accessible infrastructure.

These other Council policies, plans and programs also address safety for road users, pedestrians and commuters:

- Council Plan 2013-17
- Community Wellbeing Plan 2013-17
- Municipal Strategic Statement - last amended 2014
- Open Space Strategy 2009
- Imagine 2030 Community Plan
- Walking strategy (under development) 2015-19
- Children's Plan 2015-19
- Dandenong Railway Precinct Action Plan 2011-18
- Disability Action Plan
- Road Safety Strategy (under development)

The Community Safety Plan for Greater Dandenong will work towards improving safety for road users, pedestrians and commuters through the following strategies:

Objective 1 - Improve safety for all road users through development and endorsement of Council's Road Safety Strategy.

Objective 2 - Address safety concerns at public transport nodes through partnerships, appropriate design and location.

Objective 3 - Promote vehicle safety through educative programs on road law compliance.

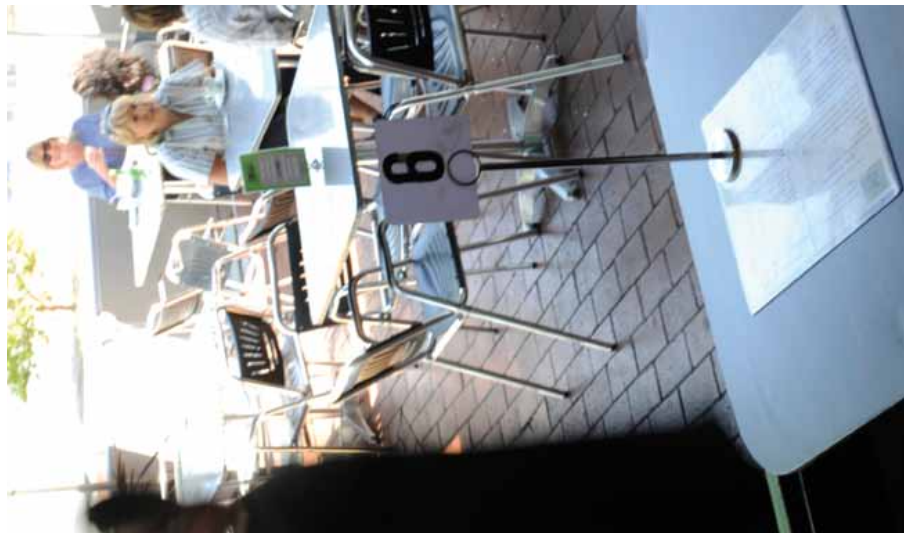


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2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

7.5 PRIORITY AREA FIVE: Addressing alcohol and other drug harms Consuming alcohol is widely accepted throughout Australia as a key element in celebrations, dining, entertainment and sporting activities. Responsible service of alcohol can support the vitality of a local economy by generating employment and profit in manufacturing, advertising, hospitality and tourism. Yet when it occurs at levels that cause harm, alcohol consumption is one of the world's top three public health issues (City of Greater Dandenong, 2014). Circumstances which may contribute to excessive alcohol consumption include personal pressures and concerns, social acceptance and the ready availability of alcohol (Stimson, 2006). As with alcohol, people consume illicit drugs for a variety of reasons including recreation, to be part of a group, out of curiosity or to avoid physical and/or psychological pain. Drug use is influenced by a number of factors including their perceived benefits (Australian Drug Foundation, 2014). However, the use of illicit drugs has considerable health risks for people who use them and impacts their family, friends and the wider community. Local governments are often confronted with the consequences of alcohol misuse and illicit drug use, including alcohol-related assaults, injuries, car crashes, property damage and other forms of anti-social or illegal behaviour (Australian Drug Foundation, 2012).	of road accidents leading to injury or death, and causes at least 3,300 deaths each year across Australia (National Drug Research Institute, 2013a, 2013b; O'Leary et al, 2012; Hulubowycz, 1994) • locally, the 2011-12 Victorian Population Health Survey found that 29 per cent of Greater Dandenong residents consumed alcohol to a level which exposed them to short-term risk. While this rate is comparatively lower than the State level at 45 percent, the health and social effects of excessive alcohol use calls for ongoing action by relevant agencies. • other measures of local alcohol-related harm, such as alcohol-related assaults, drink driving and emergency room attendances for alcohol-related incidents, differ little from Victorian levels (Victoria Police, 2012; Monash University Accident Research Centre, 2012; Australian Bureau of Statistics, 2012). Illicit drug use is increasing in the City of Greater Dandenong: • in 2013-14, the rate of drug offences was 87 per cent higher than the metropolitan level, having risen by 50 per cent during the past decade to become the second highest rate in Melbourne (Victoria Police, 2014). In addition, Victoria Police advise that such drugs frequently ignite local incidents of violence and other offences.
Addressing the cumulative impact of outlet density and alcohol related harms Council along with the South East Melbourne (SEM) Councils Alliance, Victoria Police, Ambulance Victoria, Swinburne University, the Australian Drug Foundation, and Turning Point Alcohol and Drug Centre are conducting a research project to determine if alcohol's outlet density, sales and use affects communities. The project is aiming to develop an evidence-base for what social, economic and/or health factors are impacted on by alcohol sales and use. The project will assist the identification of strategies to address alcohol related harms.	Effects on the community Consequences of alcohol abuse can make people feel less safe, regardless of the actual level of risk associated with a place, situation or the behaviour of others. These perceptions of safety can affect how people link in to and are connected to the community as a whole and how included they feel (McAtamney and Morgan 2009). Excessive alcohol consumption is a major risk factor and often causes a crime, road accidents, ill-health and mortality: • alcohol intoxication is implicated in almost half of all assaults, contributes to a third

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)



Those most at risk from alcohol misuse and illicit drug use include:

- young people engaging in risky behaviours
- women, children and young people experiencing family violence
- individuals or groups from culturally diverse backgrounds
- people dealing with mental health issues and/or other challenging life situations
- people who are homeless or living in insecure accommodation, such as rooming houses
- people who are isolated from community life and their family.

The relatively recent surge in crystal methamphetamine 'ice' use in Victoria poses a great concern for the general community, justice and health services. Police arrests and ambulance data indicate that the use of 'ice' has surpassed the last peak period of 2005/2006. In addition the purity of this substance has risen from approximately 20 per cent in 2010-11 to more than 75 per cent in the 2012-13 period. This has resulted in more than a 250 per cent increase in the number of fatal overdoses as a result of 'ice' use since 2010.

The detrimental effects of 'ice' include physical, psychological, legal and financial impacts on users and their families. (Westmore, Van Vught, Thomas, Griffiths & Ryan, 2014)

While reliable municipality based data is unavailable, State-wide trends on 'ice' use has lead the Victorian Government and many other stakeholders to invest resources in reducing the use and harms of this drug.

The Community Safety Plan for Greater Dandenong 2015-22 addresses the use of 'ice' as an action item in partnership with Victoria Police. In addition, the Plan responds to this issue in a preventative manner.

The Community Safety Plan for Greater Dandenong addresses alcohol and other drug harms through the following strategies:

Objective 1 - Respond to impacts of alcohol and other drug harms in an integrated and strategic manner within Council.

Objective 2 - Collaborate with local and state-wide stakeholders in responding to alcohol and other drug harms.

Objective 3 - Design public spaces to provide safer environment and reduce the impacts of alcohol and other drug use.

Objective 4 - Deliver and support community education and diversionary to encourage positive lifestyle choices.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)



These Council policies, plans and strategies address harms caused by alcohol and other drugs include:

- Council Plan 2013-17
- Municipal Strategic Statement – last amended 2014
- Imagine 2030 Community Plan
- Community Engagement Policy 2013
- Community Wellbeing Plan 2010-13
- Local Economic and Employment Development Strategy 2011-15
- Local Law No.2 – Municipal Amenities, Clause 33 and 34
- Local Law No.3 – Road Management and Asset Protection, Clause 16 and 17

- Children's Plan 2015-19
- Open Space Strategy 2009
- Alcohol Management Policy 2013
- Youth Plan 2012-17
- Walking Strategy 2015-19 (under development)

Restricting public consumption of alcohol

In 2014 Council ran the 'No Drinking Alcohol in Public Places' program in Springvale. The program aimed to reduce drinking in public places and to increase both perceptions and actual levels of safety. Signs and footpath messages were used in public spaces including the Springvale shopping area and Athol Road shopping centre; stickers were placed on packaged alcohol at some licensed outlets warning people that if they drink alcohol in public spaces they risk being fined; an article was placed in the local paper and other media; and City of Greater Dandenong Council Officers and Victoria Police patrolled streets. Fines of up to \$1000 may be issued to people who are drinking alcohol in public spaces.

The 'No Drinking Alcohol in Public Spaces' program has already been operating in the Noble Park shopping area as well as the Foster Street area in Dandenong. It has reduced public drinking in streets and parks and improved public perceptions of safety.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

7.6 PRIORITY AREA SIX:**Emerging technology and safety**

The internet is a convenient and valuable source of information and connection for a growing number of people. For young people in particular the internet can provide an opportunity to connect with others and engage in activities such as social networking, messaging and emailing.

The capabilities of online communication has meant that social media is often used by groups of people as a platform to unite around a cause and increase a sense of belonging and community. In addition, government bodies and other service providers increasingly use on-line communications to invite community involvement in political processes, policy choices and program development. Similarly Council's role in emergency management is enhanced through the appropriate use of emerging technologies and in particular social media.

Our Say – Youth Engagement Platform

Council's Youth Services provided an online platform for young people to express ideas. Ideas expressed by young people were used to develop programs in 2015. Youth Services used Our Say, an online communication tool to engage with Greater Dandenong Youth.

Young people were asked "Tell us what programs you want in 2015". The top three ideas were considered by Council's Youth Think Tank Committee. The idea chosen for delivery was "Impact" - a community volunteering program that provides young people with links to community organisations. The program will enable young people to give back to their community whilst gaining valuable and employable skills and experience in fields of interest.

Local governments and other emergency management agency's use social media such as SMS, Twitter and Facebook to communicate with communities during emergency events. The benefits of using this mode of communication include delivering vital information in real time, gaining critical information from multiple sources and those most affected and building closer ties between the community and emergency services.

Despite the substantial benefits of emerging technologies and social media, increased use of the internet has also led to on-line scams and other predatory behaviours that result in adverse financial, health and wellbeing outcomes.

In 2013, the reported financial losses for scams reached \$90 million nationwide, though this figure is expected to be higher due to likely under-reporting. Aside from financial losses, victims of on-line scams suffer impacts on their mental health, work capacity and personal relationships (ACCC, 2014).



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2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Another matter of significant concern is the rising prevalence of cyberbullying. Cyberbullying is bullying through electronic technology such as mobile phones, computers and tablets as well as communication tools including social media sites, text messages, chat and websites.

The internet has become an avenue through which children and young people may be exposed to cyberbullying as well as other harmful influences such as gambling, pornography, grooming, harassment and other forms of violence. Cyberbullying is becoming more common and poses health and wellbeing risks such as low self esteem, depression, anxiety, fear and decreased academic achievement. (Kids Help-Line, 2014). In addition, there is evidence that use of social media can exacerbate negative sentiment towards young people or place young people at risk through spontaneous and uncontrolled gatherings.

Effects on the community

Determining the prevalence of cyberbullying is a difficult task as rates differ depending largely upon the definition of cyberbullying, the manner in which the question is asked and the particular group of people surveyed.

However recent Australian research indicates that approximately one in five children aged 8-17 years experienced cyberbullying in a 12 month period. Cyberbullying appears to be most prevalent among 10-15 year olds and declines with increasing age (Spears, Keeley, Bates and Katz, 2014).

While the rate of cyberbullying is lower than levels of traditional bullying, its impact includes psycho-social and life problems and is significant enough to have prompted many agencies and schools to consider strategies to improve online safety (Spears, Keeley, Bates and Katz, 2014).

The Community Safety Plan for Greater Dandenong will work towards improving on-line safety through the following strategies:

Objective 1 – Encourage a safer on-line environment through educative and personal support in a number of settings.

Objective 2 – Improve safety for all residents through the use of on-line communications during emerging safety situations.

These Council policies, plans and strategies support safety in the online environment:

- Social Media Policy 2013
- City of Greater Dandenong Code of Conduct
- Municipal Emergency Management Plan
- Social Media Emergencies



2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

ACHIEVING OUR OBJECTIVES - THE ACTION PLAN

STRUCTURE OF THE ACTION PLAN

Objective – Each Priority Area has a number of high-level Objectives that will result in improved long term Community Safety for the City.

Strategies – Each Strategy supports and underpins the Plan's Objectives. There are numerous Strategies for each Objective in response to the complex and multi-faceted approach required to improve community safety.

Action – Each Action outlines a process or initiative in response to a Strategy. Actions are linked to Council's existing and future strategies and plans, as well as work undertaken by key partners.

When – Each Action has a timeline to track progress.

The timelines for the Community Safety Plan 2015-22 include:

Ongoing - for Actions considered a continued activity to improve safety

By July 2016 – Year 1 of the Plan

By July 2017 – Year 2 of the Plan

By July 2018 – Year 3 of the Plan

By July 2019 – Year 4 of the Plan

By July 2020 – Year 5 of the Plan

By July 2021 – Year 6 of the Plan

By July 2022 – Year 7 (final year) of the Plan

Responsibility – Each Action assigns responsibility to Council Departments and/or community safety partners. Many actions identify multiple responsible parties, lead responsibility lies with the parties with the bolded text.

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2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

PRIORITY AREA ONE: SUPPORTING DIVERSITY AND PROMOTING HARMONY

Objective 1 - Display leadership in promoting harmony and diversity				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
1.1.1	Develop and implement Council policies and programs to support an inclusive community that values diversity and addresses perceptions of and actual levels of safety.	Develop and endorse the Diversity, Access and Equity Policy to promote Greater Dandenong as a safe and welcome City for all.	Develop - By July 2016 Implement - ongoing	Health and Wellbeing
1.1.2		Promote community safety messages to culturally diverse communities in accordance with Council's Language and Communications Policy and Framework.	Ongoing	Community Development
1.1.3	Develop and embed training and awareness programs to increase knowledge and skills within Council and among service providers.	Develop a model to conduct cultural competency initiatives for Council staff and service providers to work effectively with culturally diverse communities, groups and individuals.	By July 2017 Implement - Ongoing	Community Development Community Services
1.1.4		Develop an initiative for Council staff and local service providers to recognise and support disengaged young people.	By July 2017	Youth and Family Services

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Objective 2 - Address race based discrimination and support social cohesion				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
1.2.1	Improve perceptions of safety by challenging race-based discrimination and supporting inter-cultural interactions.	Conduct events and other community based initiatives to build understanding, respect and connections across communities and cultural groups.	Ongoing	Arts and Cultural Development Community Development Media and Communications
1.2.2		Develop and implement a pilot program for young people to enhance skills in cross cultural and faith interaction.	By July 2017	Youth and Family Services
1.2.3		Implement the Police Corps program to build positive relationships and understanding between Victoria Police and young people from CALD backgrounds	Ongoing	Victoria Police
1.2.4		Implement the Social Cohesion program to support respect and harmony across culturally diverse communities.	By July 2016	Community Development Asylum Seeker and Refugee Advisory Committee
1.2.5		Explore funding and partnership opportunities to develop sustainable social cohesion initiatives.	By July 2016	Community Development Asylum Seeker and Refugee Advisory Committee
1.2.6	Create opportunities for culturally diverse communities to participate in civic life and influence conditions that impact on safety.	Develop new programs to encourage newly arrived communities to participate in community life.	By July 2016 Implement - Ongoing	Community Development Asylum Seeker and Refugee Advisory Committee

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Objective 2 - Address race based discrimination and support social cohesion				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
1.2.7		Encourage community groups to apply to Council's community funding program for initiatives that encourage respect and understanding.	Ongoing	Community Development
1.2.8	Strengthen the community's appreciation for the benefits of cultural diversity.	Develop a communication program that promotes the contributions of culturally diverse communities through a variety of media outlets.	By July 2017	Community Development
1.2.9		Disseminate information that dispels cultural myths and stereotypes through Council publications and Council website	Ongoing	Community Development
1.2.10	Advocate for and facilitate programs to address the risk of isolation and anti-social behaviour among diverse communities.	Promote safety for young people from culturally diverse backgrounds, with a focus on new and emerging communities using a collaborative approach.	Ongoing	Youth and Family Services Community Development YSAS
1.2.11		Collaborate with indigenous services to support the safety of indigenous young people through a range of services, programs and activities	Ongoing	Community Development Youth and Family Services
1.2.12	Create opportunities for culturally diverse communities to participate in civic life and influence conditions that impact on safety	Utilise the Regional Aboriginal Justice Advisory Committee to develop programs that divert people of Koori background from involvement in the justice system	Ongoing	Department of Justice and Regulation
1.2.13		Engage with asylum seeker and refugee young people through the One Community Project to build meaningful life skills	By July 2017	Youth Support and Advocacy Service

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

PRIORITY AREA TWO: PREVENTING FAMILY VIOLENCE

Objective 1 - Display leadership within Council to promote gender equality and respectful relationships.				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
2.1.1	Demonstrate Council-wide leadership in preventing family violence and promoting gender equity and respectful relationships.	Develop policies and programs that promote gender equity and support employees experiencing family violence.	Ongoing	Organisational Development Council Family Violence Working Group
2.1.2		Implement initiatives to prevent violence against women within Council and the community under the guidance of Council's Family Violence Working Group.	Ongoing	Family Violence Working Group
Objective 2 - Collaborate with stakeholders across sectors to prevent family violence and address it causes.				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
2.2.1	Collaborate with stakeholders across sectors that aim to address the causes and prevent family violence.	Participate in inter-council networks and regional networks to share information and respond to family violence.	Ongoing	Health and Wellbeing Community Development Department of Justice and Regulation
2.2.2		Develop and distribute as appropriate, a faith-based Family Violence Prevention resource through the Challenge Family Violence Project.	By July 2016	Health and Wellbeing Community Development
2.2.3		Develop a collaborative model of engagement with sport and recreation clubs and groups to create welcoming environments for women, culturally diverse groups, youth and families.	By July 2017	Sport and Recreation Community Development Department of Justice and Regulation

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Objective 3 - Raise awareness about family violence and its causes				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
2.3.1	Promote Council and stakeholder activities to raise public awareness about the causes and impact of family violence in the community.	Participate in family violence campaigns such as White Ribbon Day and other initiatives that raise awareness about the cause and prevalence of family violence.	Ongoing	Health and Wellbeing Community Development
2.3.2		Disseminate information on gender equity and family violence using Council publications and local media outlets to promote non-stereotypical gender roles.	By July 2017	Health and Wellbeing Community Development Media and Communication Family Violence Working Group
Objective 4 - Provide services that seek to prevent and respond to family violence				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
2.4.1	Provide services that focus on skills development, personal safety, self-esteem and respectful relationships.	Respond to the recidivist perpetrators and victims of family violence through the dedicated Family Violence Unit.	Ongoing	Victoria Police
2.4.2		Develop a Koori Family Violence Strategy to respond and decrease the risk of family violence in the Koori community.	By July 2018	Victoria Police
2.4.3		Develop a model of collaborative programs that encourage respectful relationships and support young people to manage violence in the home and public places.	By July 2018	Youth and Family Services Children's Services

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

PRIORITY AREA THREE: SAFER PUBLIC PLACES

Objective 1 – Design, maintain and activate public spaces to improve safety and perceptions of safety				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
3.1.1	Design and maintain public spaces to deter crime and anti-social behaviour while promoting safety and a sense of place.	Design and develop high-quality open spaces and recreational facilities across the city that improve passive surveillance and promote community safety.	Ongoing	Planning and Design Community Development Active Centres Revitalisation Retail Development
3.1.2		Develop the Activity Centre's Place Making Framework for Dandenong, Noble Park and Springvale to contribute to lively and comfortable public spaces.	By July 2016	Active Centres Revitalisation
3.1.3	Activate key municipal localities to encourage use by all residents day and night.	Facilitate arts initiatives and public events to activate public spaces and increase perceptions of safety in public spaces in accordance with the Arts and Cultural Heritage Strategy.	Ongoing	Arts and Cultural Development
3.1.4		Conduct community engagement initiatives to support the activation of public places for local residents.	Ongoing	Community Development Youth Services
3.1.5	Design attractive, safe and responsive public spaces in consultation with the community.	Implement initiatives that influence infrastructure to enhance community safety for children in line with the 'Child Friendly Cities' Principles.	Ongoing	Children's Services Youth and Family Services Planning and Design Strategic Transport and Planning
3.1.6		Develop and implement youth-led community development activities in public places where young people meet and socialise to increase perceptions of safety.	Ongoing	Youth and Family Services

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Objective 2 - Strategically respond to safety concerns and identified hot-spots in a planned and collaborative manner				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
3.2.1	Improve amenity, perceptions and actual levels of safety through strategic policies, partnerships and programs.	Develop and implement a strategic Hotspots Response framework to proactively manage community safety issues within public spaces.	By July 2016	Community Development Active Centres Revitalisation Retail Development Planning and Design City Improvement Regulatory Services Infrastructure Planning Victoria Police Neighbourhood Watch
3.2.2		Implement the Safe City CCTV program expansion into Central Dandenong.	By February 2016	Community Development Regulatory Services Victoria Police CCTV Audit Committee
3.2.3		Develop a policy that outlines Council's position in relation to the prioritisation, design, monitoring and implementation of the Safe City CCTV program (See Appendix 1).	By July 2017	Community Development Health and Wellbeing Regulatory services Victoria Police
3.2.4		Evaluate the impacts and outcomes of the Safe City CCTV program and develop further planning directions including monitoring.	By July 2019	Community Development Health and Wellbeing Regulatory services Victoria Police Department of Justice and Regulation
3.2.5		Implement Council's graffiti management priorities and report on its progress as part of the Community Safety Plan 2015-22.	Ongoing	Community Development Regulatory Services City Improvement Infrastructure Planning

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2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Objective 3 - Strategically respond to safety concerns and identified hot-spots in a planned and collaborative manner				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
3.2.6		Review Council's syringe management model to improve syringe disposal options in public space and perceived and actual levels of safety.	By July 2017	Community Development Infrastructure Planning City Improvement Risk Management and OH&S
3.2.7		Respond to public order issues through a dedicated Divisional Safe Suburbs taskforce and the Greater Dandenong Task and Response Unit. Use these resources to address 'hotspots' and other high risk community locations such as open spaces and railway stations.	Ongoing	Victoria Police
3.2.8		Implement intensive outreach programs in partnership with service providers that focus on vulnerable young women at risk of sexual exploitation.	By July 2016	VSAS in collaboration with project partners
3.2.9		Develop and implement programs that educate people on personal safety and vehicle safety including Safe Plate Days, shopping centre information days, public forums and programs directed at children.	Ongoing	Neighbourhood Watch
Objective 4 - Promote strengths and assets of the municipality to improve perceptions of safety				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
3.4.1	Promote positive aspects of Greater Dandenong's community and assets to improve perceptions of safety within the municipality and beyond.	Develop and publish positive media releases and articles about community safety and key attractors in the City on Council's website and a variety of media outlets.	Ongoing	Media and Communications Community Development Youth and Family Services Community Safety Advisory Committee Victoria Police Neighbourhood Watch

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2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

PRIORITY AREA FOUR: SAFETY FOR USERS, PEDESTRIANS AND COMMUTERS

Objective 1 - Promote vehicle safety through educative programs on road law compliance				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
4.1.1	Support and facilitate education programs and campaigns with RoadSafe South East and other stakeholders to improve safety and compliance with road rules.	Promote vehicle safety information at community events, programs in Council publications and website.	Ongoing	Transport Planning Media and Communications VicRoads RoadSafe South East
4.1.2		Seek funding and promote programs for novice drivers that address issues of inexperience, over-confidence and risk taking. Aim to match female learners with female mentors.	Ongoing	Youth Services Infrastructure Planning RoadSafe South East Victoria Police
4.1.3		Promote the correct selection and installation of vehicle child restraints by providing literature and opportunities for residents to have restraints professionally fitted.	Ongoing	Infrastructure Planning Maternal and Child Health Service
Objective 2 - Address safety concerns at public transport nodes through partnerships, appropriate design and location				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
4.2.1	Improve community safety in and around public transport nodes, related routes and interchanges.	Improve safety in and around railway stations through the appropriate placement and hours of duty of Protective Services Officers.	By July 2017	Victoria Police
4.2.2		Request that public transport stops are installed in activity zones such as shopping and residential precincts in accordance with community safety principles such as passive surveillance and clear sightlines.	Ongoing	Greater Dandenong Business Infrastructure Planning Community Development

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Objective 2 - Address safety concerns at public transport nodes through partnerships, appropriate design and location				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
4.2.3		Encourage and support effective public lighting levels, seating, shelter and signage in and around public transport to improve the safety of pedestrians, cyclists and other commuters at night time.	Ongoing	Infrastructure Planning
Objective 3 - Improve safety for pedestrians and cyclists through the promotion of accessible infrastructure				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
4.3.1	Support and undertake initiatives that promote cycling and walking as a safe and accessible mode of transport.	Consider the feasibility of a dedicated road safety officer for City of Greater Dandenong.	By July 2017	Infrastructure Planning Community Development
4.3.2		Promote safe environments for walking and cycling.	By 2021	Sport and Recreation Health and Wellbeing Infrastructure Planning
4.3.3		Encourage appropriate night trading in and around pedestrian transit zones and precincts, to improve perceptions of safety.	Ongoing	Greater Dandenong Business Infrastructure Planning Community Development

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

PRIORITY AREA FIVE: ADDRESSING ALCOHOL AND OTHER DRUG HARMS

Objective 1 - Respond to impacts of alcohol and other drug harms in an integrated and strategic manner				
STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY	
5.1.1	Develop strategic responses to the impacts of alcohol and illicit drug use across the municipality.	Review Council's Alcohol Management Policy and Guidelines and continue to implement.	By July 2017	Community Development Health and Wellbeing Planning and Design Regulatory Services Victoria Police
5.1.2		Develop a strategy to reduce the supply, demand and harm caused by the growing use of crystal methamphetamine (Ice).	By July 2017	Victoria Police Community Development
5.1.3		Participate in the final stages of the South East Melbourne Regional Packaged Liquor Project to influence statutory planning changes and raise awareness about alcohol related harms.	By July 2018	Community Development
Objective 2 - Collaborate with local and state-wide stakeholders in responding to alcohol and other drug harms				
STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY	
5.2.1	Undertake collaborative advocacy and service delivery to reduce the harms associated with alcohol and other drug supply and use.	Participate in local, regional and national initiatives that assist Council to support and plan local responses to reduce alcohol and other drug impacts.	By July 2018	Community Development Health and Wellbeing
5.2.2		Partner with Victoria Police to strengthen the Greater Dandenong Liquor Licensing Accord to support legislative and planning compliance across varied license types.	By July 2019	Victoria Police Community Development Sport and Recreation

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Objective 3 - Design public spaces to provide safer environment and reduce the impacts of alcohol and other drug use				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
5.3.1	Ensure the design of public spaces enhances positive perceptions of safety whilst reducing the likelihood of alcohol and other drug-related impacts.	Upgrade and monitor Council's syringe disposal model to reduce the likelihood of needle stick injury.	Ongoing	Community Development Infrastructure Planning City Improvement Risk Management and OH&S
5.3.2		Implement Council's 'No Drinking Alcohol In Public Places' campaign, focusing on packaged liquor outlets throughout the City to reduce alcohol consumption in public places.	By July 2019	Community Development Regulatory Services Victoria Police
Objective 4 - Deliver and support community education and diversionary activities to encourage positive lifestyle choices				
	STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY
5.4.1	Utilise community development approaches to support positive lifestyle choices and minimise harmful alcohol and drug consumption.	Develop and implement partnership initiatives programs that raise awareness of the impact of alcohol and other drugs in all community settings.	Ongoing	Community Development Health and Wellbeing Sport and Recreation Youth Services Community Wellbeing Infrastructure Planning
5.4.2		Implement the Southern Metropolitan Alcohol Diversion Program in response to alcohol related crime.	By July 2016	Victoria Police in collaboration with project stakeholders
5.4.3		Deliver the Assertive Youth Outreach Project to assist young people with alcohol and other drug issues and are connected to Youth Justice or Office of Corrections.	Ongoing	YSAS
5.4.4		Deliver Alcohol and Other Drug outreach services for young people experiencing multiple and complex needs.	Ongoing	Youth Support and Advocacy Service

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2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

PRIORITY AREA SIX: EMERGING TECHNOLOGY AND SAFETY

Objective 1 - Encourage a safer on-line environment through educative and personal support in a number of settings				
STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY	
6.1.1	Seek to improve online safety through community development initiatives in strategic settings and with key stakeholders.	Undertake consultation with the Community Safety Advisory Committee to identify and develop a plan in response to emerging online safety issues.	By July 2017	Community Development Community Safety Advisory Committee
6.1.2		Achieve eSmart Libraries accreditation to equip libraries and connect communities with the skills needed for smart, safe and responsible use of technology.	By July 2018	Library Services Telstra Foundation Alannah and Madeline Foundation Public Libraries Victoria Network
6.1.3		Support community groups through Council's Community Funding Program to implement online safety initiatives.	Ongoing	Community Development
6.1.4		Support local schools to develop initiatives to address cyber safety concerns.	By July 2017	Youth and Family Service Health and Wellbeing
Objective 2 - Improve safety for all residents through the use of on-line communications during emerging safety situations				
STRATEGIES	ACTIONS	WHEN	RESPONSIBILITY	
6.2.1	Utilise council's communication tools and infrastructure to improve safety for residents.	Utilise online communication tools such as Council's website, Facebook and Twitter in response to emerging safety situations and disasters and to take part in online safety campaigns.	Ongoing	Media and Communications
6.2.2		Explore further use of Council's urban screens including the 'Big Screen' to communicate safety messages in a manner that is accessible to a diverse community.	Ongoing	Media and Communications

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

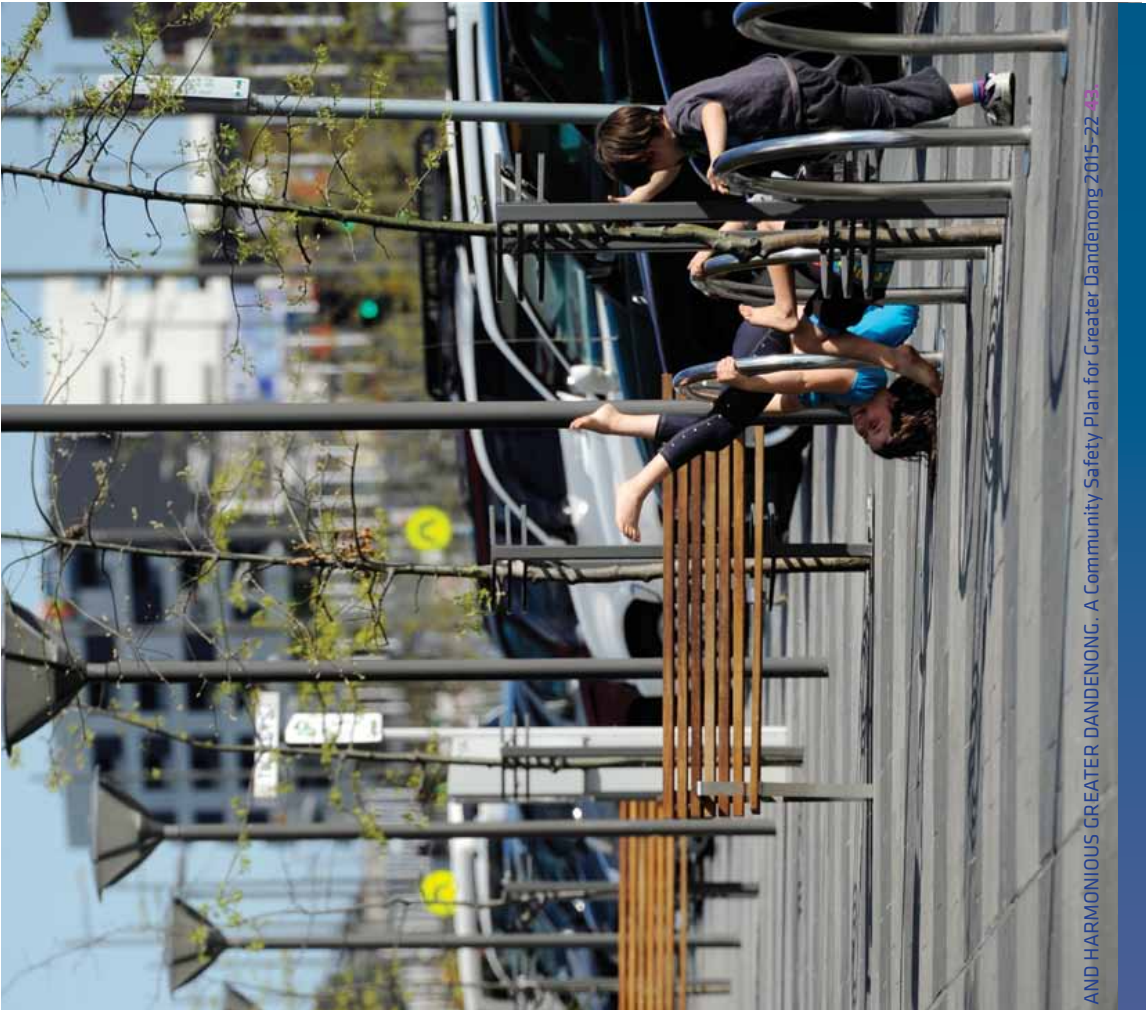
9IMPLEMENTATION
AND REVIEW

The Community Safety Advisory Committee will oversee the implementation, monitoring and reporting on the actions of the Community Safety Plan for Greater Dandenong 2015-22...

Council will monitor the progress of the action plan, assess the ongoing relevance of priority areas and carry out any relevant updates within the life of the plan. An annual review will be undertaken with its findings reported to the Community Safety Advisory Committee and Council.

In addition a mid-point review will be undertaken to ensure that the 2015-22 Community Safety Plan for Greater Dandenong, is able to identify and respond to emerging community safety matters.

At the conclusion of this plan's life cycle, Council will gather contemporary crime and safety data as well as community feedback to develop a revised plan. Community Safety will remain a priority for the City of Greater Dandenong and a revised 2015-22 Community Safety Plan for Greater Dandenong will build on the strengths of this plan.



A SAFE AND HARMONIOUS GREATER DANDENONG. A Community Safety Plan for Greater Dandenong 2015-22

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

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APPENDIX ONE

City of Greater Dandenong Safe City CCTV Program

Summary

Council's Safe City CCTV program is one part of an overall approach to improve community safety. The aim of the Safe City CCTV Program is to improve actual and perceived levels of safety, reduce the risk of crime and anti-social behaviour, and promote access to public spaces for residents.

The implementation of Greater Dandenong's Safe City CCTV program is managed by Council and Victoria Police.

STRATEGIC ACTION	RESPONSIBILITY
Manage stakeholder relationships including those with current and potential funding bodies	Council
Conduct community safety initiatives in support of the aims of the CCTV program	Council
Provide strategic oversight and planning of Council's future priorities and funding opportunities.	Council
Monitor the delivery of new CCTV projects based on funding obligations	Council
Plan, design, procure and implement funded CCTV projects	Council
Monitor the compliance of all parties to the Safe City CCTV Protocols and Code of Practice	Safe City CCTV Audit Committee
Maintain contemporary knowledge of relevant laws or other regulations relating to open space surveillance and open space CCTV systems ensuring Council's compliance	Council
Implement a maintenance schedule for the Safe City CCTV project	Council
Manage and implement the MOU with Victoria Police in respect to viewing and accessing recorded footage and providing systems training as required	Council
Provide advice to Council on preferred CCTV Camera locations and assist in developing CCTV policies	Victoria Police
Provide access to agreed data to monitor and evaluate the CCTV system	Victoria Police/ Council
Provide regular training to relevant Victoria Police staff on the operation of the CCTV system	Victoria Police
Report maintenance requests to Council	Victoria Police
Access and passively monitor recorded CCTV images to improve interventions in crime and anti-social behaviour	Victoria Police

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)**KEY ACHIEVEMENT TO DATE****Planned and current CCTV installations**

- 13 Cameras - Menzies Avenue in Dandenong North
- Car Parks - City Hall in Springvale
- 15 Cameras - Foster Street, Halpin Way, Settlers Square and Safe Taxi rank in central Dandenong
- Approximately 22 additional camera's for Dandenong Central Activity District – planned for delivery in 2015/16
- 6 Cameras - Douglas St & Paddy O'Donoghue Centre in Noble Park – installed by end of 2015

Successful Grant Applications

- Victorian Department of Justice - \$250,000 for the Halpin Way and Foster Street precinct
- Federal Attorney Generals Department - \$398,000 for Central Dandenong

The CCTV program also received funding from a private business contribution for Central Dandenong.

CCTV installations at Menzies Avenue, Dandenong North and Noble Park are funded by Council.



A SAFE AND HARMONIOUS GREATER DANDENONG: A Community Safety Plan for Greater Dandenong 2015-22

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

APPENDIX TWO

Dandenong Railway Precinct Action Plan 2011-18 Summary

The Dandenong Railway Station Precinct is a gateway into the Dandenong central business and shopping district and a vital form of infrastructure allowing people to access work and personal commitments. In response to concerns about the level of crime and anti social behaviour in the area Council developed the Dandenong Railway Station Precinct Action Plan 2011-18 in consultation with key partners.

Since 2011, the Action Plan has guided efforts by Council and its partners to improve community safety, amenities, design and security of the station and its surrounds. The Action Plan is carried out by a working group consisting of senior representatives from Metro Trains, Public Transport Victoria, Victoria Police and Greater Dandenong Council. The working group meet annually to review the achievements of the Action Plan and identify priorities for future years.

OBJECTIVE	STRATEGIC ACTION	RESPONSIBILITY
Design	Improve cleanliness and visibility, undertake general maintenance, improve disability access and manage overcrowding. Advocate for an upgrade/renovation of the station concourse, ticketing areas and platforms to cater for increased passenger loads. Consider retail and/or commercial development adjacent to the station to activate spaces in and around the precinct.	Metro Trains Council Department of Transport
Staff, surveillance and safety	Promote the presence of visible, distinctive staff. Inform the public of ongoing CCTV monitoring. Promote safety messages at the Station.	Metro Trains Council Department of Transport

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

OBJECTIVE	STRATEGIC ACTION	RESPONSIBILITY
Security and protection	Explore opportunities to support the work of Protective Services Officers.	Metro Trains Council Department of Transport Department of Justice Victoria Police
	Extend protective measures such as Closed Circuit Television, and alcohol management policies and practices.	
	Continue monitoring crime trends and Victoria Police operations within the precinct.	
	Install the precinct's CCTV system and establish an evaluative framework.	
	Monitor the impacts of the supply and consumption of alcohol around the station.	
Perception of safety and communication	Promote positive messages to improve perceptions of safety.	Council Department of Transport Victoria Police Metro Trains
	Activate public spaces in and around the precinct.	
	Enforce local laws banning the consumption of alcohol on the street and in the station.	
	Undertake activities and events at the Pop up Park.	
	Consider retail or commercial developments within the precinct to increase activity and passive surveillance.	
	Evaluate liquor licensing controls, operating hours of licensed premises and information provided to licensees.	

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

KEY ACHIEVEMENT TO DATE

Design

- Opening of Settlers Square Plaza beside the Pop-up Park providing pedestrian access from the railway station, via Halpin Way, to the City's new Civic Square.
- New taxi rank and bus interchange design improving pedestrian movement and safety within the railway station precinct.
- Improvement of sightlines, cleaning and graffiti removal from the precinct.

Surveillance and Safety

- Installation of CCTV security camera systems in and around the railway station precinct.
- Deployment and visibility of Protective Service Officers (PSO's) and station staff at the railway station, improving patrons' perceptions of safety.

Security and Protection

- Increased Victoria Police proactive operations in and around the railway station precinct, targeting anti-social behaviour, public drinking and theft of and from vehicles.
- Increased frequency of train services to reduce passenger waiting times and increase patron safety.

Perceptions of Safety and Communications

- Space activation events including Safe City Days, station music sessions and the Pop-up Park.
- Positive coverage of the station precinct by local and metropolitan media.

A copy of the Dandenong Railway Station Precinct Action Plan is available at <http://www.greaterdandenong.com/document/27694/dandenong-railway-station-precinct-action-plan-2011-18>



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2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

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APPENDIX THREE

Graffiti Management Plan 2013-18

Summary

Council has implemented a collaborative approach between the community, Victoria Police and other key partners to help create safer and cleaner environments in which to live, work and play. By actively improving their surrounds, a community can foster a sense of pride and ownership over the area.

Graffiti can have an adverse effect upon the community, often contributing towards unfavorable perceptions of personal safety and of the neighbourhood. An accumulation of graffiti may imply that no one cares for the neighbourhood thereby encouraging further criminal behaviour and compromising the amenity of a local area.

Council's approach to dealing with graffiti is outlined in the Graffiti Management Plan 2013-19 and based on the best practice approach, known as the 'Four Es'

OBJECTIVE	STRATEGIC ACTION	RESPONSIBILITY
Enforce	Advocate for and support enforcement of sanctions for graffiti-related property crime offences	Victoria Police Council Community Safety Advisory Committee
Erase	Remove graffiti from Council assets and commercial and private properties, in accordance with the key priorities	Council Graffiti Contractor
Engage	Support the removal of graffiti from commercial and other private property	
	Build community capacity to develop local solutions	Council
Educate	Inform the community on how to prevent, report and remove graffiti	Council

A SAFE AND HARMONIOUS GREATER DANDENONG. A Community Safety Plan for Greater Dandenong 2015-22 **49**.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

KEY ACHIEVEMENT TO DATE

Design

- Council recorded 368 incidents of graffiti on private property for 2013-14. Consequently letters were sent to every property owner, advising options for removal with 367 owners following Councils' advice and arranging removal. No further enforcement action was required.
- One owner failed to act and a compliance notice was sent resulting in graffiti removal - no further enforcement action was required.
- Council did not issue any infringements and no court prosecutions were pursued.

Erase

- The Proactive removal programs, introduced 1 February 2014, across shopping centres, strip shopping centres and main arterial roads across CGD includes the removal of graffiti on council assets and private assets where permission is available. The program has led to a noticeable reduction in the presence of graffiti with a 98.67% on-time completion rate.

- The Proactive program is coupled with a service in which members of the community may report graffiti vandalism to have it removed by council's graffiti removal contractor.

- Council has introduced free graffiti removal from private property when the graffiti can be accessed without the need to enter the property. This generally includes removals from fences, building walls and shop fronts. All private property owners are permitted one free graffiti removal a year and can access a user-pays service for additional removal. Free graffiti removal kits are available from Council to remove the graffiti. Unlimited graffiti removals are undertaken in the high-profile sites which include properties that are located within the Proactive removal program.

- Council also has a partnership with the State Government's Department of Justice, with the Office of Corrections deploying a crew to Dandenong each week. This crew paints out graffiti on Council's timber fencing at Council reserves and in public laneways

- Council's contract with UMS also includes maintaining a data base of graffiti removals, including their location, date of removal, size of the graffiti, a photo image and cost of removal. This information is available to Council and to Victoria Police to assist in investigating and prosecutions

Engage

- Council engages with local communities to conduct an annual community clean-up day. These events include the removal and prevention of graffiti vandalism within a local place. Council has conducted two graffiti clean-up days:
 - Hemmings Park, Dandenong (2014)
 - Duneam Road Shopping Precinct (2015)
- Council received a \$9,550 grant from the Department of Justice in 2014 to develop media resources informing residents and businesses on how to prevent and remove graffiti from their property.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Educate

- Council has developed brochures informing residents and business on how to remove graffiti using Council's free removal kit.
- A video has been developed by Council providing a step-by-step process on how to remove graffiti using Council's free graffiti removal kits. The video is available for viewing on Council's website.
- An animation video was developed to inform residents and businesses about preventing graffiti vandalism, the animation is displayed on Council's civic screen and website.

A copy of the Graffiti Management Plan 2013-18 is available at <http://www.greaterdandenong.com/document/19757/graffiti>



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2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

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2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

OTHER

A SAFE AND HARMONIOUS GREATER DANDENONG 2015-22

ATTACHMENT 2

**SUMMARY OF SUBMISSIONS AND
RESPONSES**

PAGES 6 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)**Attachment 2 - Summary of Submissions and Responses**

Summary of Submission	Amendment to Community Safety Plan		Response
	YES	NO	
SUBMISSION 1: Resident			
Overall comment is that there is support for the priorities of the Community Safety Plan		✓	No response required.
Request was made for free driving instruction and education on alcohol and other drug harms to be made available at libraries.		✓	- Community Safety Plan supports road safety education through Council's transport planning team and external road safety organisations. - Priority Area Five addresses causes and impacts of alcohol including community education.
SUBMISSION 2: Resident			
Overall comment is that there is support for the priorities of the Community Safety Plan		✓	No response required
A series of comments and recommendations were made regarding:		✓	
Elimination of family violence		✓	Plan was modified to provide greater detail around the causes, scope and responses to family violence.
Enforcement of parking, littering, and vandalism and graffiti laws.		✓	Amendments to the Community Safety Plan have not been made as the role of enforcement of parking, littering, vandalism and graffiti laws is a core function of Council's Regulatory Services Department.
Enforcement of green wedge zones.		✓	This matter is addressed within Council's Green Wedge Management Plan. This is an adopted strategy that identifies the vision, objectives and actions for the sustainable development of each Green Wedge.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)**Attachment 2 - Summary of Submissions and Responses**

Summary of Submission	Amendment to Community Safety Plan		Response
	YES	NO	
Education on road safety		✓	Community Safety Plan supports road safety education through Council's Transport Planning Team and external road safety organisations. Further details on road safety are elaborated on in Council's forthcoming <i>Road Safety Strategy</i>.
Liquor licenses and availability of alcohol		✓	Priority Area Five and the Community Safety Plan Action Plan addresses liquor licensing availability and Council's support to plan local responses to reduce the harms associated with alcohol.
			It is noted that liquor licenses also fall within the responsibility of the Victorian Commission for Gambling and Liquor Regulation.
			Council undertakes a number of research and policy initiatives such as the Alcohol Management Policy and South East Melbourne Council Alliance research project of alcohol outlet density.
Education on alcohol and other drug harms		✓	Priority Area Five addresses causes and impacts of alcohol including community education
Education around emerging technology and safety.		✓	Priority Area Six addresses emerging technology and safety including community education (with a particular reference to young people and cyberbullying)
Enforcement of local laws		✓	Equitable enforcement of local laws will continue to be supported through the development of the forthcoming <i>Diversity Access and Equity Policy</i>.

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Attachment 2 - Summary of Submissions and Responses

Summary of Submission	Amendment to Community Safety Plan	Response
YES	NO	
SUBMISSION 3: Department of Justice and Regulation		
• Time frame of draft Plan supported to implement actions and where appropriate obtain funding.	✓	• No response required.
• Need to continue to engage with communities to avoid disengagement.	✓	• These comments are noted and will be progressed as part of the implementation of the Community Safety Plan and its annual reviews.
• Request to include statements on healthy lifestyle choices into applications for use of Council facilities by Sporting clubs.	✓	• Healthy lifestyle choices are supported through Council's Community Wellbeing Plan and other Council Plan's such as Activate.
SUBMISSION 4: Women's Health in the South East		
A series of comments and recommendations were made regarding:		
• The definition for family violence appears limited and does not capture the Indigenous community's definition of family which extends beyond family members.	✓	• The definition of family violence has been expanded to include the instances of family violence within same sex relationships and Aboriginal communities. Elder abuse has been acknowledged within the Community Safety Plan as a significant issue.
• The inclusion of an acknowledgement of elder abuse and violence within same sex relationships is recommended.		• The gendered nature of family violence has been acknowledged in the Community Safety Plan.
• There appears limited acknowledgement that family violence is a largely gendered crime.		

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Attachment 2 - Summary of Submissions and Responses

Summary of Submission	Amendment to Community Safety Plan		Response
	YES	NO	
- We recommend an acknowledgement that family violence is about power and control to highlight the nature of the perpetrator where it is discussed that the victim is made to feel worthless, scared and unsafe. - Creating Safer Public Spaces and safety on public transport - A gender analysis framework is needed to ensure the needs of women, men and children are separately considered in order to meet everyone's differing needs.	✓		- This point is noted and has been added in elaborating on the causes of family violence inclusive of the power imbalance between men and women. - Content has been added as part of the vision of the Community Safety Plan to recognise the unique needs of women and other vulnerable members of the community. This approach will be supported in the development of Council's <i>Diversity Access and Equity Policy</i>.
A series of recommendations were made to the Community Safety Plan Action Plan: 2.3.2 "Disseminate information on gender equity and family violence using Council publications and local media outlets" – the inclusion of "to promote non-stereotypical gender roles" would strengthen this action. Clarification as to the target audience is also recommended. 2.4.3 "Develop a model of collaborative programs that encourage respectful relationships and support young people to manage violence in the home and public places" - it is recommended to delete "manage violence" as it is not the responsibility of young people to manage violence that could put them in harm.	✓		- All recommended changes have been incorporated into Action 2.3.2 - All recommended changes have been incorporated into Action 2.4.3

2.6.1 A Safe and Harmonious Greater Dandenong 2015-22 (Cont.)

Attachment 2 - Summary of Submissions and Responses

Summary of Submission	Amendment to Community Safety Plan		Response
	YES	NO	
4.1.2 - Needs to take a gender sensitive approach. Include ensuring female learners are matched with female mentors. 4.3.2 - consider the different needs of women and men. Accessibility for pushing prams must be considered for those with primary care responsibilities - Inclusion of sex-disaggregated data would assist in categorising all data and statistics into males and females to provide a snap shot of each issue.	✓		- Action 4.1.2 has been altered to include the aim of matching female learners with female mentors. - Content has been added as part of the vision of the Community Safety Plan to recognise the unique needs of women and other vulnerable members of the community. - Data provided in the Community Safety Plan relates to the incidence of crime and anti social behavior and its impacts on vulnerable groups.
Online Survey Responses			
Four responses were received to an online survey.		✓	No response required.
- Eight questions were asked all respondents indicated support for the each Priority Area and the actions that supported them. - One comment was received noting the need to involve community groups to discuss the Community Safety Plan collectively		✓	- Community groups were invited to comment on the draft Community Safety Plan. - Further engagement of community groups will be sought in the implementation of the Community Safety Plan.

2.6.2 Municipal Building Project Final Report 2015

File Id:	fA29333
Responsible Officer:	Director Engineering Services
Attachments:	Municipal Building Project Final Report 2015

Report Summary

This report presents the Municipal Building Project Final Report 2015 for adoption by Council.

Recommendation Summary

The purpose of Project Final Report is to formally acknowledge that this project is being closed as all project objectives and deliverables have been met.

This report recommends that the Municipal Building Project Final Report 2015 be adopted by Council.

2.6.2 Municipal Building Project Final Report 2015 (Cont.)**Background**

In 1994, the former City of Dandenong and City of Springvale were amalgamated into the City of Greater Dandenong. A physical legacy of the amalgamation was municipal offices at both Dandenong and Springvale. Whilst operations had been integrated, the staff complement responsible for delivery of services was split across two sites with inherent inefficiencies. The Council had formed a Policy position that would see it deliver services from and accommodate its staff in a new administration facility situated at a prominent accessible site within the Dandenong CBD.

Construction of the facility commenced in September 2012. The facility was completed and opened for use in March 2014.

The facility is located at the corner of Walker and Lonsdale Streets in Dandenong diagonally opposite the Drum Theatre.

The new facility is approximately 13,000 m² and includes:

- Regional Library, Reception and Customer Service
- Civic square/Community gathering space
- Community/Business Meeting Spaces
- Café
- Civic Offices
- Basement Car parking
- Retail Shops

Proposal

The objectives and deliverables for this project have been met and so it is now timely and appropriate to report closure on the project.

Notwithstanding the recommendation to close out the project, it is also noted that there are still some outstanding issues which require follow up action and resolution, viz:

Action List for follow up and close out:

1. Negotiate settlement of remaining defects and omissions with Watpac
2. Return of 2nd and final Bank Guarantee (BG)
3. Secure 3rd BG for AV works for separate DLP
4. Resolution of the Mayoral office / redesign
5. Close out of the project risk assessment
6. Procure 5 Star Green Star As Built certification through Watpac
7. Schedule final re-commissioning 24months after PC for AV, Mechanical and Electrical plant and equipment with Watpac

The project final report is attached for Council Consideration.

2.6.2 Municipal Building Project Final Report 2015 (Cont.)**Community Plan 'Imagine 2030' and Council Plan 2013-17 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Outdoor Activity and Sports* – Recreation for everyone
- *Lifecycle and Social Support* – The Generations supported

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings
- *Travel and Transport* – Easy to get around

Opportunity

- *Education, Learning and Information* – Knowledge
- *Jobs and Business Opportunities* – Prosperous and affordable
- *Central Dandenong* – Regional capital Dandenong
- *Leadership by the Council* – The leading Council

Council Plan 2013-17

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

People

- A healthy, active and safe community
- A city that celebrates its diversity with pride

Place

- An environmentally sustainable city
- A city planned for the future

2.6.2 Municipal Building Project Final Report 2015 (Cont.)

Opportunity

- A thriving and resilient economy
- A Council that listens and leads

The building project is consistent with this vision.

Victorian Charter of Human Rights and Responsibilities

All matters relevant to the Victorian Human Rights Charter have been considered in the preparation of this Report and are consistent with the standards set by the Charter.

Financial Implications

There are no direct financial implications associated with this report outside of those detailed in the attached Project Final Report.

Consultation

There has been consultation and collaboration with both internal and external stakeholders throughout May and June 2015 to inform the development of the attached Project Final Report.

Conclusion

It is recommended that Council adopts the Municipal Building Project Final Report 2015.

Recommendation

That Council:

1. **acknowledges the success of the Municipal Building Project; and**
2. **adopts the Municipal Building Project Final Report 2015.**

MINUTE 1072

Moved by: Cr Jim Memeti

Seconded by: Cr John Kelly

That Council:

1. **acknowledges the success of the Municipal Building Project; and**
2. **adopts the Municipal Building Project Final Report 2015.**

CARRIED

2.6.2 Municipal Building Project Final Report 2015 (Cont.)

OTHER

MUNICIPAL BUILDING PROJECT FINAL REPORT 2015

ATTACHMENT 1

**MUNICIPAL BUILDING PROJECT FINAL
REPORT 2015**

PAGES 16 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5309.

2.6.2 Municipal Building Project Final Report 2015 (Cont.)

DOCUMENT INFORMATION			
Project Name:	Dandenong Municipal Building Project	Prepared By:	Dino De Melis
Project Sponsor:	John Bennie CEO	Period Covered:	to 8 July 2015
Version	Date	Author	Change Description

Project Final Report

1. Executive Summary

The purpose of this report is to formally acknowledge that this project is being closed because all project objectives and deliverables have been met.

The Project

Greater Dandenong's new civic and community centre is a flagship project for central Dandenong and will form the new heart of Melbourne's south-east region. Council's investment in this project complements significant public and private investment in the revitalisation of central Dandenong.

The new facility includes:

- Regional Library, Reception and Customer Service
- Civic square/Community gathering space
- Community/Business Meeting Spaces
- Café
- Civic Offices
- Basement Car parking
- Retail shops

The new facility is located at the corner of Walker and Lonsdale Streets in Dandenong and is approximately 13,000 m². The site forms part of the Revitalising Central Dandenong (RCD) area, which consists of approximately 7 hectares of land in central Dandenong located between the Station and Lonsdale Street. The civic site is one of the highest profile development parcels in the RCD, linking the railway interchange with Lonsdale Street and situated opposite the Drum Theatre. It sits adjacent to the recently constructed Government Services Office containing regional branches of DHS, DOJ, DEECD & DPCD.

The CGD Civic Precinct is one of the highlights in journeys to and from Dandenong. It has become the new public heart of the rapidly changing and revitalised City & Regional Centre, a "Federation Square for Southern Melbourne".

2.6.2 Municipal Building Project Final Report 2015 (Cont.)

The new 6 storey building was designed by award winning Melbourne architects Lyons. It has a Green Building Council of Australia 5 Star Green Star rating which signifies 'Australian Excellence' in environmentally sustainable design and/or construction.

The Civic Square – Harmony Square

More than one year after the city's new public square opened to the public, a suitable name was announced on Tuesday 30 June 2015. Harmony Square is the name that resonated most strongly through an extensive community nomination and short listing process.

Harmony square accommodates large scale events for up to 2500 people. It also has smaller spaces providing opportunities for quiet enjoyment.

The Regional Library

The Regional Library has increased service and patronage through:

- Supporting lifelong learning that helps achieve personal growth and development
- Being a third place for social engagement where people can meet and interact with others.
- Being an active participant in the expanding economy
- Being an ambassador for people and a celebrant of diversity
- Being a quality hub of and for knowledge

Over 17,000 people visited the new Library in the week that it opened and staff was also busy with signing up 320 new Library members. This level of usage continued in the second week with the new Library also seeing well over 17,000 users and over 350 new members. In comparison, the old Dandenong Library averaged around 8000 visitors and 120 new members each week and was already considered one of the busiest in Victoria.

In the 2014/15 financial year, the new Dandenong Library had **872,968** visits compared to the former Dandenong Library in Stuart Street which had an average of **430,000** visits pa.

Community/Business space adjoining the square provides local & regional groups with state of the art technology suitable for hosting conferences and exhibitions.

2. Project Background Overview**Project Background**

In 1994, the former City of Dandenong and City of Springvale were amalgamated into the City of Greater Dandenong. A physical legacy of the amalgamation was municipal offices at both Dandenong and Springvale. Whilst operations had been integrated, the staff complement responsible for delivery of services was split across two sites with inherent inefficiencies. The Council had formed a Policy position that would see it deliver services from and accommodate its staff in a new administration facility situated at a prominent accessible site within the Dandenong CBD. This building project would also be an important catalyst project for the revitalisation of Dandenong.

2.6.2 Municipal Building Project Final Report 2015 (Cont.)

Council's two local libraries were built in the 1970's and together were hosting approximately one million customers per year. The Library 2015 strategy recommended to Council the need to consider two new purpose built libraries to cater for the growing demand and cater for current and predicted trends in Library Services. The Strategy also recommended consideration be given to co-locating libraries with other community facilities where feasible.

Both the previous municipal precincts of Springvale and Dandenong developed along traditional lines so there were two civic sites each housing the Administrative Offices and Libraries giving the opportunity to combine these Municipal Building Projects and rationalise council assets to meet other Council Policy initiatives.

Project Objectives

- (a) To provide Council's Operational and Civic Governance functions from a single building in Dandenong.
- (b) To strategically locate Library Services close to the major Activity centres to meet current and emerging library trends and increase patronage through proximity to the retail hubs.
- (c) To more efficiently and effectively deliver services to the community with greater customer interaction.
- (d) To consider a range of project and funding solutions, including non-capital options where applicable and the realisation of council assets surplus to needs.
- (e) To maximise the return on Council assets and ensure the best utilisation of Council resources.
- (f) To encourage any prudent complementary commercial uses that may offset costs to the council including additional lettable office or retail space.
- (g) To take a prudent risk/return/cost position, cognizant of the councils obligations to its community in accordance with Council's long term financial plan and within the prudential financial limits operating at the time.
- (h) Municipal Building Project should act as catalysts in the revitalisation of the Dandenong CAD
- (i) To promote development opportunities for affordable housing on any surplus Council land in proximity to the Dandenong CAD

The broad aspiration for the Civic Precinct was to create a place for the community to own and feel proud of. The civic precinct was designed to become a focal point for cultural and community activities and services for locals and visitors. The Civic Precinct was intended to be a place that represents the Dandenong community and its institutions in Melbourne and beyond.

Specific aspirations for the Civic Precinct include:

- Buildings and public spaces that reflect its civic significance and are responsive to its context.
- Indoor and outdoor spaces that are fit for purpose and its design lift the spirits.
- A place that is welcoming and accessible to all, a place where all residents can meet as equals.
- A place that is leader in sustainable environmental initiatives. A place that is sustainable to construct and use.
- A design that is achievable and affordable. A design that is commercially viable.
- A place that is flexible and can adapt future requirements. A place that is built to last.
- A catalyst in the revitalisation of Dandenong.

2.6.2 Municipal Building Project Final Report 2015 (Cont.)**Project Benefits**

A summary of project benefits includes:

Growing Dandenong

- High visibility vote of confidence in the investment of these activity centres,
- Capital investment will have an immediate impact on the value of the adjoining and adjacent properties,
- Act as a catalyst for investment in their redevelopment or upgrading.

Council efficiencies

- Eliminate 2 offices,
- Eliminate duplication,
- Build Efficiencies.

Transport based benefits

- Reduced car travel between the Springvale and Dandenong offices,
- Better use of public transport,
- Improved access and parking for customers

Amenity enhancement

- Libraries are a community hub where customers can access a wide range of information services as well as key Council services and information;
- Libraries tend to be first port of call for new arrivals for information about services etc. provided by other levels of government and agencies.
- Library users undertake retail activities and access additional resources and services in a single visit (economic, environmental stimulus).
- Opportunities for community endeavor.
- One stop shop concept for customers.

Economic growth & spin offs

- Additional jobs during construction, and
- Long term multiplier effects include 'longer-term jobs' in the activity centre economy as well as a series of short term jobs as the Council site itself is constructed and as sites around it are redeveloped.

Better use of (surplus) land

- Improved housing choices
- The project will open up new affordable housing for the community.

3. Project's Major Activities and Milestones

Activities / Milestones	
Main Activity	Achieved
Start Demolition of existing buildings	July 2012
Preferred Builder appointed (Watpac Construction Vic)	July 2012
Start Construction of the new facility	September 2012
5 Star Green Star awarded – Public Building Design Pilot	November 2013
Occupancy Permit achieved (OP No.01659)	21 February 2014
Practical Completion achieved	3 March 2014
REACH Launched	4 March 2014
Facility open for use	March 2014
Relocation to the new Municipal Building in Dandenong	17 March 2014

2.6.2 Municipal Building Project Final Report 2015 (Cont.)



4. Project Closure Synopsis

The project is being closed as all project objectives and deliverables have been met.

5. Project metrics performance

Objectives Performance

The project's top three objectives were;

- To provide Council's Operational and Civic Governance functions from a single building in Dandenong
- To strategically locate Library Services close to the major Activity centres to meet current and emerging library trends and increase patronage through proximity to the retail hubs.
- To more efficiently and effectively deliver services to the community with greater customer interaction.

All objectives were achieved with high quality and customer acceptance. **100% target met**

Deliverables Performance

The project deliverables included the following;

- Regional Library, Reception and Customer Service
- Civic square/Community gathering space
- Community/Business Meeting Spaces
- Café
- Civic Offices
- Basement Car parking

All deliverables were achieved with high quality and customer acceptance. **100% target met**

Schedule Performance

In July 2012 when Watpac was announced as the preferred Building Contractor, the baseline schedule was also announced. This is an excerpt directly from the Special Edition Webstar News – 18 July 2012;

‘Construction activities will start in September of this year, with construction due for completion at the end of 2013. We will move in during the first half of 2014.’

Staff relocated to the new Municipal Building Monday 17th March 2014. **100% target met**

2.6.2 Municipal Building Project Final Report 2015 (Cont.)**Budget Performance**

...as at 6 July 2015

The budget to complete the project was **\$65,517,000**. The funding sources of this amount were comprised of:

- \$47,200,000 in loan funds
- \$6,000,000 Department of Regional Australia (RDAF) – Federal Government funding
- \$750,000 Living Libraries Infrastructure Program - State Government funding
- \$500,000 Community Support Grant Program – State Government funding
- \$10,767,000 from Council Reserve fund and CIP allocations.

Comparing the actual costs against the scope of works that comprised the budget, the final cost of the project was \$63,688,250 – resulting in a project **saving** against budget of **\$1.828 million**.

There have been several additional expenditures that have been made from these savings for additional works associated with the building but which were beyond the initial budget scope. These are:

Purchase of site 1B – Civic precinct (and legal costs)	\$918,017
Acquisition of the book sorter for the library	\$269,850
Installation of a major public art feature	\$ 88,665
Further redevelopment works to Mayor/Councillors area	\$200,000

(NB of the above additional costs, \$353,000 remains yet to be paid as at 6 July, 2015)

Following the deduction of these items, which were in addition to the original project scope, a project saving of **\$352,218** remains. These funds are held within the Major Projects Reserve fund for application to future capital projects.

100% target met**Total Project Metrics Performance**

As outlined above, the project has been completed within the defined scope, time and cost constraints. All targets were met and budget savings made. The project has received positive feedback from both internal and external users.

6. Project Management Performance**Communication Management****The project communication process.**

Municipal Building Project staff updates were communicated on the Intranet through WebStar News and Special Edition Webstar News. The interactive communication platform [Sharepoint](#) was also implemented; Staff were regularly encouraged to find out the latest information, as well as ask questions, give their feedback and ideas, by going to the [MBP Sharepoint forum](#).

2.6.2 Municipal Building Project Final Report 2015 (Cont.)

A tag line '*embrace the space*' was also employed in the staff communications strategy to excite and draw staff into and be part of, not only this major project, but this historic milestone for Council and what has been the culmination of many years of hard work by Councillors, staff and others. To ensure that ALL staff, regardless of whether they were relocating or not, felt welcome to visit the new office and take ownership of it, tours were made available during construction through the new building.

As the move to the new office approached, a *Questions and Answers* was compiled into a "welcome to our new office" manual, which was distributed to everyone and also published in Webstar. If staff had any questions about the move, they could speak to their Department Champion.

It would be fair assessment to state that the project communication process was multi-level, sustained, interactive and very effective.

Here are just a few of the more noteworthy updates;

Special Edition Webstar News - 18 July 2012 - Municipal Building Project preferred tenderer appointed!

MBP News 14/03/2014 - Friday, 14 March 2014 - our last day in the Springvale and Dandenong offices!



It's our last day in the Springvale and Dandenong offices! You are all probably feeling a bit stressed, but remember to stay calm - we're on track!

Thank you to everyone for being so enthusiastic about the move and for working so hard to get everything sorted in the weeks and months leading up to the move. A big thank you also to our staff at all the other offices - you've been a great support and been very patient amidst the chaos.

The last Municipal Building News Update was published on Webstar News on Wed 16 April 2014, viz;



Welcome to the final Municipal Building Project news! Tomorrow marks a month since we moved into the new building - we hope you have all settled in and are enjoying your now not-so-new colleagues and work spaces.

Thank you to all staff who came along and supported the civic centre community celebration on Saturday. It was a wonderful event and it was great to see so many staff and their families there. [View the event photos.](#)

While this is the final news dedicated to this project, there is still a lot going on, so we will provide updates as necessary via Webstar Weekly News.

2.6.2 Municipal Building Project Final Report 2015 (Cont.)**Risk Management****Probity of Tender Processes**

The project risk assessment identified several potential probity risks, including but not limited to, collusion between tenderers, fraud and corruption, and conflict of interest.

In accordance with the Victorian Local Government Act 1989, Council wanted to ensure that the tender processes it conducted were fair to all parties. In meeting Probity Plan compliance, Council engaged Probity Advisers Pitcher Partners to oversee probity related processes. All probity risks were managed successfully.

Risk Assessment

A detailed risk assessment was developed at the commencement of the project with the first risk workshop held on the 24th January 2011. The risk assessment identifies 96 risks and was last reviewed on the 18th June 2013 (revision 8).

The risk assessment has been reviewed again as part of this project final report. There are no outstanding residual risks at the time of writing this report although the risk assessment now needs to be closed out. The Occupancy Permit (No.01659) was issued by the Building Surveyor in February 2014 and Practical Completion was achieved in March 2014.

Civic Centre Basement Car park

The basement car park was temporarily closed to the public on Monday 27th October 2014 until a thorough safety review could be undertaken. The review was prompted after the Federal Government raised the National Security Assessment from medium to high, in September 2014. A report was subsequently commissioned into the security of the Civic Centre building at 225 Lonsdale Street. Interisk, a security risk management organisation, was engaged by Council to conduct a review of site security and safety.

One option addressed in the Interisk report allowed for a return to the status quo (a car park open and accessible to the public) but only after putting infrastructure protections in place. This option was approved and budgeted for in the 2015-16 Capital Works budget. This essentially meant encasing or enclosing (to provide protection from vandalism) all exposed infrastructure – cable trays; cabling generally; cast iron and PVC piping (both of which can be 'cracked' and damaged) and copper piping. Other infrastructure - mild steel piping and ductwork, on a risk management basis, being very low risk, remain open and exposed. So, where risks are deemed high, action is taken to protect infrastructure and where deemed low, no action is taken.

The basement car park was reopened to the public on the 1st July 2015 with a security guard presence seven days per week during library hours. It is anticipated that the car park infrastructure security project will be completed before the end of 2015.

2.6.2 Municipal Building Project Final Report 2015 (Cont.)

Asset Management

All funds expended in 2013-14 for the Civic Centre Project have been capitalised into the Asset Management System for the Civic Centre Building. Any funds expended after 30 June 2014 are currently held by the Finance Team in the PIP (Projects in Progress) account and will be reviewed and allocated prior to the next revaluation.

The Library book sorter and public art is also pending.

Defects & Omissions Management

There were over 370 defects managed over the course of the Defects Liability Period (DLP).

As at 30 June 2015, there were eight defects which were not able to be resolved with Watpac.

The Manager City Improvement and Watpac's Commercial Manager have in principle agreed to review these with a view to now negotiate a settlement price for these. In effect it is envisaged that the settlement price agreed will either be deducted from the 2nd bank guarantee Council is holding or will be paid out separately to Council as a washout settlement effectively.

There are also some omissions outstanding with the most significant being the Green Star As Built Certification which Watpac and their consultant AECOM are procuring for Council. Other notable omissions include final re-commissioning 24 months after PC for AV, Mechanical and Electrical plant and equipment with Watpac.

Environmental Sustainability Management**Green Star**

The building was designed to achieve a Green Star 'design & as-built' rating of 5 Stars, and the building design and materials are consistent with this aim.

In late November 2013, the Green Building Council of Australia (GBCA) announced that our new municipal building was awarded a 5 Star Green Star - Public Building Design PILOT certified rating.

This represents 'Australian Excellence' in environmentally sustainable building practices.

Green Star - Public Building is a rating tool that provides developers, owners, and users with an avenue for independent assessment of the environmental attributes of their spaces.

The Green Star – Public Building rating tool assesses the environmental attributes of new and refurbished public buildings and their fit outs. The rating tool has been designed to assess a diverse set of spaces and space uses across diverse geographical areas.

Evaluation of the Dandenong Civic Centre pilot design and as-built rating under the Green Star rating system was included in the Dandenong Civic Centre project at conception to meet the City of Greater Dandenong's commitment to an environmentally sustainable community, embedded in the core principles of the council policy for Sustainable Development. Green Star is the national voluntary rating system established by the Green Building Council of Australia (GBCA). Utilising the 5 star Green star rating protocols, guidelines and specifications for Public Building Design and As-

2.6.2 Municipal Building Project Final Report 2015 (Cont.)

Built the environmental sustainable design (ESD) objectives were adopted for the building under the areas of energy, water and indoor environmental quality.

- Energy efficiency and greenhouse gases – reduce energy consumption, create novel solutions to deliver/convert energy in the most efficient way and utilise a low-carbon energy source
- Implement water efficiency and find alternative water supplies – increase the catchment of non potable rainwater and reduce the consumption of domestic potable town water.
- Indoor Environmental Quality – Internal air quality, ventilation, reduced indoor pollutants, reduced noise levels, occupant thermal comfort

AECOM, the building services engineers for the project were preparing to submit the final documentation for the 5 star Green Star Public Building As-Built Rating in late July 2015. The building is provided with extensive electrical, natural gas and water metering and sub-metering systems which assists in determining energy and water consumption. During the commissioning phase of the project all meters connected to the Building Management System (BMS) have been commissioned and validated by Alerton Australia to ensure that all recorded results are accurate and useful. ecoMECH and WATPAC Constructions (VIC) are currently undertaking a resource monitoring and building tuning period from April 2014 to March 2016 with the buildings operational and maintenance team, Independent Commissioning Agent and various trade subcontractors.

These meters and reports are being used to measure the efficiency of building performance against the Green Star accredited design and according to the accuracy requirements stipulated in the NABERS Energy and water for offices 'Rules for Collecting and Using data'. The technology is tracking the following ESD features of the building;

Energy**Electrical Consumption**

Internal lighting is controlled by a sophisticated lighting sensor network and programming technology. This has been installed to reduce energy consumption and carbon dioxide emissions through a reduced carbon footprint, Heating Ventilation Air Conditioning (HVAC) system and lifts. Monitoring of readings from the meters have led to the initiation of energy reduction initiatives and cost saving changes in the last quarter.

Natural Gas Consumption

Consumption relates to use in heating boilers, the domestic water boiler and Co-gen Plant. Monitoring continues in the winter months against the original modelling and Council's Building Maintenance and Operations Coordinator is working closely with Cogen to ensure optimal heating performance.

Water

The Dandenong Municipal building utilises a rainwater harvesting system to distribute collected rainwater as the primary means of toilet & urinal flushing and irrigation water. Where collected rainwater is not available potable town water is used as the secondary means of water provision to these systems. Potable town water is also utilised as the only means of water delivery for various amenities within the building as well as for the buildings Domestic Hot Water supply system.

2.6.2 Municipal Building Project Final Report 2015 (Cont.)

Current readings indicate that rain water collection is consistently greater than predicted and the use of domestic town water demand is less than predicted.

Cogent

The Dandenong Municipal building is connected to a local district energy scheme created as part of the Revitalising Central Dandenong State Government initiative. This scheme is owned and operated by Cogent and consists of local Precinct Energy Plant (PEP) and a reticulation network distributing hot water to local buildings. The scheme provides combined heat and power (cogeneration) to contracted customers. Electricity generation is achieved using high efficiency gas fired generators, with waste heat recovered captured for distribution. Electricity is to be provided to customers through local grid connection of each building with hot water provided to various buildings in the district through a pipe work reticulation network.

The designed objective is that the Cogent provides up to 600kW of hot water from the PEP which is utilised to offset the energy consumption in heating the HVAC boiler and domestic hot water for the building. During times of peak demand a 250kW natural gas fired condensing boiler operates to provide the balance of the heating load.

Current readings indicate some investigation needs to be conducted on the PEP contribution during the January to March quarter of 2015 to the building hot water system. During this quarter the building used 579kWh of natural gas when the predicted use through computer modelling was 0kWh. Of note the building actually used 495kWh of gas in March. It is expected that the PEP could well and truly cope with the base line heating load during this period. Therefore further investigation is being undertaken to ascertain if the PEP is operating correctly.

In June 2015, the last piece of documentation was issued to Watpac and Aecom to complete the Green Star As Built certification; this needs following up to see if they have received certification.

The next stage would be Green Star Performance - Operations and Maintenance. Buildings that have achieved Green Star – As Built certification can submit documentation for assessment 18 months after achieving an occupancy certificate. The building must have been operating under normal operating conditions for at least the last 12 months of that 18 month operating period.

Steps to have an ongoing 5 Star Green Star Building accreditation rating:

Various options of accreditation in Australia include Green Star rating or NABERS, both well known and well recognised forms of accreditation. The first is a non for profit organisation and the latter managed by the Office of Environmental and Heritage on behalf of Federal, State and Territory governments . Within their accreditation schemes they both have an ongoing (yearly) operation performance accreditation which is based around actual performance/operations of a building during occupancy against 9 sustainable categories:

- Management
- Indoor Environment Quality
- Energy
- Transport
- Water
- Material
- Land use and Ecology
- Emissions and
- Innovation

2.6.2 Municipal Building Project Final Report 2015 (Cont.)

In order to investigate pursuing ongoing accreditation it is recommended to engage AECOM ESD consultants (the original consultants who designed the building to get 5 Star Green Star Design and As Built) to make an assessment for this task. It is assumed that initial capital costs would be required to set up the building .i.e. additional water, electrical meters for operational monitoring, higher efficient rated fixtures like 5 WELS star pans, etc.

As part of an ongoing accreditation, Council employs a Building Maintenance and Operations Coordinator who is a competent building and facilities professional. The Coordinator is involved in all aspects of the operations and maintenance management of the building. The Building Maintenance and Operations Coordinator also monitors daily performance of the building and ensures adequate steps are taken to maintain a 5 Star rated performing building. This will be an ongoing exercise of fine tuning services within the building and implementing sustainable procedures for Council's occupation.

Monitor and reward users' current behaviours and commitments to achieve a more sustainable organisation .i.e. printing less paper, monitoring and recycling rubbish, preparing for certain set temperatures throughout various seasons .i.e. 23°C internal temperature in summer as opposed to 20°C.

Accomplishments

To win an award or be nominated for an award and be formally recognised within the industry for building design excellence or architectural creativity is not only an accolade but also a testament to having achieved 100% across all project metrics.

In May 2015 in Sydney, the Dandenong Municipal Building/Civic Centre was recognised as a finalist at the Property Council of Australia Innovation & Excellence Awards in the category of Best Public Building in Australia. The Woods Bagot Award for Best Public Building recognises excellence in a new or refurbished public building. Being one of only eight finalists was a noteworthy achievement for the City of Greater Dandenong.

On Friday 26th June 2015 the Dandenong Municipal Building also won a major Architecture Award at the Australian Institute of Architects annual awards program in Victoria in the Public Building Category. The Dandenong Municipal Building now goes automatically in to the National Awards program which is announced in October 2015.

2.6.2 Municipal Building Project Final Report 2015 (Cont.)**Lessons Learned**

The purpose of lessons learned is to bring together any insights gained during this project that can be usefully applied on future projects.

Here are some of the successes and shortcomings learnt during this project;

- ▲early engagement of project champions
- ▼cold draught entering the library at the main entrance
- ▲'Embrace the Space' project staff updates
- ▼design of Mayor/Councillors area was sub-optimal
- ▲de-clutter days at the former office buildings
- ▼delays in acquisition of the book sorter for the library
- ▲probity of tender processes
- ▼air conditioning in L2 kitchen should have been identified at the design stage
- ▲the success of Harmony Square & the big screen exceeded our expectations
- ▼the two future growth areas provided on levels 4 & 5 may have been 'more lettable' if ceiling, etc had been fitted out better instead of being built to cold shell status
- ▲project completed on time
- ▼retail tenancies' waste room moved (post construction) from back of house corridor to the main waste room adjacent to Garner Lane to enable waste contractor's services
- ▲project delivered under budget, savings made

Post Project Tasks - Works in ProgressRetail Occupancy

Eight retail tenancies were provided within the Dandenong Municipal Building (Civic Centre), five along Lonsdale Street, two micro-retail spaces under the big screen and one café adjacent to the library. The Library Café was fitted out with cabinetry, tiling, basins and fridges. Two future growth areas were provided on levels 4 & 5, each available as office area for lease in the short to medium term. All other spaces available for lease were built to cold shell status.

The areas of the spaces available for lease in the Civic Centre are as follows:

Retail 1 Cnr Lonsdale & Walker Streets	117 m ²
Retail 2 Lonsdale Street	93 m ²
Retail 3 Lonsdale Street	140 m ²
Retail 4 Lonsdale Street	79 m ²
Retail 5 Lonsdale Street	89 m ²
Retail 6 Library Café	75 m ²
Retail 7 (Micro) Lonsdale & Walker Streets	37 m ²
Retail 8 (Micro) Walker Street	36 m ²
Office space Level 4	550 m ²
Office space Level 5	550 m ²

2.6.2 Municipal Building Project Final Report 2015 (Cont.)

Retail 6 was leased in June 2014 to Liberica Coffee which was transferred to Gold Beans in April 2015. Retail 1 was leased in May 2014 to Melissa Cakes who were granted a six month rent free period and invested significantly in fit out costs. Retail 2 & 3 was leased in September 2014 to Bendigo Bank who were granted a two month rent free period with Council consent to terminate their previous lease with no additional fees. Bendigo Bank also invested significantly in fit out costs. Retail 7 (micro) was leased to EzyMart in January 2015 which was granted four months' rent free in lieu of fit out costs. The lease was subsequently transferred to Tesco in July 2015.

There were significant challenges faced with the integration of the retail spaces mechanical and HVAC fit out requirements with the existing building systems and there was little support from the Building Manager at the time. The chiller beam system (HVAC) that must be connected to within the Civic Centre building is costly to incorporate into retail fit out designs and there have been ongoing issues with both Melissa Cakes and Bendigo Bank's systems integration with the building's system. This will continue to be a challenge for existing and new tenants, however the understanding of the building's HVAC system has increased significantly since March 2014 and this will greatly impact the fit out for any new tenancies.

While there has been some interest in Retails 4, 5 and 8 and the office spaces, there have been no firm or realistic retail offers made to Council for rental of these spaces which meet the criteria for selection. While the spaces have been empty however, they have been utilised by different areas within Council for use during events such as Nocturnal and for social enterprise display purposes. There are new negotiations currently proceeding for Retails 4 and 8 which may be successful.

To date (30/06/15), revenue obtained through lease of space within the Civic Centre has been \$170,780.

List of issues still outstanding at the end of the project

The most significant issue impacting the project was in relation to the Audio Visual (AV) works. Space Age Communications was Watpac's appointed AV sub-contractor who entered voluntary liquidation on Tues 27th May 2014, affecting various minor works and defective works. A replacement sub-contractor ProAV was engaged by Watpac on the 4th July 2014 to complete the balance of Audio Visual (AV) works and defects. The area most impacted was the new Council Chambers due to issues around the webcast encoder and AV wall control panel resulting in not being able to webcast Council meetings for several weeks. The AV works are now, except for two minor defects, complete. It is intended that the AV works will be covered by a separate Defects Liability Period to that covering the rest of the contract building works and for which a separate bank guarantee will be sought from Watpac.

Action List for follow up and close out;

1. Negotiate settlement of remaining defects and omissions with Watpac
2. Return of 2nd and final Bank Guarantee (BG)
3. Secure 3rd BG for AV works for separate DLP
4. Resolution of the Mayoral office / redesign
5. Close out of the project risk assessment
6. Procure 5 Star Green Star As Built certification through Watpac
7. Schedule final re-commissioning 24months after PC for AV, Mechanical and Electrical plant and equipment with Watpac

2.6.2 Municipal Building Project Final Report 2015 (Cont.)



Project Closure Recommendation

The project is being closed because all project objectives and deliverables have been met. The recommendation is made to gain project closure approval from the Project Sponsor, including agreement that the project has fulfilled all of the requirements as documented and that the Project Sponsor is satisfied that all outstanding items have been satisfactorily addressed.

Project Final Report Approvals

Prepared By Dino De Melis
(Manager City Improvement)

Approved By John Bennie
(Project Sponsor & CEO)

Sean O'Reilly
(Mayor)

Approval Date _____

2.6.3 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 20-31 July 2015

Report Summary

Subsequent to resolutions made by Council on 11 November 2013 and 25 February 2014 in relation to a listing of incoming correspondence addressed to the Mayor and Councillors, Attachment 1 provides a list of this correspondence for the period 20-31 July 2015.

Recommendation

That the listed items provided in Attachment 1 for the period 20-31 July 2015 be received and noted.

MINUTE 1073

Moved by: Cr Matthew Kirwan
Seconded by: Cr Loi Truong

That the listed items provided in Attachment 1 for the period 20-31 July 2015 be received and noted.

CARRIED

2.6.3 List of Registered Correspondence to Mayor and Councillors (Cont.)

OTHER

**LIST OF REGISTERED CORRESPONDENCE TO MAYOR AND
COUNCILLORS**

ATTACHMENT 1

**CORRESPONDENCE RECEIVED 20–31 JULY
2015**

PAGES 3 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5309.

2.6.3 List of Registered Correspondence to Mayor and Councillors (Cont.)**Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondence addressed to Mayor and Councillors received between 20/07/15 and 31/07/15 - for officer action -
total = 2

Department: Mayor & Councillors				
Category: Mayor & Councillors General Correspondence				
Correspondence Name	Date Created	Objective ID	User Assigned	
Letter from Neale Burgess MP, State Member for Hastings calling for Submissions in support of a Regulatory Impact Statement (RIS) on proposed new public holidays in Victoria 23-07-2015 09:40:28	23-July-2015	fA91600	M&C EA	
Letter from North Dandenong resident regarding the need for laws against the feeding of birds 24-07-2015 09:07:43	24-July-2015	fA91756	M&C EA	

2.6.3 List of Registered Correspondence to Mayor and Councillors (Cont.)**Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondence addressed to Mayor and Councillors received between 20/07/15 and 31/07/15 - for information only - total = 5

Correspondence Name	Date Created	Objective ID	User Assigned
Letter from the Commissioner for Senior Citizens Thanking Council for facilitating a local consultation as part of the recent isolation and loneliness Listening Tour	28-July-2015	A3381259	M&C EA
Letter from Australia Day Council of South Australia calling for nominations for the Australia Day Award for Muslim & non-Muslim Understanding - closes Friday 18 September	29-July-2015	A3383420	Mayor
Office of the Lord Mayor of Brisbane thanking the Mayor for his participation at 2015 Asia Pacific Cities Summit and Mayors Forum	29-July-2015	A3383422	Mayor
Australian Red Cross request to light Town Hall exterior red on night of 06/08/2015 to mark the anniversary of the bombings of Hiroshima and Nagasaki	20-July-2015	A3367722	Mayor
Letter from Commonwealth Bank advising of community grants awarded in Greater Dandenong to Springvale Park Special Developmental School, Big Brothers-Big Sisters Australia Limited, Concern Australia Welfare Inc and Windana Drug and Alcohol Recovery Inc	21-July-2015	A3369873	Mayor

2.6.4 Report on Matters Discussed at Councillor Briefing Sessions - 27 July and 3 August 2015

File Id: fA25545

Responsible Officer: Director Corporate Services

Report Summary

As part of Council's ongoing efforts to improve transparency in Council processes, matters discussed at Councillor Briefing Sessions (other than those matters designated to be of a confidential nature) are reported on at ordinary Council meetings.

The matters listed in this report were presented to Councillor Briefing Sessions on 27 July and 3 August 2015.

Recommendation Summary

This report recommends that the information contained within it be received and noted.

2.6.4 Report on Matters Discussed at Councillor Briefing Sessions - 27 July and 3 August 2015 (Cont.)**Matters Presented for Discussion**

Item		Briefing Session
1.	<i>Executive Updates/Discussion</i> Councillors and Council officers briefly discussed the following topics: a) Level crossing removal forum for Councillors. b) Jan Wilson Centre multipurpose room.	<i>27 July 2015</i>
2.	<i>Agenda items for the Council meeting 27 July 2015</i> Councillors and Council officers briefly discussed the proposed Agenda items for the Council Meeting of 27 July 2015. (Councillors Chea and Tak disclosed conflicts of interest in an item regarding Sale of 32-40 View Road, Springvale (CONFIDENTIAL) and Cr Memeti disclosed an interest in a Town Planning Application in Bryants Road, Dandenong).	<i>27 July 2015</i>
3.	<i>Tatterson Park Pavilion</i> Councillors were presented with a status update of the Tatterson Park Sport and Community Hub project, including the outcomes of the building design review and obligations under the National Stronger regions Funding (NSRF) program.	<i>3 August 2015</i>
4.	<i>Activate Plan – Greater Dandenong Walking Strategy and Tennis and Bowls Plans</i> Councillors were presented with the draft Walking Strategy 2015-23, draft Lawn Bowls/Croquet Plan 2015 and draft Tennis Plan 2015 for review.	<i>3 August 2015</i>
5.	<i>Neighbourhood House Strategic Direction</i> Councillors were presented with an update on the six neighbourhood houses which operate across the City and the Strategic Direction of these facilities.	<i>3 August 2015</i>

2.6.4 Report on Matters Discussed at Councillor Briefing Sessions - 27 July and 3 August 2015 (Cont.)

6.	<i>Executive Updates/Discussion</i> Councillors and Council officers briefly discussed the following topics: a) Dandenong Park Master Plan demolition projects. b) Children's Festival Theme. c) Opening of Ross Reserve Skate Park.	<i>3 August 2015</i>
7.	<i>Agenda items for the Council meeting 10 August 2015</i> Councillors and Council officers briefly discussed the proposed Agenda items for the Council Meeting of 10 August 2015.	<i>3 August 2015</i>

Apologies

- Councillor Angela Long submitted an apology for the Councillor Briefing Session on 27 July 2015.
- Councillor Youhorn Chea, Councillor John Kelly, Councillor Angela Long and Councillor Jim Memeti submitted an apology for the Councillor Briefing Session on 3 August 2015.

Recommendation

That:

- 1. the information contained in this report be received and noted; and**
- 2. the information discussed at the above listed Councillor Briefing Sessions that was declared confidential in Item 2 by the Chief Executive Officer under Sections 77 and 89 of the Local Government Act remain confidential until further advisement unless that information was the subject of a subsequent Council report.**

2.6.4 Report on Matters Discussed at Councillor Briefing Sessions - 27 July and 3 August 2015 (Cont.)

MINUTE 1074

Moved by: Cr Youhorn Chea

Seconded by: Cr Roz Blades AM

That:

1. the information contained in this report be received and noted; and
2. the information discussed at the above listed Councillor Briefing Sessions that was declared confidential in Item 2 by the Chief Executive Officer under Sections 77 and 89 of the Local Government Act remain confidential until further advisement unless that information was the subject of a subsequent Council report.

CARRIED

Broken link - possible circular reference

2.6.5 Rate Capping and Variation Framework - Council Submission

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Rate Capping and Variation Framework Submission 28 August 2015

Report Summary

As part of the process to implement a rate capping and variation framework, the Essential Services Commission (ESC) committed to a two stage consultation process.

The ESC issued its first discussion paper in April, 2015 and following consideration of submissions in respect of that paper, has issued their draft framework for a rate capping and variation regime.

Council now has until 28 August, 2015 to make a submission in respect of the proposed framework, with the ESC then to release its final paper at the end of September, 2015.

This report seeks Council adoption of the proposed Council submission.

Recommendation Summary

This report recommends that Council endorse the proposed submission to the Essential Services Commission in respect of the draft framework for a rate capping and variation regime.

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)**Background**

Whilst it remains the view of the City of Greater Dandenong that it would be preferable to not be subject to a rate capping and variation regime, it is noted that it is the stated intention of the Victorian State Government to introduce such a framework and as such it is important that Council be an active contributor in shaping this outcome.

The draft framework released by the ESC on 31 July 2015, provides answers to many of the previous unknowns associated with how the rate capping and variation framework was proposed to work.

In particular, the framework includes the following features:

- A single cap for all Councils rather than multiple caps;
- The exclusion of service rates and charges (waste) and State Landfill levies from the cap;
- The exclusion of supplementary rates from the cap calculation in the year in which they occur;
- The rate cap will be calculated on a rates per assessment basis;
- The cap will partly be based on CPI (60%);
- CPI will be the forecast CPI for the period as assessed by Department Treasury and Finance (DTF);
- The remaining cap (40%) will be based on the Wages Price Index as forecast by DTF;
- From 2017/18 the ESC are proposing to introduce an efficiency discount to the cap growing by 0.05% per annum;
- Based on May 2015 DTF forecasts, the rate cap for 2016/17 would be 3.05%.

In terms of the key features of the proposed rate cap, Council endorses the position taken by the ESC to exclude waste charges and landfill levies from the cap noting that these costs are calculated on a fee for service basis and are likely to be subject to cost pressures that do not relate to CPI.

Supplementary rates are additional rates charged on new or improved properties during the course of a financial year and do not represent 'free funds' as Council is required to fund the associated service costs with these new residents.

Council is further supportive of the concept of having a rate cap calculated on a mix of a CPI and a wage index however is of the view that the percentage mix should be 50/50 and that the wage index should be related to local government wages rather than an unrelated index.

Other concerns included within Council's draft submission to the ESC are:

- The failure of the ESC framework to note the restrictions imposed upon Council by the Interim Award which governs annual increases within a banding structure;
- The stated view of the ESC that all other funding sources should be pursued prior to an application for a variation to the rate cap – Council is of the view that pricing services out of the range of fee paying customers who need these services is not an equitable outcome in all instances;
- Seeking the ESC to build greater flexibility into the variation application process where an outcome can be negotiated between Council and the ESC;

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)

- A very significant concern that the State Government may simply charge all Councils for the administration costs associated with the rate capping framework;
- Views expressed by the ESC that Council would be required to demonstrate community support for an application increase rates over the set cap. This would represent a barrier that is over and above any other level of government in Australia; and
- Seeking an earlier review of the framework prior to the four year point proposed by the ESC.

It is proposed that Council place a copy of its submission to the ESC on the Council website for the review of the general community.

Proposal

That Council endorses the submission to the Essential Services Commission in respect of the proposed rate capping and variation framework.

Community Plan 'Imagine 2030' and Council Plan 2013-2017 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'**Opportunity**

- *Leadership by the Council* – The leading Council

Council Plan 2013-2017

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

Opportunity

- A Council that listens and leads

Financial Implications

Based on the financial projections provided by the ESC for potential rate cap amounts during the first three years of the framework and contrasting these figures to Council's existing Long Term Financial Strategy – the funding gap over this first three years is \$16.8 million. Over the first five years the amount would then grow to over \$45 million.

These funds will have to be met with an equivalent reduction in Council expenditures which will be from a mix of operational spending reductions and a reduced ability to complete new capital projects and maintain existing assets.

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)

The introduction of the rate capping and variation framework will impact on Councils ability to complete in a timely fashion key new infrastructure projects sought by the community including:

- Community Facilities for Keysborough South;
- Springvale Civic Precinct Master Plan (including new Library);
- Dandenong Community Hub;
- Replacement or redevelopment of Dandenong Oasis.

Consultation

A briefing has been provided to Council in respect of the draft framework and the proposed Council submission.

Conclusion

The proposed framework released by the ESC contains some positive elements where the ESC has listened to the views and concerns of the industry. There remain however, many aspects of the proposed framework which are very concerning to Council and which will have significant detrimental impacts on the level of services that this Council is likely to be able to provide to the community into the future.

Recommendation

That Council endorses the submission to the Essential Services Commission in respect of the proposed rate capping and variation framework and place the submission on public display.

MINUTE 1075

Moved by: Cr Matthew Kirwan

Seconded by: Cr John Kelly

That Council endorses the submission to the Essential Services Commission in respect of the proposed rate capping and variation framework and place the submission on public display.

CARRIED

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)

OTHER

RATE CAPPING AND VARIATION FRAMEWORK – COUNCIL SUBMISSION

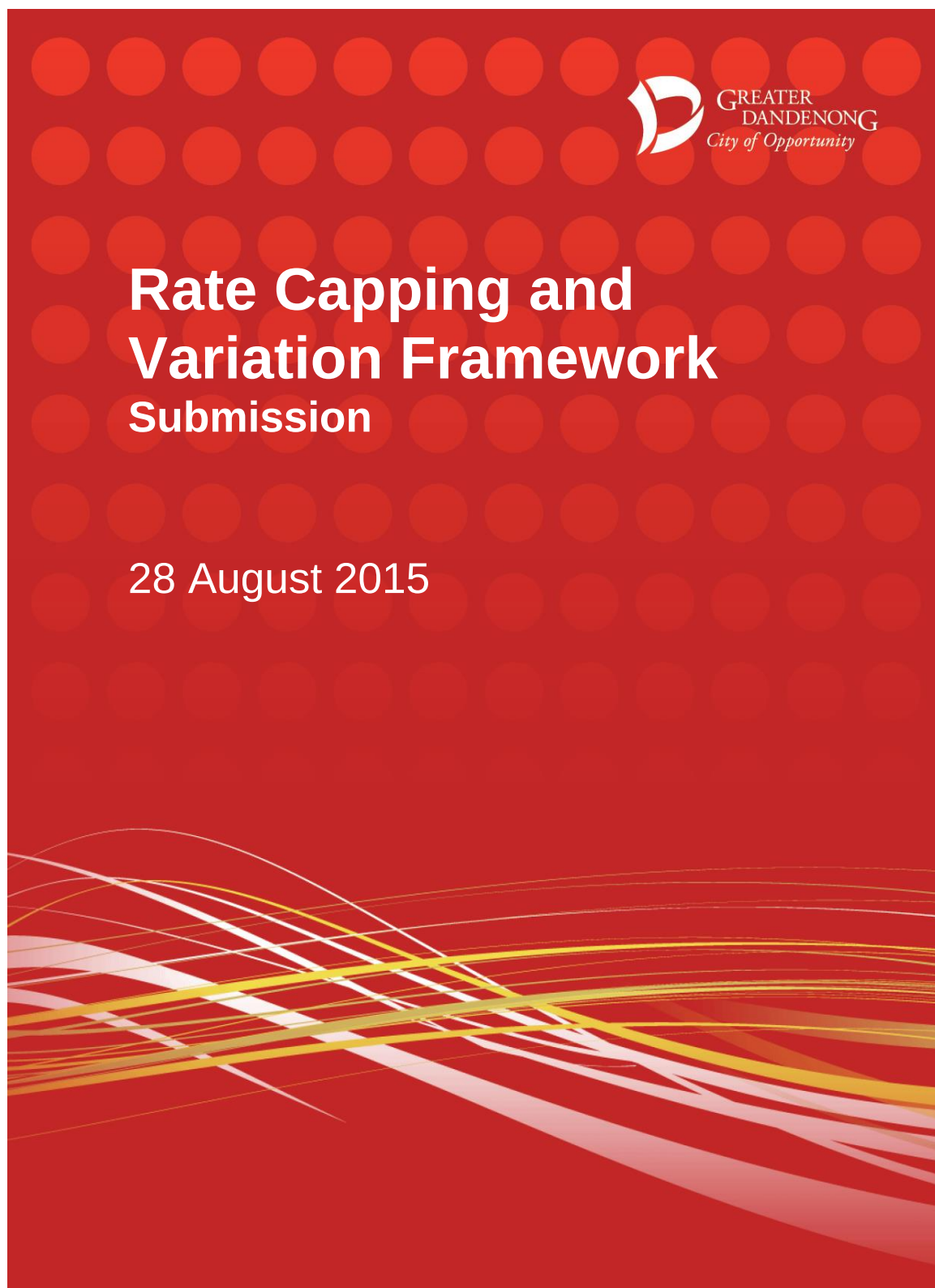
ATTACHMENT 1

**RATE CAPPING AND VARIATION
FRAMEWORK SUBMISSION
28 AUGUST 2015**

PAGES 18 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5309.

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)



2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)**Table of Contents**

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2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)



1. Introduction

The City of Greater Dandenong thanks the Essential Services Commission for the opportunity to submit a response to the 'blueprint for change' rate capping and variation framework issued by the ESC on Friday 31 July, 2015.

At the outset, Council wishes to note that there are several aspects of the draft framework where it would appear that the ESC has listened to the feedback provided by this Council and others and have made prudent recommendations in this respect.

There remains however a number of features of the proposed framework where Council has strong concerns and this submission will highlight these points.

Council looks forward to the ESC continuing to review all submissions lodged with an open mind towards further refining the draft framework.

Mayor Sean O'Reilly

SUBMISSION – RATE CAPPING & VARIATION FRAMEWORK

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)**2. The Rate Cap**

Council makes the following comments and observations about Section 2 of the draft rate capping and variation framework.

2.1 One cap or many?

The City of Greater Dandenong supports the view that there should be a single cap that is uniformly applied to local government rather than a wide range of different caps which are set at different levels for different Councils.

This position is however, completely reliant on the variation framework being flexible enough to take account of the uniqueness of each Council and its circumstances. In the initial round of consultation on the framework, the City of Greater Dandenong stated quite strongly that its ethnic diversity and socio-economic position were such factors that would need to be considered by the ESC and at this point it is not obvious that this has been accounted for in the draft variation framework.

2.2 Which revenues come under the cap?

Council supports the position adopted by the ESC where service rates and charges will be excluded from the rate cap. Using the 2015-16 financial year as the base year, Council accepts the future requirements to evidence that any increase in service rates and charges are matched by an equal increase in the costs associated in the provision of these services.

The exclusion of supplementary rates in the year in which they occur is also strongly supported. It is equally important that the supplementary rates be 'annualised' and added to the base for the purposes of calculating the new rate cap. It is not clear from the draft framework that this is fully understood by the ESC and a worked example of this is provided in the following section.

2.3 Applying the cap to Total Rate Revenue or Rates per assessment?

On the basis that supplementary rate revenue is correctly treated, Council does not see any significant difference between either using Total Rate Revenue or Rates per assessment as the basis for applying the rate cap. It is however pivotal in terms of the recognition of supplementary rate revenue.

The example below outlines the understanding of the City of Greater Dandenong of how supplementary rates should be treated under this framework.

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)



At the commencement of the 2015-16 financial year, the below table summarises the various rates and charges that comprise the line item "Rates and Charges" in Councils Income Statement contained within the Annual Budget.

Rating Type	Assessments 1/7/2015	2015/16 Rates Declared
General	51,908	\$ 47,251,136
Commercial	3,201	\$ 11,688,214
Industrial	5,712	\$ 41,994,574
Vacant Residential	940	\$ 1,227,887
Farm	61	\$ 471,785
Total rates within the cap	61,822	\$ 102,633,596
Rates & Charges outside the cap		
Service Charge (Waste)		\$ 14,738,000
Supplementary Rates		\$ 950,000
Keysborough Maintenance Levy		\$ 1,015,000
Rates Abandoned		-\$ 100,000
Total Rates and charges (Income Statement)		\$ 119,236,596

The commencing "Rates per assessment" would then be calculated as being the 2015-16 Total rates amount of \$102.633 million divided by 61,822 assessments – equaling a figure of \$1,660.15 per assessment.

During 2015-16, Council will undertake approximately seven individual supplementary rate returns for varying portions of the year. The first supplementary return in August for example will be backdated to commence on 1 July and be for the full financial year. The final supplementary valuation return in March 2016 however, is likely to be only for the final four months of the year.

In the event that Council raises \$950,000 in revenue from all supplementary rate returns, this is likely to equate to approximately \$1.3 million should all of the supplementary changes to valuation have been applied for the full rating period.

The following example highlights how the cap should then be applied.

Rating Type	Assessments 1/7/2015	2015/16 Rates Declared	Rates per assessment
Total rates within the cap	61,822	\$ 102,633,596	\$ 1,660.15
Supplementary Rates Raised		\$ 950,000	
Supplementary Rates Annualised		\$ 1,300,000	
Total Rates and Annualised Supps	62,800	\$ 103,933,596	\$ 1,654.99

NB: the estimate of 62,800 for assessments at 30 June 2016 is simply a projection

The example notes that during 2015-16, the annualised amount of the supplementary rates raised should be added to the base amount declared in the Annual Budget. The rates per assessment must be further amended to take account of any increase in the number of assessments to arrive at the amended rates per assessment figure. It is on this newly calculated base from 2015-16 that the rate cap percentage is then applied for 2016-17.

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)

Council seeks confirmation that the above example mirrors the interpretation that the ESC is seeking to apply to supplementary rate revenue.

2.4 How should the rate cap be calculated?

The City of Greater Dandenong remains firmly of the view that CPI is not an appropriate indicator of local government costs but does note that the ESC are restricted by the terms of reference provided to it by the State Government.

Whilst it remains preferable for an agreed local government cost index to be determined, Council agrees that where CPI must be utilised, the application of a forecast, underlying CPI figure as estimated by DTF is the best option.

Council further supports the concept of including a percentage allocation of the rate cap to be calculated reflecting the significance of employee costs in driving overall local government expenditure increases. However, Council submits that the 40% proposed allocation to this is too low and doesn't accurately reflect the proportion of employee costs in local government.

Based on the 2013-14 Annual Financial Statement released by the 30 Melbourne metropolitan Councils (excluding City of the Melbourne), the overall share of employee costs as a percentage of cash operating costs was 46%. For the City of Greater Dandenong that percentage is 53%.

All Melbourne Metropolitan Councils 2013/14		Amount
Total Operating Costs		\$ 4,304,915,000
Less Depreciation		\$ 327,774,000
Less Asset Adjustments (non cash)		\$ 19,184,000
Total Adjusted Operating Costs		\$ 3,957,957,000
Total Employee Costs		\$ 1,803,466,000
% Employee Costs		46%

Source: 2013/14 Annual Financial Statements

The second major concern with what has been proposed by the ESC is the use of the WPI as the indicator of local government wages. This Council strongly advocates that the index that should be used instead is a weighted average of the Enterprise Agreements of the 79 Victorian Councils.

Many Councils are already locked into three-year Enterprise Agreements and will have no ability to influence wage outcomes until well into the rate capping framework.

It is further acknowledged the ESC will have concerns that by utilising the Enterprise Agreement framework within Local Government may reduce the level of efficiencies sought by the industry. To counter that, the negotiation of an industry wide Agreement dealing with the quantum of any increase, should be part of the industry reform with Councils retaining individual powers negotiate only the associated conditions

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)
SUBMISSION – RATE CAPPING & VARIATION FRAMEWORK

The final concern with this section of the framework is the proposed application of an efficiency factor.

What the current report fails to acknowledge at any point is how the application of the current Local Government Interim Award impacts on Councils wage costs.

At present, there are two sources of wage cost increases that Council has to fund. The first is the cost from the annual percentage increases that apply to all Council staff as negotiated in the various Enterprise Agreements. The second relates to the banding structure under the Local Government Interim Award.

The vast majority of Council staff are banded within an 8 level band structure – and then within these bands are generally three or four levels (A,B,C,D). Employees progress along the band levels each year until they reach the end of the band. This structure adds approximately 0.5-0.7% to Councils total annual labour costs increases, which are in addition to those contained in the Enterprise Agreement.

A 3.0% Enterprise Agreement will therefore cost Council 3.5% per year as an increase in total employee costs.

These costs –which stem from the structure of the Interim Award – should either be a) recognised in the wage element of the how the cap is calculated or at worst b) should represent any efficiency factor and negate the need for the ESC to escalate an artificial percentage which Councils cannot meet.

2.5 What is the base year for setting the cap

Council agrees that 2015-16 financial year should form the base year for the rate cap subject to its comments presented in Section 2.3.

2.6 What information will be required each year?

There are no concerns expressed with meeting the information requirements outlined in Section 2.6 other than to again note that the supplementary rates should be based on an annualised rather than actual basis.

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)**3. The variation process**

The City of Greater Dandenong makes the following observations on the proposed variation process as outlined in Section 3 of the draft framework

3.1 Why is a variation process needed?

Council is in agreement with points made in this section with two important departures.

The draft framework continues to stress that all other avenues for funding must be explored prior to Council seeking a rate variation. Council disagrees with this assertion in that raising rates may just be the most equitable means of securing additional funding.

At present Council utilises a significant differential rating structure in order to minimise the rating impact on its relatively poor residential sector. Whilst Council's overall rates per assessment are slightly above average, Council's residential rates per assessment are well below average which is reflective of this outcome.

It should further be noted that this rating structure is encapsulated in Council's documented Rating Strategy which is placed out to the community for public comment every two years.

There may well be scenarios where Council could be required to double fees and charges in order to meet the ESC criteria of exploring all other avenues for funding – yet doing this is likely to penalise an already low socio-economic residential sector that will then be unable to afford to utilise many services.

As noted in Council's previous submission to the ESC, many of Council's facilities and services have utilisation rates well in excess of other municipalities due to the community need for these services and the inability of many residents to access or afford these services from other sources.

Council accepts that all other options may be considered but does not accept an outcome where all other options need to be actively pursued prior to the ESC openly considering an application for a variation to the cap.

Council's final point in this section is to ensure the ESC has a realistic understanding of the significance of the total revenue received from fees and charges over which Council has control of the pricing level. As indicated in baseline financial data recently supplied to the ESC, discretionary fees and charges make up just 6.5% of Council's total cash revenue.

In situations where the City of Greater Dandenong seeks a rating variation, quite simply an increase in the discretionary fees and charges revenue will not make any significant impact.

3.2 When can Councils seek a variation

Council notes the preference of the ESC to not outline in any detail what it perceives to be the triggers that would qualify for a variation to the cap. Council accepts that by doing this, the ESC also notes that there are no circumstances under which Councils should be prohibited from seeking a variation but remains concerned whether the ESC will genuinely take account of the special needs of the Greater Dandenong community.

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)

SUBMISSION – RATE CAPPING & VARIATION FRAMEWORK

3.3 How would a Council demonstrate the need for a variation?

The City of Greater Dandenong supports most of the content contained in this section and in particular the need to evidence the reason for a rate increase greater than the cap, the need to demonstrate the application is an efficient response to the need and the incorporation of the proposal into Council's long-term strategy.

Council does however, hold significant concerns regarding what would appear to be the current ESC position in terms of community consultation prior to a variation application proceeding.

In particular two comments from the "*Questions, Actions and Evidence for a Variation Application*" are highlighted:

- "Is a rate increase the preferred option of the community/ documented evidence of the community satisfaction with the proposed variation"
- "Community survey results showing preference for rate increases /relative to service reductions"

Both of these requirements set the community consultation bar beyond what can realistically be achieved, bearing in mind that Council rates are a property tax and have no direct correlation to the services an individual consumes.

It would be entirely reasonable to expect Council to conduct community consultation for a proposed variation and the reasons as to why Council is seeking the variation. It is unreasonable however for the outcome of the variation application to hinge on a Vaux pop outcome of community views. Irrespective of how much a variation may be needed for the overall community wellbeing, it is very unlikely to receive popular support from a majority of the community.

An example was recently provided to the ESC of much needed community infrastructure in one section of Council – which is likely to be supported by that section of the community, but unlikely to win much support from the balance of residents who will not access these facilities.

The current approach put forward by the ESC fails to pay regard to the fact that Councillors are elected under the Local Government Act (1989) to make decisions based on the good governance of the entire Council, and in the best interests of the community. The proposed rate capping and variation framework should not act to fetter these responsibilities.

3.4 Who decides whether a variation is approved?

Council agrees with the view contained in the draft framework that the ESC be the responsible body for assessing and determining the response to all applications.

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)

SUBMISSION – RATE CAPPING & VARIATION FRAMEWORK

3.5 What decisions should be made in response to an application?

The draft framework highlights the ESC position that applications for a variation will either be rejected or accepted in full with no negotiation over any potential middle ground. Whilst it is understood why the ESC has recommended this outcome, this lack of any flexibility is likely to ultimately work against the efficient functioning of the rate capping and variation model.

For Council to make a case for a rate increase of 5% and for the ESC to be 80% convinced the case has been made (but without the ability to approve a slightly lesser outcome) will mean this same Council being restricted to the rate cap for a further twelve months.

This is neither a common sense nor pragmatic outcome for any of the parties involved.

3.6 How difficult will it be to have a variation approved?

Council notes the views expressed by the ESC that 'we do not expect a large number of applications each year' and is concerned by the position that this comment portrays to the industry – being one of discouraging applications.

Council further notes the comments contained in the section regarding the ESC seeking to not routinely become involved in Councils' rating decisions and not wishing to intrude on the autonomy of Councils.

For the many reasons already outlined in this submission, whether this occurs in the early years of this rate capping and variation framework or takes several years to manifest itself – ultimately virtually every Council will at some point need to pursue a rate variation or alternatively risk running services and facilities into the ground.

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)

4. Monitoring and reporting

The City of Greater Dandenong provides the following responses to this section of the draft framework.

4.1 Why is a monitoring regime important?

Council readily accepts the need for a strong monitoring regime where Council can provide detailed base line data annually to the ESC. It is the view of Council that this information will readily show the endeavours Council has made over time to save expenditures.

Council notes the comment made by the ESC about the data supporting comparisons between Councils, however the composition of the respective communities and structures of the various organisations will always render direct comparisons as slightly ineffective and dangerous to be relied upon.

4.2 What makes a good monitoring regime?

Council agrees with the view expressed that the ESC should make use of data already provided by Council where possible and minimise the additional reporting burden.

4.3 How adherence with the cap be monitored?

Council notes the proposed actions to be taken by the ESC in the event it is considered a Council has breached the rate cap. Council would expect in any such investigation that individual Councils would be fully consulted with and involved in any investigation to enable them to show cause why a breach has not occurred.

4.4 Monitoring overall outcomes for the community?

The City of Greater Dandenong has been involved with the trial exercise to establish base line financial data to be submitted to the ESC and is satisfied with the outcomes of that trial. Council notes the concerns from the NSW experience where the most significant adverse outcomes came from Councils not pursuing a rate cap variation.

Where these adverse impacts are noted by the ESC over a trend period in Victoria, it is essential they be acted upon with haste rather than for a community to reach a point where any improvement would require a significant rating shock. To this end, Council suggests the ESC has a proactive role in encouraging rate variation applications rather than simply reporting outcomes to the Minister.

4.5 Public reporting

Council notes the proposed reporting framework. Council has strong concerns in regard to the annual timetable which is discussed in the following section.

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)**5. Implementing the framework**

The City of Greater Dandenong provides the following responses to this section of the draft framework.

5.1 What will be the timelines for the capping and variation process?

In the first year of implementation of the rate capping and variation process, it is understood that timelines will be somewhat compromised due to the legislation to enact rate capping not being finalised until December, 2015. This will then lead to a compressed time period for the first year in terms of making applications for a variation and the consideration of these application by the ESC.

In future years however, this should not be the case yet the draft framework does not provide for a more strategic approach in the years that follow.

For the 2016-17 year, the timetable for the 2015-16 Annual Budget is copied below for the information of the ESC.

Date	Activity
Wednesday 8 April 2015 Wednesday 15 April 2015	Council briefings on the draft Budget.
Thursday 23 April 2015	Proposed Budget document completed and distributed to Council.
Monday 27 April 2015	Proposed Budget submitted to Council for approval at an Ordinary Meeting of Council.
Wednesday 29 April 2015	Public notice advising intention to adopt budget.
Wednesday 29 April 2015 – Wednesday 27 May 2015	Public submission process undertaken.
Wednesday 27 May 2015	Closing date for submissions on the Proposed Budget.
Thursday 11 June 2015 (to be confirmed)	Submissions considered by Council/Committee.
Monday 22 June 2015	Budget and submissions presented to Council for adoption.

Ideally Council should be in a position by the end of March, 2016 to know it either has an approved variation to the rate cap or alternatively must prepare a 2016-17 Annual Budget on the basis of rate cap. The timetable produced by the ESC will mean that Council will

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)

have to work on the basis that a variation will not be approved with the ability to then add key infrastructure projects at the eleventh hour should that not be the case.

In future years, without the restriction of enabling legislation and other matters, this above outcome can easily be avoided by bringing forward the process.

The City of Greater Dandenong believes the following timelines would make more sense:

- The ESC announce an interim cap for the following year in July of each financial year based on the May forecast provided by DTF;
- Councils prepare their long-term financial models during September and October and consult with the community on various community priorities and needs;
- Council's who wish to submit a variation application do so by early December (6 ½ months prior to the start of the next financial year);
- The ESC provides an update in December of the rate cap forecast from DTF. (Note it is the view of this Council that movements of up to 0.5% in this forecast will have zero impact on any decisions to apply for a variation. Variation applications almost universally will be for a higher rate increase than this over the cap.)
- The ESC consider applications received and provide an answer on all applications not later than 28 February;
- Councils can then run the remainder of their budget processes in full knowledge of the rate increase to be applied.

Council does not support the notion contained in the draft framework for the later adoption of Budgets (e.g. August).

5.2 Are special transitional arrangements required?

Based on the above information, the City of Greater Dandenong would continue to argue that a transition arrangement for year one would be preferable.

Council has previously noted in this submission its opposition to the efficiency factor and this being set at zero for year one has no bearing on Council's potential need to seek a variation application.

Council has a well established process for strategic planning and community consultation but the timelines for 2016-17 will most certainly be onerous and require decisions to be made that do not accord with the best interests of full and detailed community consultation.

The ESC has commented that its expectations of the rigour of applications in the first year will be different from the expectations it will hold after a few years of experience with the framework. The prudent exercise of this judgement will be essential in the first year.

5.3 What about the costs of administering the framework?

Council strongly objects to the cost of administering the rate capping and variation framework being passed on to local government in any form.

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)**6. Over the longer term**

The City of Greater Dandenong provides the following responses to this section of the draft framework.

6.1 When should a comprehensive review be undertaken?

The City of Greater Dandenong believes that a review following the initial two years of operation would be preferred, with future reviews after this occurring every four years. For a period of four years to elapse with no review over something that has the potential to have a very detrimental impact on local government is too long in the initial phase of introduction.

6.2 What is still required to drive efficiency?

The implementation of rate capping with a base of CPI combined with a WPI factor will in itself ensure that the rate cap is set well below the annual cost of providing local government services.

As previously highlighted in this submission, Councils are locked in to Enterprise Agreements and beyond this must pay a loading of approximately 0.5-0.7% per annum in wages due to the structure of the Interim Award. This coupled with the fact that the vast majority of other products that Council purchases do not align with CPI –the very starting basis of this model will mean that Councils will quickly be forced into reducing some services and critically evaluating whether it continues to participate in others.

Most Councils' can today identify the resources used to produce different outputs and generate unit costs for the outputs they produce. The commentary in the section however continues to pursue a 'standardisation' of Councils which fails to recognise the very differing nature of Councils from each other.

The City of Greater Dandenong disagrees with the recommended directions within the report which seeks standardised recording of inputs and outputs including standardised definitions and measures.

It is the view of this Council that the ESC should be more concerned about the changes that occur within unique Councils over a trend period rather than efforts to turn all Councils into the same basic service model that does not fit the very different needs of diverse communities.

6.3 Should Councils be given any guidance on their financing options?

In its submission to stage 1 of the rate capping and variation process, the City of Greater Dandenong highlighted to the ESC that it has not been averse to prudently using debt funding as a source of funding to achieve key infrastructure objectives. This Council is however now reached its maximum responsible debt level and the future use of debt funding will be restricted from this point. Council trusts that this factor will be considered by the ESC in future variation applications.

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)



SUBMISSION – RATE CAPPING & VARIATION FRAMEWORK

6.4 Should there be greater cost reflectivity in some rates and charges?

Council agrees that service rates and charges should not exceed the respective *direct and indirect* costs of providing these services. Using the 2015/16 financial year as the baseline data, Council would be happy to provide financial expenditure data that would verify any movement in these charges are reflected by an equal increase in Council costs.

Council further supports that statutory fees should be subject to far more regular review and indexation – and that failure for this to occur should form a valid ground for future applications for rate variations.

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)**7. Recommendations**

Throughout this submission, detailed comment has been made on the recommendations made by the ESC for the rate capping and variation framework. Rather than repeat this information, the below points highlight this Council's recommended *changes* to the draft framework released by the ESC.

- Whilst Council supports the concept of introducing a percentage of the cap to be linked to a wage index, this index should be the weighted average of local government enterprise agreements for the forthcoming financial year;
- Noting the perception that this may not drive local government efficiency, it is recommended that industry reform be implemented leading to a single enterprise agreement for local government to be negotiated at State level rather than all 79 municipalities negotiating their own agreement;
- The proportion of the labour index (as a % of the calculation) should be increased to a minimum of 45% to reflect the real cost of wages as a percentage of cash expenditures;
- The framework needs to recognise that in addition to enterprise agreement percentage increases, the Interim Award banding structure adds between 0.5 and 0.7% per annum in addition to this cost. This either needs to be added on to the wage index or alternatively any notion of an efficiency factor needs to be abandoned.
- Council disagrees with the viewpoint that all other avenues for funding need be explored prior to lodging an application for a variation. For very good equity reasons, raising the funding gap via rates may result in a far better community outcome than by increasing fees and charges.
- The framework suggests in a number of places that for a variation application to be successful, it must show that a rate increase beyond the rate cap has community support. Council is accepting of the need for community consultation but setting the bar at a level where an increase in taxation must attract broad community support is beyond the levels imposed on any Commonwealth or State Government taxation. The framework should simply require Council to evidence it has undertaken broad community engagement;
- Whilst Council can understand the reluctance of the ESC to approve in 'part' some variation applications, the adoption of a complete 'black or white' outcome lacks flexibility and may act to the serious detriment of communities who will be forced to wait a further twelve months for the next round and deal with a worsening financial situation;
- Council has concerns over the ESC's desire to 'standardise' Councils which it believes fails to recognise the inherent unique characteristics and communities that are served by each Council;
- Council acknowledges the difficulties with timing in the first year of operation of rate capping and variations. Council has submitted a draft timetable for future years that would alleviate this and provide a much greater strategic window for community consultation to occur and for existing Budget timetables to be maintained;

2.6.5 Rate Capping and Variation Framework - Council Submission (Cont.)

SUBMISSION – RATE CAPPING & VARIATION FRAMEWORK



- Council continues to support a transition period in 2016-17, particularly in light of this being both a revaluation year and an election year;
- Council strongly objects to the cost of administering the rate capping and variation framework being passed back to local government;
- Following the initial introduction of the rate capping and variation framework, an initial review after two years of operation is considered to be more ideal. Review periods can lengthen after this but it remains critical to address any concerns regarding the implementation at the earliest possible point;

3 NOTICES OF MOTION

3.1 Notice of Motion No. 72 - Support for FECCA concerns about Australian Citizenship Amendment (Allegiance to Australia) Bill 2015

Author:

Cr Matthew Kirwan

Preamble

The Federation of Ethnic Communities' Councils of Australia (FECCA) is the national peak body representing Australia's culturally and linguistically diverse (CALD) communities and their organisations. FECCA provides advocacy, develops policy and promotes issues on behalf of its constituency to Government and the broader community. FECCA supports multiculturalism, community harmony and the rejection of all forms of discrimination and racism so as to build a productive and culturally rich Australian society.

FECCA has expressed their understanding of the need for the Federal Government to consider stronger safeguards to protect the population from the threat of terrorism.

However, they have objected to the Bill in its current form and recommended that the bill be re-drafted and again presented for public consultation, providing for a confined power for the Minister to revoke the citizenship of dual nationals who have been convicted of terrorist offences under the *Commonwealth Criminal Code*. Such a Bill should, they argue, ensure the protection of fundamental rights, including application of rules of natural justice, appropriate appeal rights and exemptions for minors.

They have expressed a number of particular concerns, namely:

- Providing for the automatic cessation or revocation of citizenship for dual nationals in Australian law creates two categories of citizens – those who can have their citizenship ceased/revoked and those who cannot. Creating these two categories of citizenship has the potential to affect social cohesion in Australian society. The Bill will disproportionately affect migrants and their children.
- It is not only Australians who were born overseas who may be nationals or citizens of a country other than Australia. Their children (second generation Australians) may also have dual-citizenship or nationality, even if they were born in Australia. In some cases, individuals can claim citizenship in other countries on the basis of their grandparents' previous affiliation with that country. Thus, many third generation Australians may be a national of a country other than Australia and be affected by the proposed laws. FECCA believes that any legislation providing for the cessation or renunciation of an individual's Australian citizenship should exclude children.
- Australian citizens who entered the country as humanitarian entrants may have an entitlement to citizenship in their country of origin, however revoking their Australian citizenship may leave them in the position of needing to claim asylum to avoid returning to the site of their persecution.

3.1 Notice of Motion No. 72 - Support for FECCA concerns about Australian Citizenship Amendment (Allegiance to Australia) Bill 2015 (Cont.)

- Australia is a signatory to the UN Convention on the Reduction of Statelessness. According to Article 8 of the Convention, “contracting States shall not deprive a person of its nationality if such deprivation would render him stateless”. It also states that the power of deprivation of citizenship should not be exercised “except in accordance with law, which shall provide for the person concerned the right to a fair hearing by a court or other independent body”. While the Explanatory Memorandum expressly states that the purpose of limiting the Bill to nationals or citizens of countries other than Australia is to ensure that a person will not become stateless, FECCA maintains concerns that there is still scope for this to occur.
- The Explanatory Memorandum to the Bill states that the Government does not consider that the right to a fair trial and fair hearing are not limited by the proposal. Given that there is no guidance as to the process through which the Minister will ‘become aware of the conduct’, and s 39 of the *ASIO Act* does not apply, FECCA believes that the proposed Bill does limit these fundamental rights.
- If an individual is to have their citizenship revoked on the basis of engaging in terrorism, FECCA believes that it is appropriate for the individual to first have been convicted of terrorist offences under Australian criminal law. We support the judicial system, the rule of law, and the right to a fair trial. Being charged and tried for a terrorist offence under the Australian justice system will enable for the individual’s rights to be maintained and proper legal processes to be adhered to.

Greater Dandenong is one of the most multicultural local government areas in Australia with 51.9% of its residents from non-English speaking backgrounds, and any changes to the *Citizenship Act* regarding dual nationals are particularly relevant and the changes proposed potentially harmful to our residents. This motion below proposes that we express support for the concerns that FECCA have expressed.

Motion**That Council:**

1. **writes to the Minister for Immigration and Border Protection - with copies to local Federal MPs and all Victorian Senators - noting the concerns expressed directly to Council by FECCA and requesting that the Commonwealth Government give full and proper consideration to those concerns; and**
2. **informs FECCA of the action taken, the fundamental expectation that Council has for the protection of the human rights of all Australian citizens – including in particular and in this case, those citizens within the City of Greater Dandenong - and that Council will support steps that seek to ensure that those rights are upheld and protected.**

3.1 Notice of Motion No. 72 - Support for FECCA concerns about Australian Citizenship Amendment (Allegiance to Australia) Bill 2015 (Cont.)

MINUTE 1076

Moved by: Cr Matthew Kirwan

Seconded by: Cr Jim Memeti

That Council:

1. **writes to the Minister for Immigration and Border Protection - with copies to local Federal MPs and all Victorian Senators - noting the concerns expressed directly to Council by FECCA and requesting that the Commonwealth Government give full and proper consideration to those concerns; and**
2. **informs FECCA of the action taken, the fundamental expectation that Council has for the protection of the human rights of all Australian citizens – including in particular and in this case, those citizens within the City of Greater Dandenong - and that Council will support steps that seek to ensure that those rights are upheld and protected.**

CARRIED

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

Comment

Cr Youhorn Chea

I do not have anything to report but I would like to be excused from the meeting early because I do not feel well.

Cr Youhorn Chea left the Chamber at 7.34pm.

Comment

Cr Jim Memeti

About a week ago, I attended a ministerial visit by the Hon. John Eren MP, Minister for Sport and the Hon. Gabrielle Williams MP, Member for Dandenong at the Dandenong Thunder Soccer Club, Police Paddocks in Dandenong North along with the Mayor, Councillor O'Reilly and John Bennie, Chief Executive Officer. The Minister was very happy to witness what is happening in our City with sports in general especially with soccer as it is such a dominant sport in Greater Dandenong, and also the participation of women in sports. The Minister advised that Victorian sports clubs and communities can now apply for grants through the Community Sports Infrastructure Fund and that Council will need to apply for these grants to help the sports clubs in our City.

Question

Cr Jim Memeti

I have been contacted by a number of residents in the new estates in Keysborough to address the issues which have been raised in the past relating to drag racing and the hoons speeding along the Dandenong Bypass in Keysborough. The advice that has been given to them is to contact Victoria Police who have been to the area and have managed to identify those responsible who move from one area to another then return to the same areas again. Residents have suggested the possibility of making Sandown Raceway Park available for these types of activities. In response I mentioned the discontinued Easternats event which was a car festival held at the Sandown track annually. Even though it attracted a lot of people, the event was very difficult to monitor and caused a lot of problems for the nearby residents. It would be great if Council can encourage the residents, the Sandown Park management and the drivers to work together but it will be extremely difficult as some of these residents are families with children and the noise levels affect their sleep. What can Council do to support these people? I am happy to relay Council's response to the residents affected.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Jody Bosman, Director City Planning, Design and Amenity

There is nothing that Council can directly assist in. Even though there are Local Laws in place, these laws do not empower Council officers to do anything. The greatest amount of authority rests with Victoria Police and they are the correct agency to be dealing with this issue as they have already.

In respect of the use of Sandown Raceway Park, that is a matter between the owner of Sandown Park, the Melbourne Racing Club and anyone who approaches them. Any application to use the site for those purposes would be subject to a planning permit which would involve community participation. If anyone puts forward a proposal, the first port of call would be to discuss it with the Melbourne Racing Club and then go through the planning permit process. What can Council do to assist in giving relief to these residents? Other than encouraging them to continue to use the services of Victoria Police, there is practically nothing at all that Council can do.

Question

Cr Jim Memeti

My next question relates to the development proposal at Keysborough which was raised at the Councillors Briefing Session earlier but I would like to briefly mention it again. Consultation meetings have been held with the residents and a lot of residents are interested in getting involved in the consultations with Council but unfortunately the English language is not their first language. How can Council make things easier for the residents in the community to get involved in the consultation process whether it is a planning matter or another matter? I can also happily say at this point that Greater Dandenong has surpassed Auburn to become the most multicultural city in Australia.

Response

Mark Doubleday, Director Community Services

A Council report entitled 'Language and Communications Framework Action Plan' was submitted to the Council meeting 27 July 2015 however, it was indicated that there were a variety of actions or measures that could be looked at over time, which were discussed by Council several months ago. I would like to acknowledge to Councillor Memeti that this is a particularly important topic which most of the Councillors contributed to.

The report mentioned above will be re-submitted to Council with steps outlined to be looked at. The 'Language and Communications Framework Action Plan' indicates that all official or formal communication is to be in the English language. There may be other ways the residents can be directed to, such as the Translation Services or other mechanisms that might assist in gaining access to areas where residents can get an interpretation in order to understand the nature of the document that they have in front of them in the first place.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Comment

Cr Roz Blades AM

Many years ago, Council included links to the various languages on the front page on its letterhead. Currently, letters received from Council make reference to other languages on the back page. I am not quite sure why it changed but Council needs to change it back to how it was with the language links on the front page.

Comment

Cr Jim Memeti

I think it makes a lot of sense having that information on the front page to assist the members of our community who want to be involved in the consultation process.

Comment

Cr Loi Truong

I would like to thank Julie Reid, Director Engineering Services for the opportunity of accompanying her and her staff to look at the best locations for drop off and pick up areas in Springvale before the parking meters are installed. Many factors were discussed such as the traffic conditions etc. I hope that Council will make a decision which will help the people in those areas.

Question

Cr Roz Blades AM

Council is currently contracted to monitor the parking at the Parkmore Shopping Centre in Keysborough. In the main parking area outside Coles supermarket, there are quite a number of disabled parking spaces allocated however, at the times I have walked past this area, I notice that a lot of cars which park there do not have disabled parking permits displayed which means people who need the disabled parking are forced to park elsewhere. Could the relevant officer please investigate and look at ways of patrolling this area on a more regular basis?

Response

Jody Bosman, Director City Planning, Design and Amenity

I will certainly take note of that and ask for an increased vigilance in the area with that in mind.

Question

Cr Roz Blades AM

At the Council meeting on Monday 13 July 2015, I raised an issue regarding the disposal of syringes which are now starting to occupy Council's parks and our gardens. It was never an issue in the past however, since the changes were made to the needle and syringe program at Monash Health, residents are now starting to find isolated syringes around the parks, gardens and the play areas where families in our municipality go to. Can Council follow that up with Monash Health if it has not done so already?

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Mark Doubleday, Director Community Services

I will have to take that question on notice and provide Councillors with some information once we are able to know more on what is happening in relation to syringe retrieval and disposal techniques.

Comment

Cr Sean O'Reilly, Mayor

In addition to Mark Doubleday, Director Community Services' response, this was a topic of discussion at the last Community Safety Advisory Committee meeting where Council meets with Monash Health and Victoria Police to discuss issues of that nature.

Question

Cr Roz Blades AM

Was there any suggestion of a resolution or a process to follow?

Response

Cr Sean O'Reilly, Mayor

The Minutes from the briefing on the syringe collection program should have information on what the outcomes are or whether there would be any changes to the syringe retrieval program. There is a service where people can report dropped syringes to and then collected by a health service. The Committee will then look at using that data to make some predictions or gather information on where syringes may be found in the future.

Question

Cr Roz Blades AM

So the next logical consideration would be advising people in the community who to report to and how they can get in touch with them, whether that information comes from the Community Safety Advisory Committee, the Monash Health officers or even the local Police?

Response

Cr Sean O'Reilly, Mayor

Council's Community Services officers would have that information and if I can also add that one of the simplest ways that people can report things to Council is through their smart phones in the 'Snap Send Solve' application which is quite easy to do.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Roz Blades AM

My last question relates to the traffic situation at Frank Street in Noble Park which I have discussed with Julie Reid, Director Engineering Services. Can I please have an update on what is happening with the situation of motorists turning into Coles supermarket car park because it nearly caused an accident?

Response

Julie Reid, Director Engineering Services

Yes. I can confirm that Council officers are making arrangements for bollards to be located on Frank Street, Noble Park to stop traffic turning into Coles supermarket car park which should not be too far away. Officers will also put in place something to stop people from going over the kerb.

Question

Cr Maria Sampey

I would like to ask some questions regarding a report in tonight's Agenda - Item 2.6.2 Municipal Building Project Final Report. On page 228, the report states there were over 370 defects managed over the course of the period and by 30 June 2015, there were eight defects which were not able to be resolved with Watpac. Can the relevant officer please let me know what these eight defects were?

Response

Julie Reid, Director Engineering Services

I do not have the details of the eight defects with me tonight but I can certainly send those to Councillor Sampey and other Councillors who would be interested to know. The good news is that there was a substantial amount of defects that were sorted out at the time following the finalisation of the construction with very few defects left to try and rectify at the end. It was good news for Council that officers were able to get through most of those defects and it is fairly typical of building projects to have defects. That information will definitely be forwarded to Councillor Sampey.

Question

Cr Maria Sampey

On page 232 of the same report I referred to in the previous question, there were problems with regards to a cold draft entering the Dandenong Library, the Mayor and Councillors' office area and the air conditioning in the kitchen which was not identified in the initial designs. There were a few things which needed to be repaired. How can Council sign off on a contract when there are things which needed to be sorted out?

Cr Jim Memeti left the Chamber at 7.46pm.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)**Response****Julie Reid, Director Engineering Services**

Council was not actually signing off a contract. Council was closing off the project and saying that it has now substantially met all of its targets which were set out in the terms of the actual building project. There are no contractual issues that Council needs to deal with in this instance. This is a standard report outlining the successes and identifying the learnings from this particular project.

Question**Cr Maria Sampey**

I would like to raise some issues relating to the shopping strip at Dunearn Street in Dandenong North. I received an email from a resident regarding signage on Heatherton Road, Dandenong North for the restaurants, Chinese takeaway and other specialty shops along the Dunearn Street shopping strip. At the moment, the sign on Heatherton Road says there is a shopping centre in Dunearn Street with an arrow pointing to Dunearn Street. Can signage on Heatherton Road actually advertise the restaurant, takeaway and other shops in the shopping strip so people driving by can see there is a restaurant, a takeaway etc? The lack of signage and advertising and therefore public awareness caused the closure of a previous restaurant in this shopping centre.

I am raising these issues because the City magazine and the local newspapers tend to promote shops such as Little India, the Bakery and the meat shop, quite regularly creating public awareness, yet there are shops such as the restaurant near Brady Road, in Dandenong North and other mini-strip shopping centres around the municipality that I feel Council could promote via the City magazine or local newspapers more regularly to prevent closure. In fact, there are shops along Princes Highway that are now closing down. Council needs to promote little shopping centres in the whole municipality instead of just the ones in Dandenong all the time.

Cr Jim Memeti returned to the Chamber at 7.49pm.

Response**Jody Bosman, Director City Planning, Design and Amenity**

Both the Planning Scheme and Local Laws deal with the matter of signage depending on the nature of the signage and where it is located. If there is a particular suggestion in terms of the nature, the location, etc, I am happy to discuss it with either Councillor Sampey or with the shop owners. It is not the first time Council has had to deal with matters like this but obviously it is best to deal with these on a site by site basis in terms of the specifics of what is being proposed. I am happy to engage with Councillor Sampey at some stage after the meeting with a more detailed discussion.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Sean O'Reilly, Mayor

Is the second part of your question to encourage Council to promote smaller clusters of restaurants and businesses as vigorously as possible?

Response

Cr Maria Sampey

Yes, throughout the municipality. There are little shopping strips in every Ward and I feel that Council should promote all of them instead of promoting the same ones all the time.

Question

Cr Matthew Kirwan

In addition to the comment that Councillor Sampey made, as well as having Dandenong Bites, Noble Park Bites and Springvale Bites there should be consideration to having Dandenong North Bites and Keysborough Bites. Council should consider having food and restaurant promotional pamphlets.

This question was taken on notice.

Comment

Cr Matthew Kirwan

On Friday 14 August 2015, on behalf of the Mayor, Councillor O'Reilly, I launched an exhibition of five different artists exhibiting at Benga House and Laurel Lodge in Dandenong with a broad range of styles from contemporary spiritual watercolours and drawings.

On Monday 17 August 2015, I attended the Historical Societies and Civic Collection Future Directions Working Group along with the Mayor, Councillor O'Reilly, where the build and set up of the new historical archive was discussed and the planning of the digitisation program continued. At the moment, we are looking at a launch date in about February next year for our new historical archive.

On Thursday 20 August 2015, I attended a community consultation session on the proposed Development Plan Overlay 8 (DPO8) Addendum 442-448 Cheltenham Road, Keysborough which was discussed earlier tonight, along with the Mayor, Councillor O'Reilly; Councillor Memeti; Councillor Blades and Councillor Brown.

Finally, on Friday morning, 21 August 2015, I attended the Annual Leaders' Breakfast of the South East Councils Climate Change Alliance (SECCA) in the Dandenong Civic Centre Council Chambers along with the Mayor, Councillor O'Reilly. The Climate Change Alliance projects are about energy saving for low income earners and for sporting clubs. Energy saving for the sporting clubs program called, 'Save it for the Game' was often mentioned and highlighted. The Parliamentary Secretary for the Environment, the Hon. Anthony Carlines MP addressed Climate Change and the Sustainability Agenda of the new State Government and how they want local Councils to be involved. It was also highlighted that the 'Save it for the Game' program had been so successful in the South Eastern Councils that they are looking at rolling that out throughout the rest of Victoria. It was good news to hear that Greater Dandenong Council has been heavily involved in these programs.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

It was also great to hear that the shopping centre which was long proposed at the corner of Chapel Road and Hutton Road, Keysborough consisting of a large Woolworths supermarket and a shopping strip, has had its new permits approved and building is believed to start by the end of this year. I know the residents in the new estates in Keysborough have been looking forward to that for years.

Question

Cr Matthew Kirwan

My first question relates to an organisation called Boundless Foundation. Boundless Foundation connects students from outer suburbs and regional schools with challenging work experience opportunities in the realisation that studies from lower socio-economic backgrounds often do not have the networks to obtain challenging, worthwhile work experience placements. If this is not already happening, could Council please investigate in linking Boundless Foundation with the businesses in Greater Dandenong, particularly in Dandenong South to see if any of those businesses would like to get involved?

Response

Mark Doubleday, Director Community Services

I will have to take that question on notice and will provide advice to Councillors.

Question

Cr Matthew Kirwan

My second question relates to the Dandenong Library. What are the number of attendees per suburb for the new Dandenong Library compared to the old Dandenong Library? I am really asking if there has been any growth in the Keysborough or Dandenong North suburbs, etc. How is Council going to encourage older residents to visit the new Library?

Response

Mark Doubleday, Director Community Services

I can briefly give an overview and I am happy to provide all Councillors information about this. In regards to the first part of Councillor Kirwan's question on the number of attendees per suburb, overall, the total number of membership for the Dandenong Library has increased from 66,000 for the former Dandenong Library to over 106,000 members at this time. That puts Dandenong Council in one of the highest membership categories of public libraries in Australia.

Library memberships tend to reflect the suburb or postcode area where the Library is located particularly in the case of the Dandenong Library. For the Dandenong Library, the following are the main suburbs and the registered members which have been provided in rounded figures: Dandenong - 29,000, Noble Park - 5,800, Doveton - 4,300, Endeavour Hills - 2,600 and Keysborough - 2,100. In comparison, Noble Park and Keysborough residents are more represented as registered members at the Springvale Library with the following breakdown of suburbs: Springvale - 11,200 plus, Noble Park - 9,000, Springvale South - 5,800 and Keysborough - 4,900. A more detailed breakdown of memberships by suburb has been provided internally to all Councillors in the Weekly Information Summary (Infosum) edition issued in August 2015.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

In response to the second part of the question relating to older residents, the Library service has been engaging older residents and looking at ways of continuing to engage older residents. One of the ways of encouraging older residents to visit the Library is by providing access to the Library Coffee Club program through Council's community bus service. The Coffee Club is a group of older residents who meet fortnightly at the Dandenong and Springvale Libraries to access library services.

Secondly, a new program targeting all groups and other older populations will be introduced to highlight and promote language collections such as Italian, Greek and Spanish. They are just examples. Regular programs such as the Knitting Conversation Circle continues to take place weekly at the Dandenong Library and is well attended by older residents. Finally, the Library's digital literacy program also attracts older residents and through this program, participants attend introductory sessions on how to use computers, the Internet and more recently, iPads.

Question

Cr Matthew Kirwan

I would like to thank Mark Doubleday, Director Community Services for the response but my question is more related to whether Council is getting an equal amount of growth in each of the suburbs mentioned earlier? Is Council getting the same number of increases in Dandenong, Noble Park and Keysborough since the transition from the old to the new Library?

Response

Mark Doubleday, Director Community Services

I certainly would have to get more information on that. That was not in the question as I understood it but if Councillor Kirwan is asking for a comparison of postcode membership participation over time, then I can certainly look into it and provide that information to all Councillors.

Question

Cr Matthew Kirwan

What regular initiatives are being undertaken to publicise programs at the Springers Leisure Centre to the residents of the new estates in Keysborough that surround the centre? I sense from the comments of residents in the new estates, that they have little knowledge of what goes on at the Springers Leisure Centre which is a pity given their proximity. As this is a fast growing area with new residents moving in all the time, regular advertising and advising the residents of the programs will be an effective method.

Response

Mark Doubleday, Director Community Services

I have been advised that YMCA who manages the Springers Leisure Centre, market the centre programs on the Springers Leisure website and through promotional brochures with information contained on their website which are given to schools. The YMCA as the appointed manager, have been asked to advise the local residents via a letterbox drop and I understand that this has been agreed to but has not been actioned as yet.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

With the letterbox drop, can Council make sure this is a regular program? I can understand Councillor Blades' frustration because Councillor Blades and I feel a letterbox drop is only carried out when we lodge a complaint so it would be good if it is a regular program which would address the presence of new residents in the area all the time. In general, Springers Leisure Centre is used by all Greater Dandenong residents. I am frustrated that the people living near the centre do not have enough information about it. Are the numbers of Greater Dandenong residents using Springers Leisure Centre growing per year as a whole and if so, by how much?

Response

Mark Doubleday, Director Community Services

The information I have is that in 2012, while Belgravia Leisure was the appointed Contract Manager for Springers Leisure Centre, they recorded 227,600 plus participants and in 2013, 261,000 attendees were recorded. In 2014 which was the final year of their three year contract, Belgravia Leisure recorded 254,900 participants. At the moment, Council is currently waiting for advice from the YMCA on the year to date figures for 2015. The figures for this final component will be taken on notice and provided to all Councillors. Hopefully it is generally in line with the increasing trend of participation which has occurred over a period of time. In summary, there were 227,600 attendees in 2012, 261,000 in 2013 and 254,900 participants in 2014. There was an increase as well as some decrease but there has been an upward overall trend.

Question

Cr Matthew Kirwan

Were those figures the overall total number of participants or were they the participants from Greater Dandenong only?

Response

Mark Doubleday, Director Community Services

The way the information is gathered, it is not based on postcodes although we have asked for that to happen. Once that data is collected, it will be presented with the source destination and the postcode destination of attendees.

Comment

Cr Matthew Kirwan

I am looking at encouraging participants from all over Melbourne. One of the things I noticed while I was a member of the Springers Leisure Reference Group is that they often looked for the easiest way to boost their numbers. For example if it was easier to get a large group from Preston to fill a large event, they would do that rather than taking the harder role of promoting the event to the residents in our City.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

Now that Council has joined the National Alliance for Gambling Reform, can it look at ways where it could become the leading Council in Melbourne within this Alliance, particularly in how it can inform the local community organisations and groups during campaigns such the 'Enough Pokies' campaign of the opportunity of joining the Alliance for free?

Response

Mark Doubleday, Director Community Services

The National Alliance for Gambling Reform is a matter that has been reported to Council and its participation has been endorsed by Councillors. I think Greater Dandenong is one of the first Councils to formally do so. The Alliance has plans to create a website with a formal launch and resources to promote the goals of the Alliance. Council's support will be subject to the timing of the Campaign but in broad terms, the Alliance could be promoted through informing and engaging local community organisations.

I will take it that the inference is how can local groups and organisations be engaged in relation to this. It is seen as particularly important to at the very least inform local groups and organisations. Council's website can be used as part of that process where organisations that are interested to be involved could be listed, articles in The City and press releases for the local media about participation at a local level. The Big Screen in Harmony Square may be an avenue for periodic advice and support from local members and for local groups themselves to display or communicate their involvement in the Alliance and would be seen as a particularly strong statement at a local level.

Comment

Cr Matthew Kirwan

As Mark Doubleday, Director Community Services mentioned the Big Screen in Harmony Square has been a very effective tool in the last year with the coverage of the huge extents of pokie losses in our community and updating the figures as they increase throughout the year.

Question

Cr Matthew Kirwan

I have received complaints from residents who attended a meeting at the Dandenong Neighbourhood House at night. The residents advised that the level of lighting was poor. They could not see the building until they walked down the path because there were no lights which made them feel unsafe. Could better exterior lights be considered for this building?

Response

Julie Reid, Director Engineering Services

Council officers will investigate the lighting concerns this week and report back accordingly.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

At the last Council meeting, I asked a question relating to the new park that is going to be in Westwood Boulevard in Keysborough. Could the water features similar to those at the Riverwalk Water Play Park in Werribee be considered for this new park?

Response

Julie Reid, Director Engineering Services

I have been advised that the Riverwalk Water Play Park in Werribee is a high end \$1M plus development that would typically occur only in a very small number of regional level parks throughout the entire Melbourne metropolitan area. Due to the large capital investment and intensity in terms of maintenance and the high level risk, most water parks tend to be run as large commercial operations. For example, there is Funfields Water Park in Whittlesea or the Adventure Park in Geelong.

The new park at the corner of Stanley Road and Westwood Boulevard is a large local to neighbourhood level park and this intensity of development would be inconsistent with the requirements of Greater Dandenong's Open Space Strategy, its playground strategy. Discussions have already occurred with the developer around the concept for that park. The plans that they are looking at for the park include large grass space for informal activities and associated shelter and picnic facilities, a playground, a half basketball court and some fitness stations.

Question

Cr Matthew Kirwan

If I can clarify my question, what I meant is that, could any elements similar to the Riverwalk Water Play Park work in that proposed park? Has that potential been considered?

Response

Julie Reid, Director Engineering Services

Certainly, I will find out whether or not any of those kinds of elements were discussed at the time and I do not have that information with me. I can certainly investigate and advise Councillor Kirwan whether or not that was considered however, what I have outlined tonight is the concept that is proposed in going forward at this stage.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

My next questions refers to Item Item 2.6.2 Municipal Building Project Final Report, in the Agenda. On page 233 of the Agenda, there were seven outstanding items listed at the end of the project:

- 1) Negotiate settlement of remaining defects and omissions with Watpac.
- 2) Return of the second and final bank guarantee.
- 3) Secure the third Bank Guarantee for AV works for a separate DLP.
- 5) Close out the Project Risk Assessment.
- 6) Procurement of the five star Green Star as built certification through Watpac.
- 7) Schedule the final recommissioning 24 months after PC for AV, Mechanical and Engineering plant and equipment with Watpac.

I am particularly interested in what the last one means. What does a recommissioning 24 months afterwards means? For each of these items, which of them is still outstanding and if they are, what are the timeframes for their completion?

Response

Julie Reid, Director Engineering Services

Yes, these issues are outstanding but have substantially progressed. I would like to note that all project objectives have been met. In terms of the estimated timeframes for completion, Item 1 is expected to be completed in early December; Items 2 and 3 are expected to be completed shortly; Item 4 has already been addresses tonight; Item 5 is expected to be completed about mid December; Item 6 is being finalised at the moment and is expected to be completed by the end of September or early October; and for Item 7, the scheduled final recommissioning is March 2016. The reason why that is happening slightly later is because the 24 month period starts from the practical completion of the building which would take it to March 2016. It is a requirement to retest those facilities and services within the 24 month period so retesting is probably a more accurate word than recommissioning.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)**Comment****Cr John Kelly**

On Friday 21 August 2015, I attended the thanksgiving service for Mrs Gwen Jarvis who was one of our City's living treasures, along with Jo Thorn, Executive Assistant to the Mayor and Councillors. Gwen's husband, Maurie Jarvis served as a Councillor for 35 years so when I was first elected as a Councillor, they made me feel very comfortable. Gwen was involved in a lot of community events and groups such as the Dandenong West State School and Dandenong West Kindergarten when her four daughters were young. More importantly, Mr and Mrs Jarvis were initiators in the establishment of Wallara in the late 1950s. From the eulogies at her Memorial Service, they started it in their home. They were great residents of our City and will be sadly missed. I would like to thank the Mayor, Councillor O'Reilly for the lovely letter sent to the family on behalf of Council which was read at the thanksgiving service.

A home in Carlton Road, Dandenong North was destroyed by fire recently and there was an article in the Dandenong Journal about it. I believe someone has been charged for the offence but this home has historical significance to me. As a young person, I remember walking past this home from Stud Road to Carlton Road. It is an old house and I remember it well so it is sad to lose some history in the City. The owner at the time was Sir Harold Luxton who owned the McEwans Hardware stores which were the precursor to the Bunnings stores that exist now. In fact there was a McEwans store right across the road from the Dandenong Civic Centre Council Chamber.

Question**Cr John Kelly**

This question could be taken on notice and it relates to the Police Paddocks and the damage being done on Brady Road, Dandenong North. I spoke to Julie Reid, Director Engineering Services' staff in regards to some of the damage in the area caused by trucks with extra landfill. There is also a lot of damage caused by four-wheel drive vehicles on Brady Road and further into the park. I understand that Council only manages the Brady Road section and the rest is managed by Parks Victoria. As there is a lot of damage, can Council organise a meeting with Parks Victoria and ascertain the damage that is being done in there? The surface for some of the playing fields that Council manages has also been affected. More importantly, there are some undesirable activities happening in the area and with families and children using those facilities all the time for soccer, softball and cricket to name a few, I think together with Parks Victoria, Council needs to make an attempt to clean up the area and rectify the damage cause by the undesirable activities. Can the relevant officer please provide a response?

Response**Julie Reid, Director Engineering Services**

Council will follow that up and arrange a meeting with Parks Victoria.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Comment

Cr Sean O'Reilly, Mayor

I have attended 17 events since the last Council meeting but I will highlight a couple.

On Tuesday 11 August 2015, I attended a meeting with the Hon. Richard Wynne, Minister for Planning for Victoria to discuss and put forward Council's views on forward planning, pertaining to Greater Dandenong and more broadly, in Victoria, along with the Mayors of Kingston and Monash City Councils, Jody Bosman, Director City Planning, Design and Amenity. It was quite a productive meeting and Council will continue to engage the State Government to put forward this Council's view on what we think should happen as far as future planning goes.

On Sunday 23 August 2015, I attended the ShredFest event at the Dandenong Market which highlights personal information security, which is another example of how Council is working with the State Government. There was a truck at the Dandenong Market where people could come and bring their personal documents, credit card statements, anything identifiable and have it shredded there so that they were sure that it would not be stolen and used for identity fraud or breach. The main point I want to make is that Council assists the State Government on a lot of its initiatives and Council's support to the State Government may not always be quantified. This event was funded by the State Government and Council would certainly want that to be. Council would like the way in which it assists the State Government in the delivery and promotion of its services and initiatives to be taken into account as the Rate Capping Framework is assessed in the coming months.

John Bennie PSM, Chief Executive Officer tabled a listing of responses to questions taken on notice at the previous Council meeting. A copy of the responses is provided as an attachment.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)**COUNCILLORS QUESTIONS TAKEN ON NOTICE**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Response	Summary of Response
10/08/15 CQT17	Cr Youhorn Chea	Road Safety Investigation, Springvale On the corner of Windsor Avenue and Ellen Street, Springvale a car accident occurred and the resident has now had the fence fixed. However the owner is still not confident about safety and is requesting Council inspects the site.	Director Engineering Services	21/08/15	An onsite meeting was conducted with Cr Chea on 17/08/2015 to discuss this matter. It was identified by Council's Traffic Engineers that this location will be submitted in the next round of Federal Blackspot funding for the 16/17 Financial Year. Should this submission not be successful to receive Blackspot Funding, traffic calming treatments for this location would likely to be funded within Council's own Local Area Traffic Management program. Additional intersection warning signs will be investigated as an option to increase driver awareness of the intersection and Council's Speed Alert Mobile (SAM) trailer will be located in the area during the next school holidays to provide instant visual feedback to motorists of their speed. Council will also be writing to the owner of the adjacent property identifying actions they can undertake to protect their property, which included landscaping treatments that would reduce the likelihood of an errant vehicle colliding with the house structure.
10/08/15 CQT16	Cr Jim Memeti	'Frosty' Miller consideration for AFL Hall of Fame I read in the Dandenong Journal today that it has been suggested that "Frosty" Miller should be nominated for the Australian Football League Hall of	Director Community Services	20/08/15	The Sport and Recreation Team have contacted AFL Victoria and they are happy to consider an application for Frosty Miller to enter the AFL Hall of Fame. Kevin Shinnars (ex Australian Rules Football player who

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

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4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Response	Summary of Response
		Fame. If Council have any archives or anything like that that to support that suggestion, because whenever I do attend the club rooms in Dandenong there are always pictures of "Frosty" Miller. I have heard lots of stories about him and he was a wonderful footballer and a fantastic full forward who won a lot of games for Dandenong and I think they won many premierships with him. If Council can do anything to support "Frosty" Miller to enter the Hall of Fame, I would like Council to look into this and support that as well.			played for Dandenong and Richmond and knew Frosty) is putting together the submission. Kevin is meeting with Frosty Miller next week to obtain further details about his playing career. Council has offered to write a letter of support and help with the submission. Council is also investigating with the Historical Society if there are any pictures that might be able to be submitted with the application.
10/08/15 CQT12	Cr Loi Truong	Springvale drop off/pick up area I would like to visit Springvale with Council staff to investigate possible dates and locations for the drop off and pick up area before any parking meters are installed.	Director Engineering Services	21/08/15	A meeting was arranged with Cr Truong on 17/08/2015 to discuss matter, however was postponed and is scheduled to occur on 24/08/2015
10/08/15 CQT11	Cr Roz Blades	On Chandler Road, Keysborough there used to be two schools, Maralinga Primary and Chandler Park Primary. Maralinga has closed and consequently as a result of that there is no 40 kilometre speed sign near that school. Chandler Park Primary is now a bigger school and I have had some residents contact me about the dangers of that school crossing. As the school is not located directly on Chandler Road, a 40 kilometre speed sign is not able to be installed at that location. I would like Council to advocate to VicRoads or to have this reviewed as it is dangerous. There is a large number of children at the one place and there is no 40	Director Engineering Services	21/08/15	Council's Traffic Engineering Team will prepare all the relevant documentation for a submission to VicRoads for the introduction of a time based 40km/h School Speed Zone on Chandler Road in the vicinity of Chandler Park Primary School. It may take several weeks to receive a response from VicRoads however, an update will be provided to all Councillors of the outcomes and progress on this matter.

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

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4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Response	Summary of Response
10/08/2015 CQT10	Cr Maria Sampey	kilometre signage to protect them. Jacksons Road signage With regard to road signage, when motorists turn from Police Road into Jacksons Road in Noble Park North there is no signage indicating that it is Jacksons Road. Can Council officers review this signage?	Director Engineering Services	18/08/2015	Both of these roads are managed by VicRoads and given the size of the intersection a standard street name sign identifying Jacksons Road, like those used at many local street intersection, would not be sufficient. Council will be writing to VicRoads requesting that they provide adequate directional signage on Police Road, to inform motorists that they are approaching the Jacksons Road intersection. Council will be recommending VicRoads provide signage for both approaches to this intersection, however, finer details regarding signage location will be left for them to resolve. A progress update will be provided once feedback has been received from VicRoads on this matter, which may take a few weeks.
10/08/2015 CQT4	Cr Matthew Kirwan	Connection of Bicycle Paths Is there any possibility or plans to connect up Central Springvale, Central Noble Park and Central Dandenong so that it is possible to access those areas by bicycle?	Director Engineering Services	21/08/15	Council's Strategic Cycling Corridors consists of several key routes, one of which is planned to provide a continuous bicycle route from Dandenong Station to Springvale Station, with connections through to Westall Station. The delivery of these paths requires provision of significant infrastructure that will be delivered over many years. The recent announcements of the three railway grade separation projects (Corrigan Road, Heatherton Road and Chandler Road), which will be delivered over the next three

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

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Response	Summary of Response
10/08/2015 CQT3	Cr Matthew Kirwan	Youth engagement figures Regarding the organisational performance report and specifically the youth strategy implementation, how does the number of young people engaged in 2014/15 compare to the number of young people engaged in the previous year and what is the reason for the difference?	Director Community Services	17/08/2015	years, may provide opportunities to assist with significant lengths of this cycling corridor. Youth Services engaged with 24,100 young people throughout 2014/15 compared to 23,131 in 2013/14. How does it compare: Increase 4.2% Reason: - New project initiatives such as the Youth Hubs project, Work Inspirations, Skilled Up, I Speak Football. - Increased participation in school holiday events - Increase in referrals from community organisations

At the Ordinary meeting of Council on Monday, 24 March 2014, Council resolved to change the way Councillor and public questions taken on notice are answered and recorded from 14 April 2014 meeting of Council onwards.

5 QUESTION TIME - PUBLIC

Comment

John Bennie PSM, Chief Executive Officer

There are 20 questions this evening. At least 19 I believe are connected by my interpretation to Item 2.5.1 Development Plan Overlay 8 Addendum 442-448 Cheltenham Road, Keysborough, on tonight's Agenda. One was received electronically which Jody Bosman, Director City Planning, Design and Amenity had the opportunity to give it advance consideration. All the other questions have been received this evening so I hope everyone will understand that Jody Bosman, Director City Planning, Design and Amenity has had extremely limited time to give detailed consideration to such important matters.

Under the circumstances, I propose that I read all questions. Many questions are unique but many have a similar theme or flow to one another. I propose that I announce all questions and then hand over to Jody Bosman, Director City Planning, Design and Amenity to respond to those. If there are any detailed elements that remain unanswered, Council officers can deal with those in writing, the same effect as taking them on notice.

Question

Kymme Fujihara, Keysborough

Thank you for the information that was passed out at the meeting last Thursday night with regard to the Addendum for the Development Plan Overlay (DPO) 8 in Springvale Road, Cheltenham Road and the Commercial Gateway Development Plan. I am just confused. After reading this information and the criteria of an Incorporated Plan Overlay (IPO) as opposed to DPO, why has this not been recognised as an IPO? Should this not be considered as an IPO as a plan that controls the physical development without considering use may result in incompatible uses becoming established on adjacent sites? The IPO should normally be used for sites that are likely to affect third party interests and allows third parties to be involved in the process of making or changing the plan. In our case, this will directly affect the surrounding residents' amenity. My question is, why did the planning authority choose the DPO instead of the IPO? Should the IPO have been implemented instead of the DPO?

Question

Anwar Saquib Khondkar, Keysborough

Existing residents have put together quite a detailed submission to the application mentioned in the previous question. Why is this report not itemised and responded in detail to all of the concerns of the neighbours as outlined in our submission?

Comment

John Bennie PSM, Chief Executive Officer

The next question is from Yoshi Fujihara of Keysborough and is precisely the same as the question I have just read from Anwar Saquib Khondkar.

5 QUESTION TIME - PUBLIC (Cont.)

Cr Roz Blades AM left the Chamber at 8.21pm.

Question

Eiji Fujihara, Keysborough

The conclusion notes that the application sufficiently addresses the matters raised by the submitters. There are a number of issues raised by us that are not addressed such as negative visual amenity, concern about storage of waste being close to the existing neighbours, height concerns, lack of appropriate buffers, lack of open space to new residences, roads being too close to the back fence, etc. On what basis can the report conclude that this has addressed our concerns?

Question

Peter Walsh, Keysborough

The report summary describes the proposed development as a “high quality” townhouse development. Residents have expressed that the development is not of high quality because of insufficient open space, limited pedestrian movement, unacceptably high density for the lot size and other concerns. In reality, they are apartments rather than townhouses. This proposal is even denser based on the number of residences, as a ratio to lot size than the new Sunland development ‘Carré’ in Osborne Avenue, Springvale, which is surrounded by an industrial area. On what basis can this proposal be described as a “high quality” townhouse development, particularly as this proposal is abutting single lot residences?

Question

Nola Walsh, Keysborough

The report states that “any future planning permit application which is generally in accordance with the Development Plan is exempt from the notice requirements, the decision requirements and the review rights of the Planning and Environment Act 1987”. However, throughout this report, residents' concerns have been dismissed by stating that the planning permit will potentially address residents' concerns. Therefore, if the planning permit process is exempt from notice requirements, would it not be important for Council to take into account residents' concerns now in their consideration of the Addendum application, as the planning permit process will not have to be the subject of resident consultation?

5 QUESTION TIME - PUBLIC (Cont.)

Question

Captain Khaled Saifullah, Keysborough

The proposed development is even denser than the Carré development in Springvale, which is in the middle of an industrial area, when the ratio of residence numbers is a ratio to land size as compared. On what basis can the reports state that this proposal provides a high quality medium density development, particularly when single lot residences about the inappropriately dense development?

Cr Roz Blades AM returned to the Chamber at 8.25pm.

Comment

John Bennie PSM, Chief Executive Officer

The next question is from Eiji Fujihara of Keysborough. This question is precisely the same as the question I have just read from Captain Khaled Saifullah.

Question

Charmaine Young, Keysborough

Residents were sent a letter advising them of the ability to make a submission concerning the application and were directed to the website to view the material. Residents put together the submission with a degree of difficulty, as none of us are planners and as well, for many of us, English is not our first language. Resident representative requested that a meeting happen with Council staff to assist residents better understand the application to be able to respond sufficiently. Unfortunately, this request was not expedited in the time that would have been needed to help the residents inform their submission, despite a number of phone calls. A meeting did happen, but after the officers had written their report. Would Council be able to change this practice so that in the future, residents can meet with Council staff to be able to fully form their views, rather than just relying on residents being able to interpret written information on the website. Given the high diversity of residents in Greater Dandenong, would Council consider it is better practice to hold an information session with residents, preferably with interpreters, before the close of the submission period, to give residents the best chance of being able to lodge an informed decision?

Question

Ryuun Fujihara, Keysborough

This development is at the gateway to the City of Greater Dandenong. Will it please be in keeping with the wonderful new housing estate to the south. Surely the Council really wants to keep this area as a statement for our gateway?

5 QUESTION TIME - PUBLIC (Cont.)

Question

Eiji Fujihara, Keysborough

Residents are concerned that waste receptacles for the whole proposed development will be situated close to their back fences. The report notes that waste management will be subject to the permit planning application, which is currently exempt from notice requirements. Would Council consider including a provision in their current deliberations, which should position any waste storage well away from existing residences?

Question

Ryuun Fujihara, Keysborough

Despite numerous phone calls and requests for meetings with the developer from Taylors, residents never got to meet the developer. Why is this not transparent? We have no idea what developments Awesome Australia has done in the past. Are there any examples?

Question

Kymme Fujihara, Keysborough

Why does the report summary say a 'petition', when we all signed separate submissions? This is incorrect and could this please be updated in the Council report?

Question

Tharshan Vaithianathan, Keysborough

Residents are concerned about the visual and other negative amenity issues that will be created by giving the developer the option of developing three storey flats. Could the Council please restrict the developer to only two storey flats?

Question

Ryuun Fujihara, Keysborough

The plans provided by Taylors suggest the proposed development will be blocks with no variation forming large continuous rows of residences. Would Council consider ensuring that there are breaks between residences to generate a non continuous form?

Question

Yoshi Fujihara, Keysborough

The address of the loss of views notes that this is a matter that can be considered as part of the relevant planning considerations. While this may be a technically correct response, the fact is that the existing residents on the eastern side of the proposed development will look directly into three storey developments that will present as blocks, very close to the backyards. Have the officers prepared elevations from the perspective of the existing neighbours to be able to confidently state that there will not be a negative visual amenity?

5 QUESTION TIME - PUBLIC (Cont.)

Question

Nola Walsh, Keysborough

The proposed development has 5.5 metre carriageways. Most households have at least two vehicles. In the event of a fire or other emergencies, at one of the 75 of the proposed new dwellings, it is possible that the emergency vehicles could face delays due to problems caused by parked vehicles on the sides of the carriageway. If this was to occur, who would be accountable? Awesome Australia Pty Ltd or others?

Question

Nola Walsh, Keysborough

The current residences on both the southern and eastern boundaries of the proposed development have their private outdoor open space, living and bedroom areas on the boundaries facing the development. How will their amenity be preserved, in terms of privacy, access to passive solar heating and sunlight?

Comment

John Bennie PSM, Chief Executive Officer

I have read the questions in the order that they have been received. I believe Jody Bosman, Director City Planning, Design and Amenity has had enough time to give an overview.

There are two further questions, which are somewhat unrelated. One is from Hong Chi Chang of Rowville. There is no question on the form received so I am not quite sure whether the questioner intended to ask anything but there is no question included or attached.

Question

Kymme Fujihara, Keysborough

I note that Councillor Long is not here tonight at the Council meeting. This is extremely disappointing for us as Councillor Long has been a great supporter of the residents. I would just like to know how will Council take into consideration Councillor Long's views?

Response

John Bennie PSM, Chief Executive Officer

In response to that, I can advise that Council is constituted to take decisions in these matters and all that is required to constitute a Council meeting and Council resolution is a quorum of Councillors. Councillor Long was acknowledged at the commencement of this meeting as having a resolved and granted leave of absence. She has been absent for this consideration but the decision of the Council has taken into consideration all of those Councillors present.

5 QUESTION TIME - PUBLIC (Cont.)**Comment****Jody Bosman, Director City Planning, Design and Amenity**

I will respond to the first question from Kymme Fujihara of Keysborough in detail and to the rest of the questions in a more general sense covering the issues raised.

Response**Jody Bosman, Director City Planning, Design and Amenity**

Reference has been made by the enquirer to the practice note and as the practice note advises, incorporated plans and development plans, both set their high level use and development of the land in question to ensure that future use and development of the land is carried out in accordance with that plan. It sets out for any future developers or permit applicants, the high level expectations for the use and development of that land. IPOs are usually used when one has multiple sites and a multiple ownership. DPOs on the other hand, are typically used where one has self contained sites with ownership generally limited to one or two parties. This particular site was in single ownership although there are three lots, it was being developed in three different sections. The practice note in fact states that in some situations on large self contained sites, both overlays can be used.

The land to which DPO8 applies has been developed over three stages. The first one is for the Masters store, the second for a subsequent commercial development and the third being the residential use and development which was the subject of a Council report this evening. IPOs are brought into the planning scheme by way of a formal rezoning and thereafter, no changes may be made to that plan, without a further rezoning process taking place.

It is thus a far less adaptable tool in response to the need for change, as and when that occurs. DPOs, as with IPOs, require the description of future use and development and must be used to assess future planning permit applications. In this case, the only development which was known at the time was that in respect of the Masters store and it would have been impractical to subject the land to a series of at least three rezonings and probably more, in respect of the long term use and development of the land that a DPO was intended as the appropriate tool for the use and development of the site was publicly exhibited in the first instance, as an amendment or a rezoning, so it was brought in via a rezoning process, of the Greater Dandenong Planning Scheme, when Planning Scheme Amendment C102 was placed on public exhibition between 2 November 2009 and 7 December 2009. The Minister for Planning ultimately approved the incorporation of DPO8 into the Greater Dandenong Planning Scheme on 10 February 2011.

Response**Jody Bosman, Director City Planning, Design and Amenity**

The other questions have a common theme and I am going to hopefully cover those through my response. Firstly, let me assure all submitters that the Planning officers have addressed the concerns raised by submitters and responded to them in the officer's report. Those and other matters formed part of the officer assessment and formed part of developing the officer's recommendation. I am aware that there are divergent views on the proposal and these will probably continue to be the case. However, taking all views into account, Council has resolved tonight to approve the development plan with added conditions.

5 QUESTION TIME - PUBLIC (Cont.)

The matter with regard to language, has been raised earlier this evening and officers will be considering and coming back to Council with recommendations on a way forward.

With reference to the question on waste management, waste management will be dealt with once a planning permit is under consideration and once the proposed subdivision details are able to be quantified and assessed.

With regard to the statement that it was a submission and not a petition, I am willing to agree that yes, the nature of the submissions could be more accurately reflected as a petition but has not however, affected the outcome of the reporting on the application in any way.

The statement with regard to block forms and the continuous block forms, the block forms illustrated in the applicant's supporting documents do not represent buildings per se, but a 3D envelope within which they will be developed.

With regard to the 5.5 metre road widths, these road widths meet the Australian Standards. The application was referred to VicRoads and VicRoads had no objections so Council knows they meet the standards.

Finally, with regard to privacy, solar access, etc, the development standards of ResCode will deal with the privacy, solar, solar access and in assessing the details provided in respect of the actual development at that time, once we know where the buildings are, once we know the orientation, the subdivision, etc. With regards to the overlooking or how will those areas, be it the backyards, the private open spaces be protected, the resolution that was passed by Council tonight has effectively set a 11.5 metre buffer between the DPO8 development and the adjoining residential developments to both the south and the east side.

Question

Cr Sean O'Reilly, Mayor

Although the questions were answered as a group, will there be individual responses to each question asked?

Response

John Bennie PSM, Chief Executive Officer

There were 18 separate questions there and as I said at the outset, I will converse with Jody Bosman, Director City Planning, Design and Amenity and his team tomorrow to see whether there are any more detailed aspects that could be responded directly to the questioners. Four questioners I believe have provided their addresses if not their email address. I could not imagine that it would be too difficult for the officer responsible to go through and provide a response to each of the questioners.

6 URGENT BUSINESS

No urgent business was considered.

The meeting closed at 8.40PM.

Confirmed: / /

CHAIRPERSON