



**GREATER
DANDENONG**
City of Opportunity

MINUTES

ORDINARY COUNCIL MEETING

MONDAY, 23 MAY 2016

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 Peter Brown
Cr Jim Memeti (Leave of Absence)
Cr Loi Truong

Councillors Present

Cr Heang Tak (Chairperson)
Cr Roz Blades AM, Cr Youhorn Chea, Cr John Kelly, Cr Matthew Kirwan, Cr Angela Long, Cr Sean O'Reilly, Cr Maria Sampey

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; Paul Kearsley, Group Manager Greater Dandenong Business; Julie Reid, Director Engineering Services

1.2 OFFERING OF PRAYER

All present remained standing as Mr Raj Boodhun from the Brahma Kumaris World Spiritual University, a member of the Greater Dandenong Interfaith Network, read the opening prayer:

" As we sit here in this atmosphere of silence, we allow ourselves to become still, withdraw our attention from everything external. In this silence we create a space within ourselves to reflect. From this introspective space, we emerge our true regard for one another. From our hearts we emerge loving support for those involved in the political exchange. From our minds we give the cooperation of good wishes and pure feelings for everyone concerned. We do this in belief that there is special power in the gathering. The power of the gathering is a special power. No one can shake the fortress of the gathering of those who are united. However, the basis of it is to be loving to one another and give regard to everyone; to remain content and make everyone else content. No one should be disturbed and no one should disturb another. When you continue to give the cooperation of good wishes and pure feelings to one another, this fortress of the gathering will become strong. The power of the gathering is the main basis for victory. Let us all here, individually and with the power of the gathering, find the peace within our hearts and share it with the world leaders, and affirm our commitment to the work of the United Nations and the unity of mankind. Om Shanti."

Cr Maria Sampey entered the Chamber at 7.04pm.

1.3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 9 May 2016.

Recommendation

That the minutes of the Ordinary Meeting of Council held 9 May 2016 be confirmed.

MINUTE 1367

Moved by: Cr Sean O'Reilly

Seconded by: Cr Roz Blades AM

That the minutes of the Ordinary Meeting of Council held 9 May 2016 be confirmed.

CARRIED

1.4 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 9 May to 16 May 2016:

Date	Meeting Type	Councillors Attending	Topics Discussed & Disclosures of Conflict of Interest
09/05/16	Councillor Briefing Session	Roz Blades, Peter Brown, Youhorn Chea, Matthew Kirwan, Angela Long, Sean O'Reilly, Maria Sampey, Heang Tak, Loi Truong	<ul style="list-style-type: none">- Discussion regarding the removal of the Monterey Cypress hedge in Lois Twohig Reserve.- Proposal for the Carroll Lane car park layout in Dandenong (old VicTrak land).- Awards recently received by Council's Youth Services group.- Smart Manufacturing Event 16 being held in Dandenong on 17 March 2016.- Agenda items for the Council Meeting of 9 May 2016.

- 16/05/16 Councillor Roz Blades, Peter
Briefing Brown, Youhorn
Session Chea, John Kelly,
Matthew Kirwan,
Angela Long, Sean
O'Reilly, Maria
Sampey, Heang
Tak
- The industrial and commercial changes and demands of the corresponding regions within Greater Dandenong and how Council can impact and plan for these changes.
 - Proposed works for parkland at the former Dandenong waste water treatment plant in Dandenong South and the ongoing provision of maintenance for those parklands.
 - Recognition of the Vietnamese Heritage flag, the Aboriginal flag at the Dandenong Civic Centre and treating community flags from different cultures equally.
 - Springvale Community Precinct Project Stage 1 – Springvale Town Hall Refurbishment – detailed design.
 - Possibility of Council hosting a multicultural community forum in June 2016.
 - Agenda items for the Council Meeting of 23 May 2016. (Cr Chea disclosed a conflict of interest when the item dealing with a town planning permit application for View Road, Springvale was raised. He left the room during discussion of this item.)

Recommendation

That the assemblies of Council listed above be noted.

MINUTE 1368

Moved by: Cr Roz Blades AM

Seconded by: Cr John Kelly

That the assemblies of Council listed above be noted.

CARRIED

1.5 DISCLOSURES OF INTEREST

Cr John Kelly disclosed a Conflict of Interest (Indirect interest due to close association) in Item No. 2.3.2 Planning Delegated Decision Issued April 2016 as he is a member of the Rebuilding Committee of St Mary's Church. Cr John Kelly left the Chamber prior to discussion and voting on this item.

Cr Youhorn Chea disclosed a Conflict of Interest (Indirect interest due to residential amenity being altered) in Item No. 2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) as he owns and resides in a property adjacent to this site. Cr Youhorn Chea left the Chamber prior to discussion and voting on this item.

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 two [2] items being presented to Council's meeting of 23 May 2016 for signing and sealing as follows:

1. A Deed Poll between the City of Greater Dandenong and the Australian Securities and Investments Commission (ASIC) to allow for a title that ASIC currently holds for a defunct development company, Heyington Estates, to be transferred into Council ownership. The subject land is described as Lots 1 & 2 on Title Plan 846792F Volume 08286 Folio 920 (shown in red on plan attached to documents) and it abuts Oakwood Park Reserve and crosses Sunline Avenue in Noble Park North. The land is currently maintained by Council. This land already vests in Council but this will ensure Council's name is listed on title; and
2. A letter of recognition to S. Charles, Engineering Services for 10 years of service to the City of Greater Dandenong.

Recommendation

That the listed documents be signed and sealed.

MINUTE 1369

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

File Id: qA228025

Responsible Officer: Director Corporate Services

Report Summary

Council receives a number of petitions and joint letters on a regular basis that deal with a variety of issues which have an impact upon the City.

Issues raised by petitions and joint letters will be investigated and reported back to Council if required.

Petitions and Joint Letters Tabled

Council received no petitions and one (1) joint letter prior to the Council Meeting of 23 May 2016 as follows:

- A joint letter from 31 students at Silverton Primary School objecting to the removal of the recycling bins from Silverton Primary School, Jacksons Road, Noble Park. This has been forwarded to the relevant Council business unit for consideration.

Recommendation

That the listed items be received.

MINUTE 1370

Moved by: Cr Roz Blades AM

Seconded by: Cr Youhorn Chea

That the listed items be received.

CARRIED

2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - April 2016

File Id:	qA280444
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Declared Area Delegated Decisions April 2016

Report Summary

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in April 2016.

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 PDA#.01 or similar, are applications making amendments to previously approved planning permits.

Recommendation

That the items be received and noted.

MINUTE 1371

Moved by: Cr Youhorn Chea

Seconded by: Cr Roz Blades AM

That the items be received and noted.

CARRIED

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - April 2016 (Cont.)

STATUTORY PLANNING APPLICATIONS

**PLANNING DECISIONS ISSUED BY PLANNING MINISTER'S DELEGATE –
APRIL 2016**

ATTACHMENT 1

**PDA DELEGATED DECISIONS ISSUED APRIL
2016**

PAGES 2 (including cover)

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

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - April 2016 (Cont.)

City of Greater Dandenong

PDA Delegated Decisions Issued 1/04/2016 to 30/04/2016

ApplID	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Notified	Ward
PDA08/0055.02	15 King Street DANDENONG VIC 3175	Melbourne Homes Australia Pty Ltd	AMENDMENT TO: Multi Unit Development x 16 (4 storey plus basement)	No response to request for Further Information.	Delegate	Lapsed	19/04/2016	RedGum
Total :							1	

LNICHO 1 3/05/2016

2.3.2 Planning Delegated Decision Issued April 2016

File Id:	qA280
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Delegated Decisions Issued April 2016

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 April 2016.

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.

Cr John Kelly disclosed a Conflict of Interest (Indirect interest due to close association) in this item as he is a committee member for the rebuilding of St Mary's Church. Cr John Kelly left the Chamber at 7.08pm prior to discussion and voting on this item.

2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

MINUTE 1372

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

That the items be received and noted.

CARRIED

Cr John Kelly returned to the Chamber at 7.09pm.

2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

STATUTORY PLANNING APPLICATIONS

PLANNING DELEGATED DECISIONS ISSUED – APRIL 2016

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
APRIL 2016**

PAGES 17 (including cover)

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

2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 1/04/2016 to 31/05/2016

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
92/218.01	No	160 Foster Street DANDENONG VIC 3175	Smith & Tracey Architects	AMENDMENT TO: Buildings and Works (Place of Assembly)	Amended endorsed plans to include an increase to ceiling height of sanctuary and remodelling of portico.	Delegate	AmendPerm	06/04/2016	RedGum
PLN01/0306.01	No	46 Cahill Street DANDENONG SOUTH VIC 3175	KLM Spatial	AMENDMENT TO: Industrial Use & Development (Concrete Batching Plant)	Reduction and relocation of parking spaces (Condition 1.3) and slight re-orientation of the location of the concrete batching plant to reflect construction.	Delegate	AmendPerm	18/04/2016	RedGum
PLN04/0103.01	No	8 Arnold Street NOBLE PARK VIC 3174	Wei Shan Zhong	AMENDMENT TO: Multi Unit Development x 2	Proposal is inconsistent with Clauses 15, 16, 21.05 and 55.06-1; adverse impact on internal amenity and liveability.	Delegate	Refusal	08/04/2016	Paperbark
PLN05/0749.02	No	352-354 Princes Highway NOBLE PARK NORTH VIC 3174	Urbis Pty Ltd	AMENDMENT TO: Child Care Centre	Increase hours of operation (Condition 6) and increase number of staff on site at any one time from 15 to 24 (Condition 7).	Delegate	AmendPerm	14/04/2016	Silverleaf
PLN11/0251.01	No	21 Mills Road DANDENONG VIC 3175	Stephen D'Andrea Pty Ltd	AMENDMENT TO: Buildings and Works (26 Factories)	Increase the number of buildings being developed from 23 to 26.	Delegate	AmendPerm	21/04/2016	RedGum

3/05/2016

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2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppId	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN14/0167	No	189-199 Browns Road NOBLE PARK NORTH VIC 3174	Metsis Pty Ltd	Buildings and Works - Removal of Vegetation	No planning permit is required for the removal/pruning of landscaping however an amended landscape plan needs to be submitted for consideration under Planning Permit No. 44888.	Delegate	No/Require	13/04/2016	Silverleaf
PLN14/0272.01	No	5 Broadlands Street DANDENONG VIC 3175	Signature Training Services Pty Ltd	AMENDMENT TO: Buildings and Works associated with an Education Centre DECLARED AREA	Amendment of Condition 12 to allow the use of the Education Centre to continue operating for another three years.	Delegate	AmendPermit	27/04/2016	RedGum
PLN14/0274	No	11 Greenpatch Drive BANGHOLME VIC 3175	Brent Francis	Construct outbuildings comprising horse stables and sheds	Urban Floodway Zone and Green Wedge Zone; Construction of Sheds and Stables on rural property.	Delegate	PlanPermit	21/04/2016	RedGum
PLN14/0332.01	No	Shop 1 225 Lonsdale Street DANDENONG VIC 3175	Melissa Cakes Dandenong	AMENDMENT TO: Use of Land (Liquor License) DECLARED AREA	Increase in number of patrons from 80 to 92 and realignment of associated redline on endorsed plans.	Delegate	AmendPermit	08/04/2016	RedGum
PLN15/0002	No	24 Homeleigh Road KEYSBOROUGH VIC 3173	Reeds Consulting Pty Ltd	Multi Dwelling Development x 106; Subdivision x 120. Removal of Native Vegetation and Removal of Sewer Easement	General Residential Zone 2; 40460sqm.	Delegate	PlanPermit	04/04/2016	RedGum
PLN15/0124	No	134 Police Road SPRINGVALE VIC 3171	Studio Three Design Pty Ltd	Multi Dwelling Development x 2 (1 Double Storey; 1 Single Storey)	General Residential Zone 1; 605sqm.	Delegate	NOD	11/04/2016	Lightwood
PLN15/0135	No	25 Kelvininside Road NOBLE PARK VIC 3174	Jaco Investments Pty Ltd	Multi Dwelling Development x 5 (Double Storey) New	General Residential Zone 1; 1004sqm.	Delegate	NOD	21/04/2016	Paperbark
PLN15/0136	No	1 Jayne Court DANDENONG SOUTH VIC 3175	KLM Spatial	Change of Use (Place of Assembly)	Commercial 2 Zone; 42 patrons.	Delegate	PlanPermit	15/04/2016	RedGum

3/05/2016

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ABIGOR

2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN15/0151	No	191-195 Springvale Road SPRINGVALE VIC 3171	Hall Property Pty Ltd C/- Acorn Planning	Multi Dwelling Development x 42 (Six Storey Building with Basement Carparking) New and Retail Premises x 2	Commercial 1 Zone; 6 storey Mixed Use comprising of 45 one & two bedroom apartments ; 2 retail premises with total floor space of 249 sqm.	Delegate	NOD	07/04/2016	Lightwood
PLN15/0158.01	No	125 Glasscocks Road DANDENONG SOUTH VIC 3175	KLM Spatial	AMENDMENT TO: Subdivision x 9 SPEAR	Conditions 1, 1.2, and 22 deleted, Condition 16 modified, a new Condition 26 inserted and subsequent renumber and endorsement of plans.	Delegate	AmendPerm	28/04/2016	RedGum
PLN15/0184	No	48 Bruce Street DANDENONG VIC 3175	New Concepts Design	Multi Dwelling Development x 5 (Double Storey) New	Proposal fails to comply with State & Local Planning Policy in terms of overall design, built form, bulk and neighbourhood character; and more.	Delegate	Refusal	11/04/2016	RedGum
PLN15/0187.01	No	1612-1624 Centre Road SPRINGVALE VIC 3171	Spiire Australia Limited	AMENDMENT TO: Boundary Realignment, removal of native vegetation, works associated with the construction of a car park and creation of and alteration to access to a road in a Road Zone Category 1	Permit Preamble amended to remove the buildings and works associated with a car park, subsequent amendments to conditions and endorsement of amended plans.	Delegate	AmendPerm	06/04/2016	Lightwood
PLN15/0268	No	2 Marshall Street NOBLE PARK VIC 3174	Dandenong Drafting	Multi Dwelling Development x 4 (Double Storey) New	Proposal fails to comply with State and Local Planning Policy in terms of overall design, built form and bulk; impacts on local amenity, safety and neighbourhood character; and more.	Delegate	Refusal	14/04/2016	Paperbark
PLN15/0269	No	3 Reark Avenue NOBLE PARK VIC 3174	RNB Design Solutions	Multi Dwelling Development x 4 (3 Double Storey, 1 Single Storey) New	General Residential Zone 1; 919sqm.	Delegate	PlanPermit	11/04/2016	Paperbark
PLN15/0298	No	5 Trewin Street DANDENONG VIC 3175	ARPC Pty Ltd	Multi Dwelling Development x 2 (1 Double Storey & 1 Single storey to rear) New	General Residential Zone 1; 590sqm.	Delegate	PlanPermit	11/04/2016	RedGum
ABIGOR				3				3/05/2016	

2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppId	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN15/0306	No	4/450-466 Princes Highway NOBLE PARK NORTH VIC 3174	Legacy Designs	Change of Use (Indoor Recreation Facility and Convenience Restaurant), Buildings and Works (Internal Mezzanine Floor Level), Display Advertising Signs, Alter Access to a Road Zone Category 1	Commercial 2 Zone; Gymnasium of 120 (patrons and staff) plus 20 patrons at the proposed cafe.	Delegate	NOD	11/04/2016	Silverleaf
PLN15/0329	No	29 Burrows Avenue DANDENONG VIC 3175	Select Building Group Pty Ltd	To develop this site for five (5) double storey dwellings	Proposal fails to satisfy local and state planning policy provisions regarding neighbourhood character, private open space, public safety and landscaping.	Delegate	Refusal	29/04/2016	RedGum
PLN15/0364	No	5 Wallace Avenue DANDENONG VIC 3175	Aru Design	Multi Dwelling Development x 2 (1 x New, 1 x Existing) Single Storey	General Residential Zone 1; 646sqm.	Delegate	PlanPermit	20/04/2016	RedGum
PLN15/0374	No	8 Pamela Street NOBLE PARK VIC 3174	TQP Designs	Multi Dwelling Development x 2 (1 x New, 1 x Existing) Single Storey	General Residential Zone 1; 603sqm.	Delegate	NOD	13/04/2016	Paperbark
PLN15/0400	No	59A Ordish Road DANDENONG SOUTH VIC 3175	Tract Consultants	Use of the land for a Transfer Station; the construction of buildings and works (waste processing building and associated amenities), the display of business identification signage, and the reduction of the car parking rate.	Industrial 1 Zone, 2450sqm.	Delegate	PlanPermit	07/04/2016	RedGum
PLN15/0419	No	86-90 Arkwright Drive DANDENONG SOUTH VIC 3175	Triple Star Fencing Supplies Pty Ltd	Change of Use (Trade Supplies)	Industrial 3 Zone; Sale of fencing materials and products.	Delegate	PlanPermit	12/04/2016	RedGum
PLN15/0425	No	31 Hillside Street SPRINGVALE VIC 3171	The Town Hall Consulting Group Pty Ltd	Multi Dwelling Development x 2 (1 x Single Storey New; 1 x Single Storey Existing)	General Residential Zone 1; 650 sqm.	Delegate	PlanPermit	15/04/2016	Lightwood
ABIGOR				4				3/05/2016	

2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN15/0451	No	64 Royal Avenue VIC 3171	NG Property Development	Multi Dwelling Development x 6 (3 Storey) New	Proposal fails to comply with State & Local Planning Policy regarding built environment and heritage and neighbourhood character.	Delegate	Refusal	27/04/2016	Lightwood
PLN15/0461	No	13-17 Ausco Place DANDENONG SOUTH VIC 3175	Meadow Hills Management Pty Ltd	Buildings & Works (2 x cool rooms)	Permit not required pursuant to Clause 62.02.	Delegate	NotRequire	05/04/2016	RedGum
PLN15/0466	No	39 Jasper Street NOBLE PARK VIC 3174	J G Design	Multi Dwelling Development x 7 (Double Storey)	Residential Growth Zone 1; 999sqm.	Delegate	PlanPermit	12/04/2016	Paperbark
PLN15/0487	No	28 Raymond Street NOBLE PARK VIC 3174	KMT Design Group	Multi Dwelling Development x 4 (Double Storey) New	Residential Growth Zone 1; 759sqm.	Delegate	PlanPermit	27/04/2016	Paperbark
PLN15/0496	No	211-213 Green's Road DANDENONG SOUTH VIC 3175	Cra Survey Pty Ltd	Subdivision x 2 SPEAR	Industrial.	Delegate	PlanPermit	07/04/2016	RedGum
PLN15/0517	No	82 Noble Street NOBLE PARK VIC 3174	RNB Design Solutions	Multi Dwelling Development x 2 (1 x Double Storey New; 1 x Single Storey Existing)	General Residential Zone 1; 710sqm.	Delegate	PlanPermit	21/04/2016	Lightwood
PLN15/0532	No	225 Hutton Road KEYSBOROUGH VIC 3173	Hien Hoa Pham	Buildings and Works (Extension)	General Residential Zone 2; extension to potable and youth centre.	Delegate	PlanPermit	08/04/2016	RedGum
PLN15/0533	No	36-40 Futura Road KEYSBOROUGH VIC 3173	KLM Spatial	Use & Development (Retail) Building Extension and Signage	Industrial 1 Zone: Alterations to existing building facade; display of business identification signage; use of the land for the purpose of hiring, storing and delivery of equipment to construction industry.	Delegate	PlanPermit	11/04/2016	RedGum
ABIGOR				5				3/05/2016	

2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN15/0541	No	111-113 Lodis Boulevard DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse) and Ancillary Office	Industrial 3 Zone; 1,576sqm.	Delegate	PlanPermit	06/04/2016	RedGum
PLN15/0558	No	52 Simpson Drive DANDENONG NORTH VIC 3175	Kostic & Associates Pty Ltd	Multi Dwelling Development x 2 (1 x Double Storey New; 1 x Single Storey Existing)	General Residential Zone 1; 755sqm.	Delegate	PlanPermit	11/04/2016	RedGum
PLN15/0560	No	5/69-77 Mark Anthony Drive DANDENONG SOUTH VIC 3175	Sai Shree Foods Pty Ltd	Change of Use (Industry)	Industrial 2 Zone; Food Processing.	Delegate	PlanPermit	27/04/2016	RedGum
PLN15/0563	No	1/55 Chandler Road NOBLE PARK VIC 3174	Sam Virga	Buildings and Works (Verandah)	Permit not required pursuant to Clause 62.02.	Delegate	NotRequire	05/04/2016	Paperbark
PLN15/0577	No	28 Victor Avenue DANDENONG NORTH VIC 3175	Derek Farrington	Multi Dwelling Development x 2 (1 x New; 1 x Existing) Single Storey	Neighbourhood Residential Zone 1; 728sqm.	Delegate	PlanPermit	28/04/2016	RedGum
PLN15/0584	No	119-127 Perry Road KEYSBOROUGH VIC 3173	Reeds Consulting Pty Ltd	Subdivision x 5 (Stage 32B); Subdivision x 5 (Stage 32D) and Multi Dwelling Development x 5 (Double Storey) New	General Residential Zone 2; 82,123sqm.	Delegate	PlanPermit	08/04/2016	RedGum
PLN15/0588	No	52-54 Thomas Murrell Crescent DANDENONG SOUTH VIC 3175	KLM Spatial	Use & Development (Transfer Station) Building Extension and a Reduction of the Car Parking Requirement	Industrial 2 Zone; Materials Recycling (manual processing of inert, putrescibles and organic waste material); additions totalling 450sqm and reduction of car parking by 12 spaces.	Delegate	PlanPermit	11/04/2016	RedGum
PLN15/0594	No	8 Awun Court SPRINGVALE VIC 3171	KLM Spatial	Buildings and Works (Mezzanine Level; 2 Flues and Signage)	Industrial 1 Zone, Mezzanine Floor 127sqm excluding stairwell; two flues for existing spray booth, and three business identification signs.	Delegate	PlanPermit	15/04/2016	Lightwood
ABIGOR				6				3/05/2016	

2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN15/0612	No	77 Clow Street DANDENONG VIC 3175	New Concepts Design	Multi Dwelling Development x 2 (1 x New, 1 x Existing) Double Storey	Proposal fails to comply with Local Planning Policies with regards to the provision of a second crossover and front set backs.	Delegate	Refusal	27/04/2016	RedGum
PLN15/0614	No	49-53 Licola Crescent DANDENONG SOUTH VIC 3175	Architectural Window Systems Pty Ltd	Signage	Industrial 2 Zone, Business Identification Signage.	Delegate	PlanPermit	28/04/2016	RedGum
PLN15/0622	No	Dandenong Park 174 Lonsdale Street DANDENONG VIC 3175	City of Greater Dandenong - City Improvement	Buildings and Works (Demolition x 4 Buildings) DECLARED AREA	Urban Floodway Zone, Public Park and Recreation Zone, Removal of buildings in Heritage Overlay HO35.	Delegate	PlanPermit	02/05/2016	RedGum
PLN15/0623	No	1439 Heatherton Road DANDENONG NORTH VIC 3175	M J Reddie Surveys Pty Ltd	Subdivision x 3 SPEAR	Residential.	Delegate	PlanPermit	06/04/2016	RedGum
PLN15/0628	No	22 Webster Street DANDENONG VIC 3175	Design-E	Multi Dwelling Development x 6 (Double Storey) New	General Residential Zone 1, 1249sqm (22 and 24 Webster Street).	Delegate	PlanPermit	21/04/2016	RedGum
PLN15/0646	No	68 Logis Boulevard DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings & Works (Warehouse with Ancillary Office) and a Reduction in Car Parking.	Industrial 3 Zone; 3136 sqm.	Delegate	PlanPermit	15/04/2016	RedGum
PLN15/0659	No	15 Vardon Street SPRINGVALE VIC 3171	Planning & Design Pty Ltd	Multi Dwelling Development x 2 (1 Double Storey) New; (1 Single Storey) Existing	Proposal does not satisfy the objectives of Clause 55 including: neighbourhood character, landscaping, front boundary setbacks, car parking design and private open space.	Delegate	Refusal	13/04/2016	Lightwood
PLN15/0660	No	9 Tintern Drive SPRINGVALE SOUTH VIC 3172	Shansa Building Designs	Multi Dwelling Development x 2 (1 Double Storey New; 1 Single Storey Existing)	General Residential Zone 1; 600sqm.	Delegate	PlanPermit	28/04/2016	Lightwood

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2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN15/0676	No	181-183 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Jason Zheng	To use the land for "Trade Supplies" and the display of a sign in excess of eight (8) square metres.	Industrial 1 Zone; On-site storage of Construction Materials, Scaffold and Formworks for Trade Supplies and Business Identification Signage.	Delegate	PlanPermit	22/04/2016	RedGum
PLN15/0679	No	144 Stanley Road KEYSBOROUGH VIC 3173	Jan Goonewardene	Multi Dwelling Development x 4 (Double Storey) New, Subdivision x 50 and Removal of Easement	General Residential 1 Zone; 20,826sqm.	Delegate	PlanPermit	05/04/2016	RedGum
PLN15/0697	No	18 Solisbury Crescent KEYSBOROUGH VIC 3173	Protek Design	Buildings and Works (Dwelling)	General Residential 2 Zone; 130,44sqm.	Delegate	PlanPermit	22/04/2016	RedGum
PLN15/0713	No	17 Jesson Crescent DANDENONG VIC 3175	Jag Building Design Consultants	Multi Dwelling Development x 8 (Double Storey) New	General Residential 1 Zone; 55,7sqm.	Delegate	PlanPermit	21/04/2016	RedGum
PLN15/0715	No	1347 Heatherton Road DANDENONG NORTH VIC 3175	KMT Design Group	Multi Dwelling Development x 2 (1 Double Storey New; 1 Single Storey Existing)	General Residential 1 Zone; 69,3sqm.	Delegate	PlanPermit	29/04/2016	RedGum
PLN15/0721	No	4/138 Westall Road SPRINGVALE VIC 3171	Install A Veranda	Buildings & Works (Verandah)	General Residential Zone 1; Construction of a Veranda approximately 2.7 metres in height and made from colour bond steel.	Delegate	PlanPermit	15/04/2016	Lightwood
PLN15/0731	No	44-52 Henderson Road KEYSBOROUGH VIC 3173	Tran Thuc Ly	Buildings and Works (Extension to existing indoor recreational facility) and Signage	No response to further information request.	Delegate	Lapsed	21/04/2016	Paperbark
PLN15/0762	No	173-191 Clarke Road SPRINGVALE SOUTH VIC 3172	Smec Australia Pty Ltd	Boundary Realignment SPEAR	Residential.	Delegate	PlanPermit	14/04/2016	Lightwood
PLN15/0766.01	No	1640-1646 Centre Road SPRINGVALE VIC 3171	Steve Palmer Surveys Pty Ltd	AMENDMENT TO: Subdivision x 9 SPEAR	To amend condition 1.1 and permit preamble to provide provision for common property.	Delegate	AmendPerm	12/04/2016	Lightwood
ABIGOR				8				3/05/2016	

2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN15/0773	No	36 Dunblane Road NOBLE PARK VIC 3174	Elemental Building Design	Multi Dwelling Development x 4 (3 x Double Storey; 1 x Single Storey) New	General Residential Zone 1; 888sqm.	Delegate	NOD	13/04/2016	Paperbark
PLN15/0786	No	249 Keys Road KEYSBOROUGH VIC 3173	KLM Spatial	Use & Development of the land for a dwelling, outbuildings and associated earthworks	Green Wedge Zone; dwelling floor area 495.82sqm and earthworks to build a dam 21 metres by 15 metres.	Delegate	PlanPermit	28/04/2016	RedGum
PLN15/0791	No	1-7 Colemans Road DANDENONG SOUTH VIC 3175	CTR Trucks Pty Ltd	Change of Use (Motor Vehicle Sales)	Industrial 1 Zone; sale of trucks.	Delegate	PlanPermit	14/04/2016	RedGum
PLN15/0794	No	25 Nicholas Drive DANDENONG SOUTH VIC 3175	Warwick Firearms & Militaria	Buildings and Works (Storage Vault and Mezzanine)	Industrial 1 Zone; mezzanine floor area 508sqm and vault for the storage of firearms.	Delegate	PlanPermit	03/05/2016	RedGum
PLN15/0799	No	25 Treestbank Avenue SPRINGVALE VIC 3171	DC Building Design Studio	Multi Dwelling Development x 2 (1 Double Storey New; 1 Single Storey Existing)	General Residential Zone 1; 766sqm.	Delegate	PlanPermit	15/04/2016	Lightwood
PLN15/0806	No	16-18 Smeaton Avenue DANDENONG SOUTH VIC 3175	Quality First Designs Pty Ltd	Buildings and Works and Change of Use (Warehouse) and Reduction in Car Parking	Industrial 3 Zone; 1351sqm.	Delegate	PlanPermit	15/04/2016	RedGum
PLN15/0808	No	152 Stanley Road KEYSBOROUGH VIC 3173	CBD Creative Building Designers	Subdivision x 41	Residential.	Delegate	PlanPermit	08/04/2016	RedGum
PLN15/0811	No	6 Wigstone Street NOBLE PARK VIC 3174	Taylor's Development Strategists Pty Ltd	Multi Dwelling Development x 2 (Single Storey) New	General Residential Zone 1; 815sqm.	Delegate	PlanPermit	19/04/2016	Paperbark
PLN15/0818	No	Trunk Sewer (North Of Bangholme Road) 118-122 Bangholme Road DANDENONG SOUTH VIC 3175	Jandy Pty Ltd	Buildings and Works (Hard Stand for Truck Parking and Rainwater Tanks)	Industrial 2 Zone; Storage site comprising of 22 truck parking bays; 22 car parking bays and 10 rain water tanks.	Delegate	PlanPermit	27/04/2016	RedGum
ABIGOR				9				3/05/2016	

2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN15/0820	No	1/217 Corrigan Road NOBLE PARK VIC 3174	Derek Farrington	Multi Dwelling Development x 3 (1 Double Storey and 1 Single Storey New, 1 Double Storey Existing)	General Residential Zone 1; 650sqm.	Delegate	PlanPermit	07/04/2016	Paperbark
PLN15/0833	No	44 Halpin Way DANDENONG VIC 3175	Jma Architects Pty Ltd	Reduction in Car Parking DECLARED AREA	Comprehensive Development Zone 2, waiver of 13 car spaces for Audiology Clinic.	Delegate	PlanPermit	11/04/2016	RedGum
PLN15/0834	No	16 Hughes Crescent DANDENONG NORTH VIC 3175	Custovic Designs	Multi Dwelling Development x 2 (1 Double Storey and 1 Single Storey) New	General Residential Zone 1; 557sqm.	Delegate	PlanPermit	29/04/2016	RedGum
PLN15/0837	No	915 Heatheron Road SPRINGVALE VIC 3171	S T Architects	Multi Dwelling Development x 6 (5 Double Storey; 1 Single Storey) New	Proposal inconsistent with State and Local Planning Policy in terms of improving housing choice; energy efficiency; design; amenity impacts; and more.	Delegate	Refusal	11/04/2016	Lightwood
PLN15/0843	No	12 Monterey Road DANDENONG SOUTH VIC 3175	Sylvester Kroyherr	Buildings and Works	Industrial 1 Zone; extraction system to existing factory (manufacturing lattice and timber products).	Delegate	PlanPermit	28/04/2016	RedGum
PLN15/0854	No	Logis Estate 199-267 Greens Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and works and use of warehouse with Ancillary Office	Industrial 3 Zone; 1,287sqm.	Delegate	PlanPermit	12/04/2016	RedGum
PLN15/0864	No	46 Leonard Avenue NOBLE PARK VIC 3174	EB Design Build Pty Ltd	Multi Dwelling Development x 7 (Double Storey) New	Residential Growth Zone 1; 1,074sqm.	Delegate	PlanPermit	28/04/2016	Paperbark
PLN15/0873	No	1/1081 Heatheron Road NOBLE PARK VIC 3174	Expedius Migration	Signage	General Residential Zone 1; Business Identification Signage.	Delegate	PlanPermit	08/04/2016	Paperbark

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2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN15/0876	No	1/3 Ordish Road DANDENONG SOUTH VIC 3175	KLM Spatial	Signage x 8	Industrial 1 Zone; Business Identification Signage including pylon signs, transparent perforated screens; window signage and one monument sign.	Delegate	PlanPermit	29/04/2016	RedGum
PLN15/0877	No	3 Elidon Drive KEYSBOROUGH VIC 3173	Durable Design	Multi Dwelling Development x 2 (Double Storey) New	Neighbourhood Residential Zone 1; 550sqm.	Delegate	PlanPermit	26/04/2016	Paperbark
PLN15/0890	No	25 Petunia Drive KEYSBOROUGH VIC 3173	Metricon Homes Pty Ltd	Dwelling	General Residential Zone 2; Double Storey Dwelling on a lot less than 300sqm.	Delegate	PlanPermit	15/04/2016	RedGum
PLN15/0898	No	3 Wales Street SPRINGVALE VIC 3171	Blue Print Drafting	Multi Dwelling Development x 3 (Double Storey) New	Proposal fails to comply with State & Local Planning Policy regarding neighbourhood character and landscaping.	Delegate	Refusal	22/04/2016	Lightwood
PLN15/0908	No	Logis Estate 199-267 Greens Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea	Buildings and Works (Warehouse) with Ancillary Office	Industrial 3 Zone; 2314sqm (30 Babbage Drive).	Delegate	PlanPermit	26/04/2016	RedGum
PLN15/0910	No	Logis Estate 199-267 Greens Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse) with Ancillary Office	Industrial 3 Zone; 1136sqm (49 Oppenheim Way)	Delegate	PlanPermit	12/04/2016	RedGum
PLN15/0913	No	81 Prosperity Way DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse) with Ancillary Office	Industrial 1 Zone; 6076sqm.	Delegate	PlanPermit	27/04/2016	RedGum
PLN15/0917	No	Convenience Store 22/792-806 Heatheron Road SPRINGVALE SOUTH VIC 3172	Ogee Architects Pty Ltd	Buildings and Works (Retail Premises)	Mixed Use Zone; Fruit and Veg Shop.	Delegate	PlanPermit	27/04/2016	Lightwood
PLN15/0925	No	53 King Street DANDENONG VIC 3175	RPC Architects Pty Ltd	Multi Dwelling Development x 5 (Double Storey) New	Residential Growth Zone 1; 975sqm.	Delegate	NOD	22/04/2016	RedGum
ABIGOR				11				3/05/2016	

2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN15/0928	No	8 Junaberry Drive KEYSBOROUGH VIC 3173	Install A Veranda	Buildings and Works (Verandah)	General Residential Zone 2; 25sqm.	Applicant	Withdrawn	01/04/2016	RedGum
PLN16/0001	No	1-19 Evolution Drive DANDENONG SOUTH VIC 3175	Phil Bernardo Drafting	Buildings and Works (Warehouse with Ancillary Office)	Industrial 1 Zone; 2,528sqm.	Delegate	PlanPermit	11/04/2016	RedGum
PLN16/0007	No	Tattersall Park Reserve & Springers Leisure Centre 400 Cheltenham Road KEYSBOROUGH VIC 3173	City of Greater Dandenong	Buildings and Works (Community Pavilion and Open Playing Field)	Pursuant to Clause 36.02 of the Public Park and Recreation Zone a permit is not required for the use and development of the land for a sports pavilion where the use and development is conducted on behalf of the Land Manager under the relevant provisions of the Local Government Act 1989.	Delegate	NotRequire	01/04/2016	RedGum
PLN16/0014	No	7 Bazalgette Crescent DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse)	Industrial 3 Zone; 3,197sqm.	Delegate	PlanPermit	15/04/2016	RedGum
PLN16/0017	No	41-43 Edison Road DANDENONG SOUTH VIC 3175	Quality First Designs Pty Ltd	Buildings and Works (Warehouse) and Reduction in Car Parking	Industrial 1 Zone; 1,221sqm.	Delegate	PlanPermit	15/04/2016	RedGum
PLN16/0045	No	11-15 Smeaton Avenue DANDENONG SOUTH VIC 3175	SJB Planning Pty Ltd	The use and development of the land for a double storey building containing a food and drink premises and an office, together with a reduction of the car parking requirements.	Industrial 3 Zone; ground floor cafe (420sqm) seating capacity of 52 inside and 28 outside, and office on first floor (933sqm).	Delegate	PlanPermit	27/04/2016	RedGum
PLN16/0053	No	12 Goldhurst Street KEYSBOROUGH VIC 3173	Sienna Homes	Dwelling	General Residential Zone 2; Double Storey Dwelling on a lot less than 300sqm.	Delegate	PlanPermit	13/04/2016	RedGum
ABIGOR								3/05/2016	

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2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN16/0055	No	205-235 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Beaux Homes Concepts Pty Ltd	Buildings and Works (Car park)	Industrial 1 Zone; construction of a car park to store vehicle stock.	Delegate	PlanPermit	27/04/2016	RedGum
PLN16/0057	No	61-67 Edison Road DANDENONG SOUTH VIC 3175	KLM Spatial	Buildings and Works (Storage Facility) & reduction in the car parking requirement	Industrial 1 Zone; Storage facility for shipping containers which may also include the repair and cleaning of containers.	Delegate	PlanPermit	26/04/2016	RedGum
PLN16/0065	No	Logis 233-267 Greens Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Use & Buildings and Works (Warehouse)	Industrial 3 Zone; 1,317sqm.	Delegate	PlanPermit	18/04/2016	RedGum
PLN16/0066	No	Logis 233-267 Greens Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Use & Buildings and Works (warehouse)	Industrial 3 Zone; 1,267sqm.	Delegate	PlanPermit	26/04/2016	RedGum
PLN16/0067	No	73 Assembly Drive DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Signage	Commercial 2 Zone; Double Sided 5 metre high Pole Sign.	Delegate	PlanPermit	12/04/2016	RedGum
PLN16/0069	No	66-72 Arkwright Drive DANDENONG SOUTH VIC 3175	Winna Furniture (Aus) Pty Ltd	Change of Use (Manufacturing)	Industrial 3 Zone; Joinery (Furniture).	Delegate	PlanPermit	13/04/2016	RedGum
PLN16/0073	No	4 Milliners Avenue KEYSBOROUGH VIC 3173	Metrick Homes Pty Ltd	Buildings and Works (Dwelling)	General Residential Zone 2; Double Storey Dwelling on a lot less than 300sqm.	Delegate	PlanPermit	14/04/2016	RedGum
PLN16/0080	No	138-140 Williams Road DANDENONG SOUTH VIC 3175	Mani Architecture	Buildings and Works (mezzanine floor)	Industrial 1 Zone; 55sqm.	Delegate	PlanPermit	08/04/2016	RedGum
PLN16/0083	No	73 Assembly Drive DANDENONG SOUTH VIC 3175	Land Dimensions Pty Ltd	Subdivision x 32 SPEAR	Commercial.	Delegate	PlanPermit	14/04/2016	RedGum

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2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppId	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN16/0103	No	10 EJ Court DANDENONG SOUTH VIC 3175	Bosco Jonson Pty Ltd	Subdivision x 2 SPEAR	Commercial.	Delegate	PlanPermit	12/04/2016	RedGum
PLN16/0107	No	113 Greens Road DANDENONG SOUTH VIC 3175	Goodison & Associates Pty Ltd	Creation of Easement SPEAR	Industrial.	Applicant	Withdrawn	12/04/2016	RedGum
PLN16/0117	No	133 Logis Boulevard DANDENONG SOUTH VIC 3175	Terex	Signage	Industrial 3 Zone, business identification signage.	Delegate	PlanPermit	29/04/2016	RedGum
PLN16/0119	No	29 Linden Drive KEYSBOROUGH VIC 3175	Modern Solutions Pty Ltd	Buildings and Works (Verandah)	General Residential Zone 2, 20sqm.	Delegate	PlanPermit	21/04/2016	RedGum
PLN16/0128	No	Flood Plain (North Of Brady Road) 165 Brady Road DANDENONG NORTH VIC 3175	Melbourne Water Corporation	To construct and carry out works (inlet, connection pipe and refuge pools) in land affected by a Land Subject to an Inundation Overlay.	Public Use Zone 1, works associated with the Dandenong Valley Native Fish Project including the deepening of existing depressions to create small refuge pools for endangered native fish and construction of an inlet.	Delegate	PlanPermit	08/04/2016	Silverleaf
PLN16/0147	No	112 James Street DANDENONG VIC 3175	Peter Richards Surveying	Subdivision x 4 SPEAR	Residential.	Delegate	PlanPermit	07/04/2016	RedGum
PLN16/0148	No	100 Ann Street DANDENONG VIC 3175	Brian Watson Surveying	Subdivision x 3 SPEAR	Residential.	Delegate	PlanPermit	07/04/2016	RedGum
PLN16/0155	No	15 Leman Crescent NOBLE PARK VIC 3174	Arie Cafe & Associates Pty Ltd	Subdivision x 4 SPEAR	Residential.	Delegate	PlanPermit	08/04/2016	Paperbark
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2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN16/0164	No	46 View Road SPRINGVALE VIC 3171	Calvin Raven Pty Ltd	Subdivision x 8 SPEAR	Residential.	Delegate	PlanPermit	07/04/2016	Lightwood
PLN16/0171	No	41 Hope Street SPRINGVALE VIC 3171	Nobelius Land Surveyors Pty Ltd	Subdivision x 3 SPEAR	Residential.	Delegate	PlanPermit	07/04/2016	Lightwood
PLN16/0183	No	3/22-24 Rhur Street DANDENONG SOUTH VIC 3175	Archiphor Pty Ltd	Buildings and Works (Mezzanine)	Industrial 1 Zone; 55sqm.	Delegate	PlanPermit	03/05/2016	RedGum
PLN16/0192	No	45 Herbert Street DANDENONG VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision x 6 SPEAR	Residential.	Delegate	PlanPermit	21/04/2016	RedGum
PLN16/0196	No	26 Mons Parade NOBLE PARK VIC 3174	Nobelius Land Surveyors Pty Ltd	Subdivision x 4 SPEAR	Residential.	Delegate	PlanPermit	20/04/2016	Paperbark
PLN16/0197	No	44 Theodore Avenue NOBLE PARK VIC 3174	Brian Watson Surveying	Subdivision x 3 SPEAR	Residential.	Delegate	PlanPermit	21/04/2016	Paperbark
PLN16/0199	No	6 Theodore Avenue NOBLE PARK VIC 3174	Brian Watson Surveying	Subdivision x 2 SPEAR	Residential.	Delegate	PlanPermit	14/04/2016	Paperbark
PLN16/0201	No	1/9 Third Avenue DANDENONG NORTH VIC 3175	Phillip Culvenor Surveying Pty Ltd	Subdivision x 2 SPEAR	Residential.	Delegate	PlanPermit	22/04/2016	Silverleaf
PLN16/0202	No	2C Rutherford Street NOBLE PARK VIC 3174	Nobelius Land Surveyors Pty Ltd	Subdivision x 3 SPEAR	Residential.	Delegate	PlanPermit	22/04/2016	Paperbark

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2.3.2 Planning Delegated Decision Issued April 2016 (Cont.)

AppID	VicSmart	Property Address	Applicant	Description	NOTES	Authority	Decision	Date	Ward
PLN16/0219	No	18 Suzanne Street DANDENONG VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision x 2 SPEAR	Residential.	Delegate	PlanPermit	14/04/2016	RedGum
PLN16/0220	No	8 Carter Street NOBLE PARK VIC 3174	Nobelius Land Surveyors Pty Ltd	Subdivision x 4 SPEAR	Residential.	Delegate	PlanPermit	28/04/2016	Paperbark
PLN16/0221	No	8-10 Bessamer Street SPRINGVALE VIC 3171	Jca Land Consultants	Subdivision x 10 SPEAR	Residential.	Delegate	PlanPermit	28/04/2016	Lightwood
PLN16/0236	No	5 Fadden Street DANDENONG NORTH VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision x 2 SPEAR	Residential.	Delegate	PlanPermit	20/04/2016	RedGum
PLN16/0237	No	170 Police Road SPRINGVALE VIC 3171	Harris Koutrouzas	Buildings and Works (Fence)	Permit not required for the construction or extension of a front fence within 3 metres of a street if the fence is associated with one dwelling on a lot that is more than 300sqm.	Delegate	NotRequire	28/04/2016	Lightwood
PLN16/0243	Yes	52 Ardgowrie Road NOBLE PARK VIC 3174	Brian Watson Surveying	Subdivision x 2 SPEAR / VICSMART	Residential.	Delegate	PlanPermit	12/04/2016	Paperbark
PLN16/0261	No	4 Koonalda Grove DANDENONG NORTH VIC 3175	Peter Richards Surveying	Subdivision x 2 SPEAR	Residential.	Delegate	PlanPermit	03/05/2016	Silverleaf

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2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)

File Id:	127330
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Objectors' Locations Clause 55 Assessment Clause 56 Assessment Clause 22.09 Assessment Clause 52.06 Assessment

Application Summary

Applicant:	David Lock & Associates
Proposal:	Construction of 98 dwellings (mixture of double and triple storey) and a 98 lot subdivision in two stages.
Zone:	Residential Growth Zone – Schedule 1
Overlay:	Nil
Ward:	Lightwood

This application has been brought to a Council meeting as it has received two (2) objections.

The application proposes the construction of ninety eight (98) new dwellings and a ninety eight (98) lot subdivision in two stages and associated works.

A permit is required pursuant to:

- Clause 32.07-4 (RGZ1) to construct two or more dwellings on a lot.
- Clause 32.07-2 (RGZ1) to subdivide land.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)**Objectors Summary**

The application was advertised to the surrounding area through the erection of notices on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Two (2) objections were received to the application along with one (1) submission from Councils Governance and Commercial Property Corporate Services. Issues raised generally relate to matters of:

- Three storey development
- Traffic congestion
- Overcrowding
- Noise
- Overshadowing
- Provision of a carriageway easement in favour of Council along the western (rear) boundary.

Assessment Summary

The subject site is well suited for medium density housing given the overall size of the site, proximity to public transport (Sandown Park train station) and the Springvale Activity Centre.

The development is respectful of the preferred neighbourhood character by way of siting, design, mass and bulk. The development provides appropriate parking provision and open space provision, and complies with both the State and Local Planning Policy Framework, and is consistent with the objectives of Clause 55.

The proposal contributes to the diversity of housing choices available to suit the changing needs of the community.

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. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

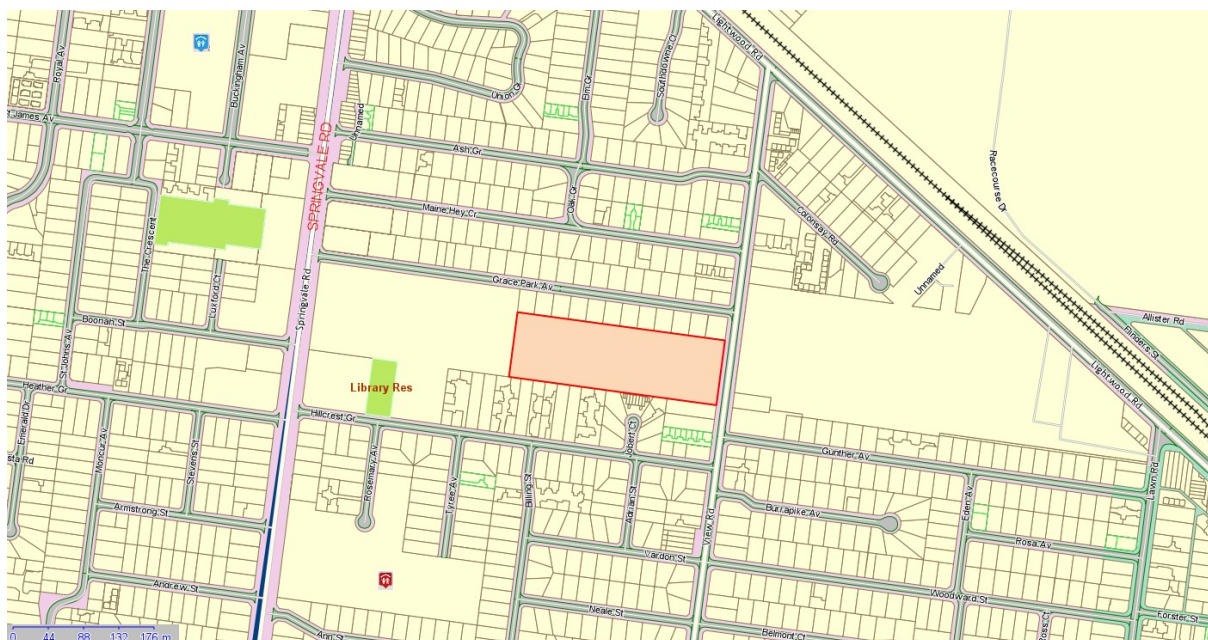
Subject Site and Surrounds

Subject Site

- The subject site is located on the western side of View Road in Springvale.
- The subject site is the former Council Depot site.
- The lot is rectangular in shape with a frontage of 81.41 metres to View Road and depth of 25.99 metres, yielding an overall site area of 2115 square metres (2.1ha).
- The lot is currently vacant with all buildings/ structures associated with the previous Council Depot removed/ demolished from the site with the exception of a car parking area located at the front of the site.
- In terms of topography the site is generally flat.
- The site contains minimal vegetation consisting of a small number (approx. 4) trees adjacent to the front boundary.
- Access to the site is via three (3) crossovers from View Road.

Surrounding Area

- To the north the subject site adjoins 11 individual residential properties fronting Grace Park Avenue. 7 of which contain single storey dwellings; 3 containing double storey dwellings and 1 vacant allotment. The corner lot contains a single storey church building fronting View Road.
- To the west the subject site adjoins Springvale Town Hall with access via Springvale Road.
- To the south the subject site adjoins 11 individual residential properties each developed with a dwelling.
- To the east the site has a frontage to View Road. Directly opposite the site is the Sandown greyhound racing club.
- Surrounding residential development within the area generally consist of single and double storey dwellings.
- Sandown train station is approximately 600 metres to the east of the subject site.
- Springvale train station is approximately 800 metres to the north/west of the subject site.
- Springvale Rise Primary School is located approximately 385 metres to the north/west of the subject site.
- Kilester College is located approximately 340 metres to the south/west of the subject site.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)Locality Plan**Background****Previous Applications**

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

Subject Application

Whilst a formal pre application meeting was not held numerous discussions were held with various Council parties and the applicant to discuss the proposed initial concept prior to lodgement of the application.

The current application was lodged with Council on 24 November, 2015 for the development of 102 dwellings and a 102 associated lot subdivision and associated works.

A further information request was sent to the applicant on 23 December, 2015 with the further information being provided on 20 January, 2016.

A further meeting was held with the applicant on 9 March, 2016 and the application was subsequently amended on 14 April, 2016 to address Council's concerns in relation to the width of the internal road system; pedestrian access to the Civic centre; car parking including visitor car parking and overshadowing to the private open space to 33 of the proposed dwellings. The amendment reduced the number of dwellings and proposed subdivision to a total of 98 to address these concerns along with providing landscape plans detailing the pedestrian linkage through the site. These plans now form part of the current proposal being assessed.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Proposal

The application proposes the construction of ninety eight (98) new dwellings and a ninety eight (98) lot subdivision in two stages and associated works.

Key details of the proposal are as follows:

The proposed development comprises ninety eight (98) dwellings within a large infill site. The proposal includes 31 two bedroom dwellings; 62 three bedroom dwellings and 5 four bedroom dwellings.

The proposed townhouses comprise ten (10) dwelling types. The dwellings will be a mixture of two (2) and three (3) storeys.

Car parking for each dwelling is proposed via either a single or double garage attached to the individual dwelling. On-street visitor car parking is provided throughout the development in groupings of two, three and five spaces located at the front, centre and rear of the site.

A central new vehicular access way is proposed from View Road to singular width 4.5 metre one way internal 'loop' road which will be maintained by an Owners Corporation. The internal road will be shared with pedestrians.

A 1.2 metre wide contrasting material will be provided to distinguish between the road and a pedestrian thoroughfare through the site which will provide a connection between View Road and the Springvale Civic Precinct to the west.

Waste collection will be via a private collection service.

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

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

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 32.07-4 (RGZ1) to construct two or more dwellings on a lot.
- Clause 32.07-2 (RGZ1) to subdivide land.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a Residential Growth Zone (RGZ1), as is the surrounding area with the exception of the rear (west) of the site which is Public Use Zone 6 (Civic centre) and opposite the site which is Special Use Zone Schedule 1 (Sandown Greyhound racing centre).

The purpose of the Residential Growth Zone outlined at Clause 32.07 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 housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activities areas.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.*
- *To allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.07-2, a permit is required to subdivide land.

Pursuant to Clause 32.07-4, a permit is required to construct two or more dwellings on a lot.

It is noted that in the schedule to the zone, different requirements are set out as following:

- Standard B6 (Minimum Street Setback) – As per B6 or 5 metres, whichever is the lesser;
- Standard B8 (Site Coverage) – Up to a maximum of 70%;
- Standard B9 (Permeability) – Minimum of 20%;
- Standard B13 (Landscaping) – 70% of ground level front setback planted with substantial landscaping and canopy trees;
- Standard B32 (Front Fence Height) – Maximum 1.5 metre height in streets in Road Zone Category 1 and 1.2 metre maximum height for other streets.

Overlay Controls

No overlays affect the subject site or surrounding area.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)**State Planning Policy Framework**

The **Operation of the State Planning Policy Framework** outlined at Clause 10 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of Planning in Victoria are noted as:

- (a) To provide for the fair, orderly, economic and sustainable use, and development of land.*
- (b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- (c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- (d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
- (e) To protect public utilities and other facilities for the benefit of the community.*
- (f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*
- (g) To balance the present and future interests of all Victorians.*

In order to achieve those objectives, there are a number of more specific objectives contained within the State Planning Policy Framework that need to be considered under this application.

Clause 11 - Settlement states that planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, amongst others.

Urban growth is the focus of **Clause 11.02** which includes an objective that aims to ensure a sufficient supply of land is available for residential development, which is relevant to the current application.

Clause 15 - Built environment and heritage seeks to ensure that planning achieves high quality urban design and architecture that meets a number of objectives. The following objectives are of relevance to the current application:

- To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.
- To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.
- To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Housing is the focus of **Clause 16** and includes the following provisions:

- Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.
- New housing should have access to services and be planned for long term sustainability, including walk ability to activity centres, public transport, schools and open space.
- Planning for housing should include providing land for affordable housing.

Clause 16.01-2 Location of residential development includes an objective that aims 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.

There are a number of objectives of relevance to the current application under **Clause 18 Transport** including the following:

- To create a safe and sustainable transport system by integrating land-use and transport.
- To promote the use of sustainable personal transport.
- To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.

Local Planning Policy Framework

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

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

- The resident population of Greater Dandenong is 130,000 according to 2006 Census data.
- The age profile of Greater Dandenong is relatively similar to that of metropolitan Melbourne. The older age population (60 and above) of Greater Dandenong accounts for 19 percent of the total population as compared to 18 percent for Metropolitan Melbourne.
- Greater Dandenong has a largely conventional Australian built form of single one storey dwellings. While there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings, including dual occupancies, villa units, town houses and apartments. The highest concentrations of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**. Included in the vision are the following points of relevance:

- A municipality where, central Dandenong, major activity centres, other neighbourhood and local centres function as activity centres where high quality, appropriate, high to medium housing exists in harmony with a thriving and well-managed retail and commercial sector.
- A municipality where, housing diversity and choice is promoted in its various attractive neighbourhoods.

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

Clause 21.04 Land Use contains the following objectives and strategies which are of relevance to the current application:

1. To encourage and facilitate a wide range of housing types and styles which increase diversity and cater for the changing needs of households.

1.1. Encourage a mix of housing types that better reflects the cross section of the community in Greater Dandenong.

1.3. Encourage the provision of housing that is adaptable to support the needs of the changing needs of present and future residents.

2. To respect and improve residential environments.

2.1. Encourage developments to exceed minimum compliance with the requirements of Clauses 54, 55 and 56, where appropriate and identified.

2.2. Encourage new residential development that incorporates adequate space for the planting and the long term viability and safe retention of canopy trees.

Clause 21.05 Built Form contains the following objectives and strategies which are of relevance to the current application:

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.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

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

2.2. Promote all aspects of character – physical, environmental, social, and cultural.

2.3. Encourage planting and landscape themes, which complement and improve the environment.

2.4. Encourage developments to provide for canopy trees.

2.5. Recognising valued existing neighbourhood character and promoting desired future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.

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.

8. To ensure landscaping that enhances the built environment.

8.1. Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.

8.2. Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.

Clause 22.09 Residential Development & Neighbourhood Character Policy sets out Council policy for future residential development within the municipality, identifying which areas are suitable to undergo varied levels of change.

Relevant details from that policy include the following:

- 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 onsite 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. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (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 Residential Growth 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. An assessment against this clause is included as Attachment 5.

Clause 22.10 Springvale Activity Centre Local Planning Policy applies to all land within the policy area. The policy offers direction to Council in considering future land use and development applications within the centre.

The relevant policy objectives are:

Housing

- Encourage site consolidation in residential areas, especially in the area south of the rail line and east of Springvale Road.
- Discourage development that further segments existing land holdings.
- Ensure new residential development contributes to an improved urban character and respects existing residential interfaces and setbacks.
- Ensure the landscape and built interface of new development integrates with the streetscape and compliments local street tree themes, while at the same time supporting architectural innovation, where appropriate.
- Encourage residential buildings to address street frontages and open spaces.
- Encourage building forms and quality materials which enhance multicultural themes.
- Encourage design flexibility consistent with the Structure Plan principles.
- Provide appropriate setbacks to neighbouring properties.
- Provide scale transitions between large residential buildings and smaller scale residences consistent with the Structure Plan principle.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Accessibility – Public and Private Transport

- Encourage higher density residential development adjacent to the rail corridor.
- Improve pedestrian access and safety through improved signage, crossing points, footpaths and street lighting.
- Establish a balance between the needs of pedestrians, motorists and cyclists.

Car Parking

- Site public car parking so as to not compromise the commercial function or aesthetic quality of the retail environment.
- Locate vehicular access to the rear of the property where it does not compromise the street address and function.

Urban and Open Space

- Encourage street tree planting to soften the built form. Species type and locations should conform with Greater Dandenong Council's Leafy Legacy Street Tree Strategy.
- Promote ornate garden forms as a popular landscape style.
- Improve access to existing green spaces.
- Encourage the improvement of street linkages to open space to enable a safe and interesting path of travel.

Environment

- Encourage the use of water sensitive urban design treatments in key access ways and car parks to reduce solids and nutrient levels of storm water and improve water quality entering in local water ways.
- Encourage designs which incorporate sustainable design, energy efficiency treatments and low greenhouse gas emissions.

Particular Provisions

Clause 52.06 Car Parking needs to be considered under the current application. 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.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 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.

Pursuant to Clause 52.06-3 a permit is required to reduce (including reducing to zero) the number of car parking spaces required under Clause 52.06-5.

The table at Clause 52.06-5 sets out the car parking requirement that applies to the use of land for dwellings as follows:

One (1) car parking space to each one (1) or two (2) bedroom dwelling; and

Two (2) car parking spaces to each three (3) or more bedroom dwelling; plus General Provisions.

One (1) car parking space for visitors to every five (5) dwellings for developments of five (5) or more dwellings.

The application includes the required number of car spaces for each dwelling as well as visitor spaces with no variation sought.

An application must meet the Design standards for car parking included at Clause 52.06-8.

An assessment against this clause is included as Attachment 6.

Clause 52.17 Native Vegetation must be considered, the purposes of this provision are:

- To ensure permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity. This is achieved through the following approach:
 - Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.
 - Minimise impacts on Victoria's biodiversity from the removal of native vegetation.
 - Where native vegetation is permitted to be removed, ensure that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.
- To manage native vegetation to minimise land and water degradation.
- To manage native vegetation near buildings to reduce the threat to life and property from bushfire.

Pursuant to Clause 52.17-2 a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.
- To an area specified in the schedule to this clause.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

The subject site is generally cleared of vegetation however there are a number of trees located adjacent to the eastern View Road boundary of the site proposed to be removed which have been previously planted and therefore are exempt from requiring a permit for their removal.

Pursuant to **Clause 55 Two or more dwellings on a lot and residential buildings** of the Greater Dandenong Planning Scheme, the provisions of this Clause apply to an application:

To construct two or more dwellings on a 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 against this clause is included as Attachment 3.

Pursuant to **Clause 56 Residential Subdivision** of the Greater Dandenong Planning Scheme, the provisions of this Clause apply to an application:

To subdivide land.

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 create livable and sustainable neighbourhoods and urban places with character and identity.
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
 - Metropolitan Melbourne growth areas.
 - Infill sites within established residential areas.
 - Regional cities and towns.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- To ensure residential subdivision design appropriately provides for:
 - Policy implementation.
 - Livable and sustainable communities.
 - Residential lot design.
 - Urban landscape.
 - Access and mobility management.
 - Integrated water management.
 - Site management.
 - Utilities.

An application to subdivide land:

- Must be accompanied by a site and context description and a design response.
- Must meet all of the objectives included in the clauses specified in the zone.
- Should meet all of the standards included in the clauses specified in the zone.

An assessment against this clause is included as Attachment 4.

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.

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.

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.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)**Safe Design Guidelines**

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

Referrals

Pursuant to Section 55 of the Planning and Environment Act 1987, the application was externally referred to:

External Referrals	Advice/Response/Conditions
CFA	No objection subject to conditions. <i>Planners Note: Conditions included as part of the proposed permit conditions (Condition 47).</i>
Melbourne Water	No objection subject to conditions and footnotes placed on any permit issued. <i>Planners Note: Conditions included as part of the proposed permit conditions (Condition 48).</i>
South East Water	No objections subject to conditions. <i>Planners Note: Conditions included as part of the proposed permit conditions (Condition 50).</i>
Public Transport Victoria	No objections subject to conditions. <i>Planners Note: Conditions included as part of the proposed permit conditions (Condition 49).</i>
Multinet Gas	No objections no conditions.
United Energy	No objections subject to conditions. <i>Planners Note: Conditions included as part of the proposed permit conditions (Condition 51).</i>

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)**Internal**

The application was internally referred to the following Council Departments for their consideration:

Council Referrals	Advice/Response/Conditions
Asset Planning	No objections subject to conditions. <i>Planners Note: Conditions included as part of the proposed permit conditions (condition 6 and notes).</i>
Bushland & Garden (Arborist)	No objections subject to conditions. <i>Planners Note: Conditions included as part of the proposed permit conditions (Conditions 28, 29 & 30).</i>
Environmental Planning	No objections comments provided.
ESD Suitability	Further information required. NatHERS Rating should be a minimum of 7 Stars for all dwellings. The average NatHERS rating for each different dwelling profile is required. The proposal does not meet the BESS requirement for Peak Energy Demand. <i>Planners Note: Conditions included as part of the proposed permit conditions, however the requirement for 7 Star rating is not considered necessary as the proposal achieves 6.4 Stars which is considered sufficient (Condition 2).</i>
RCD	No objections, concerns regarding number of dwellings along the southern and northern boundaries – results in massing of the development, deletion would provide for more landscaping. Deletion of a number of dwellings adjacent to internal communal open space to reduce visual bulk and provide more open space/ landscaping. <i>Planners Note: These items have generally been addressed as a result of the most recent amended plans.</i>
Transport Planning	No objections subject to conditions. <i>Planners Note: Conditions included as part of the proposed permit conditions (Condition 1.1 to 1.5).</i>

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Urban Design	<p>Comments as follows:</p> <ul style="list-style-type: none">• Concerns over overshadowing to areas of POS within proposed development due to southern orientation.• Shared pedestrian and vehicular spaces has a 'private' look and feel which may not encourage pedestrians to walk through the site to the Civic Centre.• Type D living/ dining room is too small – insufficient circulation spaces.• Type A-R/ A1-R looks out of place due to roof pitch. <p><i>Planners Note: These items have been addressed through Councils concerns with the current plans resulting in the deletion of 4 dwellings.</i></p>
Waste and Cleansing Service	<p>Some concerns:</p> <ul style="list-style-type: none">• The plans show the bins being presented at the front of each property, enough space needs to be allocated on the nature strips for bin placement.• A collection vehicle/contractor will be required to demonstrate that sweep paths for the size of vehicle are appropriate. This may need to be confirmed with the traffic engineers. <p><i>Planners Note: These items have been addressed in the most recent amended plans.</i></p>

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 four (4) signs on site (2 x signs facing View Road and 2 x signs facing the car parking area at the rear of the site adjoining the Civic Centre).

The notification has been carried out correctly.

Council has received two (2) objections to date along with one (1) submission from Councils Governance and Commercial Property Corporate Services.

The location of the objectors/submitters is shown in Attachment 2.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)**Consultation**

A consultative meeting was not held.

Summary of Grounds of Submissions/Objections

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

- **Three storey development**

The majority of the proposed dwellings will be double storey with dwellings located at the front and rear of the site being three storeys. Since the application was advertised the dwellings on the north and south of the site located at the front and rear of the site where they interface with adjoining residential development have been reduced to double storey to provide an appropriate transition between the proposed development and the building heights of the adjoining residential properties. Overall the development now results in only a total of 19 dwellings out of the 98 proposed dwellings being three storeys.

- **Traffic congestion**

The proposed development provides the required number of on-site car parking spaces in relation to the number of dwellings as well the required number of visitor spaces with no wavier or variation sought.

The extent of on-site parking is considered reasonable given the site's proximity to the Sandown and Springvale train stations and local bus stops which provide future residents with a convenient opportunity in terms of an alternative mode of transport.

Whilst it is acknowledged that the development may result in an increase in traffic within the surrounding residential road network the extent of increased traffic is considered to be negligible with the residential road networks able to cope with the increase. Access to and from the site is considered reasonable and is not considered to result in any significant delays to traffic using View Road.

- **Overcrowding**

The proposed development generally complies with the Standards and is considered to meet all of the Objectives under Clause 55 (ResCode). The subject site is zoned Residential Growth Zone (RGZ1) which is designated as an 'Substantial change area' and is strategically located within the Springvale Activity Centre Precinct given its proximity to public transport and activity centres which results in an ideal site for some form of higher density residential redevelopment.

The development provides a reasonable level of private open space throughout the site which provide breaks between the extent of built form on the site and sufficient areas for landscaping which will assist in softening the appearance of built form and contribute to the landscape qualities of the site and surrounding residential area.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- **Noise**

The objector has not elaborated on this concern and it is unclear the type of noise that the objector has raised concerns regarding. However residential noise associated with a dwelling is considered to be reasonable within an urban environment, since the proposed development does not require a permit for the use noise considerations cannot be addressed as part of the application.

- **Overshadowing**

The objector located within Hillcrest Grove has raised concerns regarding overshadowing from the proposed dwellings. Whilst the dwellings located adjacent to the objector's property will be double storey they are setback a minimum of 3 metres from the common boundary to the objector's property. Overall the extent of overshadowing is minimal only impacting on a small portion of private open space and does not impact on any of the objector's habitable room windows. The proposal complies with standard B21 in Clause 55.04 of the Planning Scheme.

- **Loss of Privacy**

Boundary fences will provide privacy for the objector at a ground level, however as the proposed dwellings adjacent to the objectors property within Hillcrest Grove are double storey there is potential for overlooking from the first floor southern facing bedroom windows which are setback 3 metres from the boundary. Screening details to the bedroom windows for these proposed (type D) dwellings have not been provided on the submitted plans, however this can be addressed as a permit condition (Condition 1.6) to provide appropriate treatment to windows with potential overlooking.

- **Request for pedestrian carriageway easement on adjoining Council land to provide pedestrian connectivity in a formalised manner.**

It is not considered appropriate to require a pedestrian carriageway easement on adjoining properties through the planning process. Should this be required it can be addressed through other more appropriate means.

Assessment**Clause 22.09 Residential development & neighbourhood character policy**

The development proposes a total of ninety eight (98) dwellings on the subject site with a mixture of two (2) and three (3) storey dwellings. The number of the dwellings have been reduced from the original proposal of one hundred and two (102) to address Council's concerns in relation to the extent of overshadowing to southern areas of private open space to some of the proposed dwellings, internal amenity, width of roads and built form interface to adjoining residential properties at the front and rear of the site. This has resulted in the deletion of four (4) of the dwellings. The current proposal is considered a more appropriate design outcome providing a reasonable level of amenity for future occupants discussed as follows:

A diverse array of dwelling types has been provided with approximately ten (10) varying types with a mixture of bedrooms and a combination of reverse living and ground floor living areas.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

The subject site is located within a Substantial change area as detailed within *Clause 22.09 – Residential Development & Neighbourhood Character Policy*.

Whilst the development generally complies with the design guidelines as specified under clause 22.09-3.1 a variation is sought to the ground floor areas and areas of private open space with some of the dwelling types provided with reverse living areas located on the first floor and limited ground level areas of private open space. These 'reverse living' dwellings have been provided with main areas of secluded private open space in the form of first floor balconies and are considered reasonable to allow given the level of the proposed development and the extent of dwellings provided with ground level areas of private open space. These dwellings comply with the Standards required for open space in respect of this form of dwelling typology.

The subject site is a large residential allotment previously used as the Council Depot. The neighbouring residential properties to the north and south consist of a maximum height of two storeys. The layout of the proposed development is considered acceptable with an appropriate level of interface provided to the dwellings located on the northern and southern ends of the front and rear facing dwellings where they adjoin these residential properties. These dwellings have a maximum height of two storeys to provide a reasonable level of transition between the proposed three storey dwellings and existing one and two storey dwellings on neighbouring lots.

The more intensive three (3) storey dwellings are confined to the front (east) and rear (west) of the site consisting of a maximum of nineteen (19) three storey dwellings in groups of four and five. The levels have been broken up through the use of varying external materials and colours and staggered setbacks to the front and rear elevations which provokes a level of interest when viewed from the streetscape and adjacent Civic centre precinct to the west. The remaining dwellings are double storey providing a reasonable level of contrast between the type of dwellings.

As mentioned the majority of the dwellings are two storey and have been provided with ground floor main living areas and areas of private open space of between 60 square metres to 110 square metres. However due to the orientation of the subject site which has an east-west orientation in order to maximise northern solar orientation to habitable rooms and areas of private open space some of the dwellings have been provided with private open space within the front setback which is considered reasonable to allow given the level of development proposed. The remaining dwellings have been designed with a reverse living arrangement with main living areas located on the first floor and areas of secluded private open space provided in the form of first floor balconies with a minimum area of 8 square metres and minimum width of 1.6 metres. The provision of reverse living to some of the dwellings is considered reasonable allowing a higher density in terms of built form to occur on site whilst still providing a reasonable level of internal amenity for future occupants of the dwellings.

The design of the dwellings has been respectful of the existing neighbourhood character of the area whilst not being an exact replica of existing residential development by providing a range of façade designs utilising a mixture of external materials and finishes, setbacks and window and roof forms. Garages have been located internally out of view from the public realm with landscaping provided throughout the site to soften the appearance of built form.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)**Public Open space**

Two (2) main areas of public open space have been provided throughout the development at the front and centre of the site adjacent to the visitor car spaces. Dwellings adjoining these areas have been orientated towards the areas of open space to provide a reasonable level of outlook for these dwellings whilst also providing a level of passive surveillance to these areas. Extensive landscaping is proposed within these spaces which will contribute to the environmental landscape qualities of the area.

Landscaping

Existing vegetation on the subject site is considered to be planted vegetation and therefore does not trigger the requirement for a planning permit for their removal pursuant to Clause 52.17 – Native Vegetation of the Planning Scheme. Existing vegetation on the site is generally located adjacent to the eastern (front) of the site. The proposal includes the removal of all vegetation on the site with the exception of one (1) Spotted Gum tree which is considered to be in good health with fair structure.

The applicant has provided a landscape plan which shows extensive replanting within the areas of open space and along the proposed internal road network. The extent of landscaping is considered reasonable and can be endorsed to form part of the permit.

Springvale Activity Centre Structure Plan

The subject site is specifically mentioned within the structure plan as being the previous Council depot site. In terms of potential residential development yield the structure plan states that *“Of some relevance is the Springvale Civic Precinct Site on Springvale Road. The total site area equates to 59,500 m² (approx 6 hectares). Council is currently undertaking the masterplanning and business case for this site to accommodate a renovated City Hall, new Library as well as residential development on the old depot component of the site. A residential yield of around 143 units could be expected from this development”*.

The site is shown as being one of three (3) key redevelopment sites and whilst the subject site was identified for a higher residential yield this was purely based on lot size with no development proposal. The proposed development whilst achieving a lower yield number with a proposal of 98 dwellings is considered a suitable design response providing a reasonable level of internal and external amenity for future occupants of the dwellings.

The structure plan identifies housing as one of the key issues indicating that *“current housing in Springvale is generally of a low density and focussed (sic) on the growing demand for new and larger detached dwellings*.

A scenario which involves intensive redevelopment of large sites which enables greater design flexibility and establishes a new residential environment, rather than relying on that of the adjoining streets. The Civic Precinct site and ex-Council’s depot on View Rd, the site of the Springvale Secondary College on Sandown Road and the larger industrial sites north of the railway would be representative of such opportunities. Larger housing redevelopments would create an opportunity for high quality design and possible increased densities to optimise yields for potential developers. It is expected that the opportunities for such housing will arise incrementally”.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

The site is strategically located and has strong policy support at both a State level and a local level for higher residential densities in and near activity centres. The subject site is a large infill site with dual interfaces with the Civic Centre to the rear (west) and View Road to the front (east) along with sporting facilities (Sandown Greyhound Racing Club) on the opposite side of View Road. The site is within close proximity to a wide variety of public services and transport options including the Sandown Park Railway Station; the Springvale Activity Centre and Sandown Park Raceway making it an ideal site for the proposed development.

Clause 55 – Two or more dwellings on a lot and residential development

An assessment of the proposed residential development has been made against Clause 55. Overall the proposal is considered to meet all of the objectives of Clause 55 and the majority of the Standards. Those Standards that warrant further discussions are detailed as follows and can adequately be addressed via permit conditions:

Standard B22 - Overlooking

Whilst the development has generally provided screening to first floor habitable room windows and balconies with potential overlooking, the plans fail to show screening to the first floor bedroom windows to Type D dwellings which results in potential overlooking to areas of private open space on the adjoining southern residential properties which an objection has been received in relation to. To address this, a condition (Condition 1.6) can be placed on any permit issued requiring compliance with the Standard.

Standard B30 – Storage

The standard requires that each dwelling is provided with at least 6 cubic metres of externally accessible secure storage space.

Whilst the planning report submitted with the application stipulates that storage areas are provided within each of the garages for the dwellings these have not been shown on the plans and can be addressed as a permit condition (Condition 1.7).

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)**Car Parking**

The proposal is for ninety eight (98) dwellings varying between two (2) bedrooms to four (4) bedroom dwellings.

Pursuant to the requirements of Clause 52.06-5 the following rate applies to the use of a dwelling:

Car parking rate	Proposed number of dwellings	Requirement	Provided
1. To each one or two bedroom dwelling	31 x 2 bedrooms	31	31
2. To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms)	62 x 3 bedrooms and 5 x 4 bedrooms	134	134
1 For visitors to every 5 dwellings for developments of 5 or more dwellings.	Total of 98 dwellings	19	20
Total		184	185

The proposal includes the required number of car spaces for each dwelling with no variation sought. Each dwelling has been provided with individual car spaces accessed via single crossovers from the internal roads.

Parking to each dwelling has been provided in the form of a mixture of car spaces through the use of single; double garages and tandem spaces depending on the number of bedrooms.

As the development is for more than five (5) dwellings visitor car parking is required to be provided on the site and the proposal includes twenty (20) visitor car spaces located at the front; centre and rear of the site which is slightly in excess of the nineteen (19) required car spaces. The visitor spaces are located in clusters of between two (2) and five (5) spaces. To ensure that these areas are easily identified a condition can be placed on any permit issued requiring these spaces to be well lit and clearly signed as visitor spaces.

Access to the subject site will be via a central main entry point from View Road to an internal one way road network which winds through the development. The internal road will be a shared pedestrian and vehicle network with the 1.2 metre wide pedestrian pathway distinguished through the use of contrasting colours/ materials and will be controlled and maintained by an Owners Corporation. Speed limits will be a maximum of 10km/h, however given the long straight stretches of proposed roads along the north and south sides of the site to ensure pedestrians safety as recommended by Councils Traffic Engineers a condition can be placed on any permit issued requiring traffic calming treatments provided at a maximum separation of 120 metres to maintain the proposed vehicle speeds (Condition 1.1).

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

The applicant has provided a Transport Impact Assessment Report which indicates that the internal roads are expected to carry up to 616 vehicle trips per day well within the carrying capacity of the internal road network.

Overall the development is considered to comply with the Design Standards specified under Clause 52.06-8 and conditions as recommended by Councils Traffic Engineers can be incorporated on any permit issued.

Subdivision

The proposal includes the subdivision of the site into ninety eight (98) residential allotments and common property area. Each lot will fully contain one of the proposed dwellings. The common property areas will form the internal road network and areas of open space throughout the site.

The application was externally referred to the relevant service authorities such as the CFA; Melbourne Water; South East Water; Public Transport Authority; Multinet Gas and United Energy which had no objection to the proposal subject to conditions which can be placed on any permit issued.

A 5% public open space contribution will be required in accordance with Clause 52.01 which can be addressed as a permit condition (Condition 45).

Overall the proposed subdivision is considered to comply with the Objectives and Standards as specified under Clause 56 of the Planning Scheme.

Waste

As the proposed internal roads do not support access requirements for Council's waste collection vehicles waste bin collection is proposed via a private collector.

A Waste Management Plan has been submitted as part of the application which indicates that each of the proposed 98 dwellings will generate 1 x 120L general waste bin and 1 x 240L recycled waste bin each fortnight for collection by a private contractor. The bins will be located directly in front of each individual dwelling fronting the internal road network with collection for the dwellings fronting View Road located along this road.

The Waste Management Plan is considered to require amendments the proposed level of development and when amended, be endorsed to form part of any permit issued.

Staging

The development will be undertaken in two (2) stages. Stage 1 will consist of the front eastern portion of the site incorporating the majority of the development including the central visitor car parking area and area of open space along with the proposed vehicle entry point to the site from View Road. Stage 2 will then consist of the remaining portion of the development on the western side of the site.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)**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, Clause 55, Clause 56, Clause 52.06 and Clause 22.09 as set out in this assessment. It is considered that the application complies with these policies.

It is recommended that Council having considered all the matter required under Section 60 of the Planning and Environment Act 1987 decides to Issue a Notice of Decision to Grant a Planning Permit subject to conditions.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 32-40 View Road, Springvale, for the purpose of the construction of ninety eight (98) new dwellings and a ninety eight (98) lot subdivision in two stages and associated works 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. Traffic calming treatments must be provided at a maximum separation of 120m within the site on straight stretches to maintain low vehicle speeds within the shared zone (target design speed of 10-20km/h).**
 - 1.2. The mountable separator at the entrance from View Road must not extend into the View Road, road reserve (Council maintained).**
 - 1.3. The pedestrian footpath on View Road must be aligned so that it is direct and set back from View Road as far as possible.**
 - 1.4. The visitor car spaces to be clearly signed and well lit.**
 - 1.5. The Waste Management Plan to be amended to include:**
 - 1.5.1. Reference to the risk associated with conflicts with pedestrians throughout the site (given the waste collection vehicle is required to travel over paths / areas where pedestrians are encouraged);**
 - 1.5.2. Reference to specific measures which must be considered when assessing job safety/ minimising impact on travel through the development including but not limited to the use of spotters and the time collection takes place;**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 1.5.3. An assessment to indicate if the road layout is of adequate size (width) and configuration to accept waste removal vehicles.**
- 1.6. Provide appropriate treatment to all first floor southern facing habitable room windows to prevent any potential overlooking into the adjoining residential properties in accordance with Clause 55.04-6 (Standard B22) of the Planning Scheme.**
- 1.7. Provide areas of storage within the garages to each of the dwellings in accordance with Clause 55.05-6 (Standard B30) of the Planning Scheme.**
- 1.8. The Traffic Report revised to correctly show the proposed number of dwellings as being 98.**

To the satisfaction of the Responsible Authority.

- 2. Prior to the endorsement of plans, an updated Sustainability Management Plan (SMP) report must be re-submitted by a suitably qualified professional and be to the satisfaction of the Responsible Authority. The report must address the following:**
 - 2.1. Energy;**
 - 2.2. Water;**
 - 2.3. Transport;**
 - 2.4. Waste; and**
 - 2.5. Urban Ecology/Landscaping**

Once updated and endorsed the details of the SMP report must not be altered unless with the prior written consent of the Responsible Authority.

- 3. Prior to the endorsement of plans, one of the following must be undertaken and submitted by a suitably qualified professional and be to the satisfaction of the Responsible Authority:**
 - 3.1. Either, a Certificate of Environmental Audit for the land issued in accordance with Section 53Y of the ; or, [Environment Protection Act 1970](#); or,**
 - 3.2. An Environmental Auditor appointed under Section 53S of the Environment must make a Statement in accordance with Section 53Z of that Act that the environmental conditions of the land are suitable for the intended use and/of the development that are/is the subject of this permit. [Protection Act 1970](#) must make a Statement in accordance with Section 53Z of that Act that the environmental conditions of the land are suitable for the intended use and/of the development that are/is the subject of this permit.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Development Conditions

- 4. Prior to the commencement of the development hereby approved, the owner must submit a Construction Management Plan to the Responsible Authority for approval. When approved, the Plan will be endorsed and then form part of the Permit.**

The Construction Management Plan must include details on how the construction will be undertaken so it has minimal impact on the environment and surrounding area. Details to be provided in the Plan must include:

- 4.1. Details pertaining to the access and parking of staff, visitors and construction workers to the site, with the provision of a drop-off zone and emergency service access to the site;**
- 4.2. Details as to how traffic and pedestrian safety and amenity will be controlled within the vicinity of the site and its surrounds;**
- 4.3. Measures to minimise and control noise, vibrations and dust from construction works;**
- 4.4. Measures to minimise the impact of construction vehicles arriving at and departing from the land; and**
- 4.5. Measures to minimise the creation of conditions likely to be a nuisance;**
- 4.6. The measures to be implemented to allow construction to occur on a staged basis.**

All to the satisfaction of the Responsible Authority.

- 5. 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.**
- 6. Prior to the occupation of the new dwellings approved by this permit, an appropriate stormwater discharge arrangement from the site must be designed and constructed to the satisfaction of the Responsible Authority. When required, fees for plan checking and supervision must be paid to the Responsible.**
- 7. The layout of the site and size, design and location of the buildings and works permitted must always be in accordance with the endorsed plans, unless with the written consent of the Responsible Authority.**
- 8. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

9. The dwellings 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.
10. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 3.1 above, the intended use/s of the land and the buildings and works that are the subject of this permit must comply with all directions and conditions contained within the Statement.
11. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 3.2 above, prior to the commencement of the intended use, and prior to the issue of a Statement of Compliance under the , and prior to the issue of an Occupancy Permit under the , a letter prepared by an Environmental Auditor appointed under Section 53S of the must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied. [Subdivision Act 1988](#), and prior to the issue of an Occupancy Permit under the , a letter prepared by an Environmental Auditor appointed under Section 53S of the must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied. [Building Act 1993](#), a letter prepared by an Environmental Auditor appointed under Section 53S of the must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied. [Environment Protection Act 1970](#) must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied.
12. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 3.2 above, and any condition of that Statement requires any maintenance or monitoring of an ongoing nature, the owner must enter into an Agreement with Council pursuant to of the Planning and Environment Act 1987. Where a Section 173 Agreement is required, the Agreement must be executed prior to the commencement of the use of the building that is the subject of this permit, and prior to the issue of a Statement of Compliance under the Subdivision . All expenses involved in the drafting, negotiating, lodging, registering and execution of the Agreement, including those incurred by the Responsible Authority, are to be met by the owner.[Section 173](#) of the Planning and Environment Act 1987. Where a Section 173 Agreement is required, the Agreement must be executed prior to the commencement of the use of the building that is the subject of this permit, and prior to the issue of a Statement of Compliance under the Subdivision . All expenses involved in the drafting, negotiating, lodging, registering and execution of the Agreement, including those incurred by the Responsible Authority, are to be met by the owner.[Act 1988](#). All expenses involved in the drafting, negotiating, lodging, registering and execution of the Agreement, including those incurred by the Responsible Authority, are to be met by the owner.
13. Prior to the occupation of the dwellings 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.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 14. The vegetation removal as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.**
- 15. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 16. Provision must be provided on any stage of the subdivision for the movement of garbage and recycling vehicles so that such vehicles are not required to reverse on to, of or in public roads during their operations, to the satisfaction of the Responsible Authority.**
- 17. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority, prior to the issue of land upgrade Approval. Collected stormwater must be retained onsite and discharged into the drainage system at pre development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required.**
- 18. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Vehicle Crossing permit is required for alteration/removal/reinstatement of existing vehicle crossings and construction of new vehicle crossings. Works are to be in accordance with Council Standards.**
- 19. Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- 20. 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.**
- 21. 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.**
- 22. 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.**
- 23. Service units, including air conditioning/heating units, must not be located on any of the balcony areas or terraces.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 24. Before the occupation of the dwellings hereby approved, the area(s) set-aside for the parking of vehicles, and access lanes, as shown on the endorsed plans must be:**
 - 24.1. Constructed in accordance with the endorsed plan/s.**
 - 24.2. Properly formed to such levels that they can be used in accordance with the plans.**
 - 24.3. Surfaced with an all-weather sealcoat.**
 - 24.4. Drained to the legal point of discharge.**

To the satisfaction of the Responsible Authority.
- 25. Car spaces, access lanes and driveways must be maintained and kept available for these purposes at all times.**
- 26. Waste storage and collection must be carried out in accordance with the approved Waste Management Plan.**
- 27. Prior to the commencement of buildings and works associated with this approval, the owner of the land must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority, to provide for the following:**
 - 27.1. The owner of the site must engage the services of a waste contractor to collect and dispose of waste generated on site, including all commercial, domestic and recyclable waste.**
 - 27.2. Except with the written consent of Council, the collection of refuse and recyclable materials must only occur between the hours of:**
 - 7am and 7pm – Monday to Saturday**
 - 9am and 6pm – Sundays and Public Holidays**
 - 27.3. All owners and occupiers associated with the development forfeit the right to utilise the municipal domestic waste collection service, unless otherwise agreed by the Responsible Authority in writing.**
 - 27.4. The agreement is to be applied to each subsequent lot title created from the parent title.**
 - 27.5. The owner/s of the land to be responsible for the cost of preparing, executing and registering the Agreement on the Certificate of Title to the land (including costs incurred by the Responsible Authority).**
- 28. All existing vegetation shown on the endorsed plans to be retained on the site must, to the satisfaction of the Responsible Authority, be suitably marked in a tree protection zone before any development starts on the site. Tree protection is to be in accordance with Australian Standards 4970 with fences established prior to construction.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 29. Car parking areas to the North of tree 13 (as detailed with Tree Logic Arboricultural Assessment report) are to be constructed using root sensitive excavations and are to be of a permeable material. Excavations to the west of tree 13 are to be undertaken using non root destructive methods such as hydro excavation.**
- 30. Two Council Nature strip trees (Tree 1 and 2) are to be removed as Customer funded tree removals. The fees for which include replacement nature strip trees in accordance with Councils Leafy Legacy.**

Subdivision Conditions

- 31. The subdivision as shown on the endorsed plans must not be altered, unless with the written consent of the Responsible Authority.**
- 32. All works associated with the subdivision must at all times be carried out in accordance with the conditions and requirements set out in the endorsed documents, with the endorsed documents being provided to all contractors working on the site prior to commencement of any works on the subdivision as relevant.**
- 33. Provision must be made for the drainage of each lot shown on the approved Plan of Subdivision in accordance with plans and specifications to be submitted to and approved by the Responsible Authority, prior to occupation of the site, all to the satisfaction of the Responsible Authority.**
- 34. All proposed easements and sites for existing or required utility services and roads must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is created.**
- 35. During construction periods and afterwards, until the land is occupied, the owner must provide adequate precautions to prevent the emission of dust, land vibration and storm water runoff from the land, all to the satisfaction of the Responsible Authority.**
- 36. The owner shall obtain and where directed install street numbers for each of the lots shown on the Plan of Subdivision from Council to the satisfaction of Council.**
- 37. Permanent survey marks must be installed as shown on the approved engineering/construction plans. Such marks must be levelled to the Australian Height Datum and co-coordinated to the Australian Map Grid. Sketches of the location of the permanent survey marks must be submitted to the Responsible Authority before it takes responsibility for the future care and maintenance of the works.**
- 38. Provision must be provided on each stage of the subdivision for the movement of garbage and recycling vehicles so that such vehicles are not required to reverse on to, or in public roads during their operations, to the satisfaction of the Responsible Authority.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 39. Save for works/areas that have a longer maintenance period specified in this permit, the owner must maintain all works to the satisfaction of the Council for a period of 3 months after practical completion, and if a statement of compliance is to be issued prior to the expiry of the 3 month period, the owner must provide a maintenance undertaking such as a bond or an unconditional bank guarantee to the satisfaction of the Council to the estimated value of the works including a security payment of plus five percent 5% of the cost of all those works.**
- 40. Where required, the land must be filled to the satisfaction of the Responsible Authority and the extent, depth and final surface levels of such filling must be approved by the Responsible Authority. Only clean fill approved by the Responsible Authority shall be used on the land.**
- 41. All works carried out on the overall subdivision must be consistent with the following:**
 - 41.1. Any clearing or construction activity associated with the development of the subject site must be carried out in accordance with Environment Protection Authority publication No. 275 "Construction Techniques for Sediment Pollution Control".**
 - 41.2. Only clean fill material as defined in Environment Protection Authority Information Bulletin, Publication No. 448.3 "Classification of Wastes" must be used in the development of the site.**
 - 41.3. All sites must be connected to a reticulated sewer system or alternatively be capable of treating and retaining all wastewaters generated onsite within the boundaries of the site.**
 - 41.4. To help minimize environmental problems associated with sediment runoff, any clearing or construction activity associated with the development on the subject land, must be carried out in accordance with Environment Protection Authority publications 'Construction Techniques for Sediment Pollution Control' Publication No. 275 and Environment Guidelines for Major Construction sites' Publication No. 480.**
 - 41.5. Measures to protect watercourses from sediment pollution and other pollutants arising from construction activities must be applied before earthworks begin on site.**

All to the satisfaction of the Responsible Authority.
- 42. Street names to be used in the subdivision must be submitted to Council for approval prior to the certification of any plan of subdivision.**
- 43. A copy of the approved Residents Information Kit must be included as part of all transfer documents and be provided to the purchaser/s of any lot sold under the approved subdivision.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 44. Prior to the issue of a Statement of Compliance, the owner of the land must either:**
- 44.1. Complete the development of the land in the subdivision in accordance with this Planning Permit or any amended or subsequent permit; or**
 - 44.2. Complete all common property, including drainage retention system, access provisions to each lot and enter into an agreement under Section 173 of the Planning & Environment Act 1987 with the Responsible Authority to provide for:**
 - 44.2.1. The development of all the land in the subdivision to be in accordance with this Planning Permit, or any amended or subsequent permit;**
 - 44.2.2. The owner to cover all costs relating to the preparation and registration of the Agreement (including costs incurred by the Responsible Authority).**

All to the satisfaction of the Responsible Authority.

- 45. Prior to the issue of the statement of compliance, the owner of the land is required to pay to the Responsible Authority the sum of five (5%) percent of the site value of all the land in the subdivision (as valued by Council) as an Open Space Contribution.**

The owner of the land must enter into an agreement with:

- 45.1. a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and**
 - 45.2. a suitably qualified person for the provision of fibre-ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 46. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:**
- 46.1. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 46.2. a suitably qualified person that fibre-ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**

47. CFA CONDITIONS

Water Supply Requirements

- 47.1. Operable above ground hydrants meeting the requirements of Australian Standard 2419, must be provided to the satisfaction of CFA.**
- 47.2. The fire hydrants must be installed to the satisfaction of CFA and must be located within 120 metres of the furthest edge of every building envelope.**
- 47.3. Three copies of water reticulation drawings must be provided to CFA for approval.**
- 47.4. Fire hydrants must be clearly identified as specified in the Fire Services Guideline "Identification of Street Hydrants for Firefighting Purposes."**

Roads

- 47.5. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.**
- 47.6. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.**
- 47.7. Curves in driveway must have a minimum radius of 10 metres.**
- 47.8. The amount and location of parking facilities should not impede access of emergency vehicles (off-street parking is therefore encouraged where possible).**

48. MELBOURNE WATER CONDITIONS

- 48.1. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.**
- 48.2. Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the Subdivision Act 1988.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

49. PUBLIC TRANSPORT VICTORIA CONDITIONS

- 49.1. Before the development starts or other time agreed in writing with Public Transport Victoria, amended plans to the satisfaction of Public Transport Victoria must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:**
- 49.1.1. Plans and details of the relocated bus stop on View Road and all associated infrastructure. The bus stop must remain along the frontage of the subject site in a location to the satisfaction of Public Transport Victoria.**
- 49.1.2. Details of pedestrian access arrangements to the relocated bus stop. All works must comply with the Disability Discrimination Act 1992.**
- 49.2. The bus stop must continue to operate during construction, however if a temporary stop in an alternative location is required, the temporary bus stop must be provided in consultation with, and to the satisfaction of the Public Transport Victoria.**
- 49.3. Prior to the occupation of the development all works outlined on the endorsed plans for the bus stop on View Street must be completed at the full cost to the permit holder, to the satisfaction of Public Transport Victoria, and deemed compliant with the Disability Discrimination Act.**

50. SOUTH EAST WATER CONDITIONS

Portable Water

- 50.1. The owner of the subject land must enter into an agreement with South East Water for the provision of potable water supply and fulfill all requirements to its satisfaction.**

Sewer

- 50.2. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfill all requirements to its satisfaction.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

General

50.3. The Plan of Subdivision must be accompanied by an Owners Corporation Schedule. All lots shown on the Plan of Subdivision must be included in the Owners Corporation Schedule;

or

The owner of the subject land can enter into an agreement with South East Water for the provision of separate services to each individual lot.

50.4. Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the Subdivision Act 1988.

51. United Energy Conditions

51.1. Prior to the prescribed information being issued under Section 21 (1) of the Subdivision Act 1988:

51.1.1. The applicant must enter into an agreement with United Energy for an underground supply of electricity to each lot shown on the endorsed plan.

51.1.2. The applicant must enter into an agreement with United Energy for an underground supply of electricity to 30 View Road, Springvale and also re-arrange the electrical connection.

51.1.3. Common metering for each lot shown on the endorsed plan must be located within common property.

52. 52.1. The Plan of Subdivision for stage 1 is not certified within two (2) years from the date of issue of this permit; or

52.2. Each subsequent stage is not certified within two (2) years of the previous stage being certified;

52.3. The subdivision is not completed within five (5) years of the certification of the Plan of Subdivision under the Subdivision Act 1988.

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

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

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. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

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 for the certification of the Plan of Subdivision.

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:

- the request for the extension is made within twelve (12) months after the permit expires; and**
- 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.**
- 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.**
- Approval of any retention system within the property boundary is required by the relevant building surveyor.**
- The site is subject to some overland floodway. Stormwater drainage design and finished floor levels to be approved by Council prior to construction.**
- 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.**
- Mailboxes should be provided and located for convenient access as required by Australia Post.**
- No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.
This permit has been granted on the basis that consent to build over any easement will be obtained from the relevant authority. If consent is not able to be obtained, the development plan will be required to be amended.**
- If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 272151.**
- Approval does not cover alterations to existing Telstra Plant or Network. Locations of existing network can be obtained from Dial Before You Dig – Ph:1100.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- For co-ordinated Telstra plant reticulation in this development, please refer to to Register your Development and Apply for Reticulation. www.telstrasmartcommunity.com to Register your Development and Apply for Reticulation.
- The required forms to be submitted to Council in relation to telecommunications conditions can be found at the Advisory Note 49 – Telecommunications Services and Facilities in Subdivisions.
- For subdivisions without existing infrastructure on the street where an extension is required to the existing telecommunications network (such as new poles, lines, pits, towers or satellite dishes), the Australian Communications and Media Authority (ACMA) has a list of carriers (owners of a telecommunications network) that can provide written confirmation to a council that all lots are connected to or ready for connection to telecommunications services at <http://www.acma.gov.au/Industry/Telco/Carriers-and-service-providers/Licensing/register-of-licensed-carriers-licensing+acma>
- For subdivisions with existing infrastructure on the street where lots have access to and can connect to the existing telecommunications network on an adjoining street through the installation of a starter conduit or lead-in connection only, a telecommunications network or service provider can also be a person or organisation that is qualified to install the starter conduit or lead-in connections and supporting infrastructure (usually through lead-in conduit or lead-in trenching) from the existing telecommunications network to a new lot or multi-lot building. To determine if your cabler is registered, please consult: <http://www.acma.gov.au/theACMA/Library/Corporate-library/Forms-and-registers/is-your-cabler-registered>
- In relation to providing pit and pipe design and build fibre ready services the NBN Co has provided a list of some of the pit and pipe suppliers and manufacturers at <http://www.nbnco.com.au/assets/documents/pit-and-pipe-supplier-list.pdf>
- If you have a condition on your permit requiring the owner to enter into agreements with telecommunication and fibre ready services, the owner/developer should enter into these agreements as soon as possible; the agreement can take weeks to be processed and this may delay statement of compliance being issued. The statement of compliance will not be issued unless evidence of this agreement is provided from the authorised utility company; any submission from a contractor in relation to lead-ins in established areas must include documentation such as plans, photos of the lead-ins, and the registered person's qualifications.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Cr Youhorn Chea disclosed a Conflict of Interest (Indirect interest due to residential amenity being altered) in this item as he owns and resides in a property adjacent to this site. Cr Youhorn Chea left the Chamber at 7.09pm prior to discussion and voting on this item.

MINUTE 1373

Moved by: Cr Matthew Kirwan

Seconded by: Cr Sean O'Reilly

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 32-40 View Road, Springvale, for the purpose of the construction of ninety eight (98) new dwellings and a ninety eight (98) lot subdivision in two stages and associated works 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. Traffic calming treatments must be provided at a maximum separation of 120m within the site on straight stretches to maintain low vehicle speeds within the shared zone (target design speed of 10-20km/h).**
 - 1.2. The mountable separator at the entrance from View Road must not extend into the View Road, road reserve (Council maintained).**
 - 1.3. The pedestrian footpath on View Road must be aligned so that it is direct and set back from View Road as far as possible.**
 - 1.4. The visitor car spaces to be clearly signed and well lit.**
 - 1.5. The Waste Management Plan to be amended to include:**
 - 1.5.1. Reference to the risk associated with conflicts with pedestrians throughout the site (given the waste collection vehicle is required to travel over paths / areas where pedestrians are encouraged);**
 - 1.5.2. Reference to specific measures which must be considered when assessing job safety/ minimising impact on travel through the development including but not limited to the use of spotters and the time collection takes place;**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 1.5.3. An assessment to indicate if the road layout is of adequate size (width) and configuration to accept waste removal vehicles.**
- 1.6. Provide appropriate treatment to all first floor southern facing habitable room windows to prevent any potential overlooking into the adjoining residential properties in accordance with Clause 55.04-6 (Standard B22) of the Planning Scheme.**
- 1.7. Provide areas of storage within the garages to each of the dwellings in accordance with Clause 55.05-6 (Standard B30) of the Planning Scheme.**
- 1.8. The Traffic Report revised to correctly show the proposed number of dwellings as being 98.**
- 1.9. Dwelling 10 in the north east corner of the site is to be reduced to a maximum of two storeys in height and altered to the layout of dwelling type E.**

To the satisfaction of the Responsible Authority.

- 2. Prior to the endorsement of plans, an updated Sustainability Management Plan (SMP) report must be re-submitted by a suitably qualified professional and be to the satisfaction of the Responsible Authority. The report must address the following:**
 - 2.1. Energy;**
 - 2.2. Water;**
 - 2.3. Transport;**
 - 2.4. Waste; and**
 - 2.5. Urban Ecology/Landscaping**

Once updated and endorsed the details of the SMP report must not be altered unless with the prior written consent of the Responsible Authority.

- 3. Prior to the endorsement of plans, one of the following must be undertaken and submitted by a suitably qualified professional and be to the satisfaction of the Responsible Authority:**
 - 3.1. Either, a Certificate of Environmental Audit for the land issued in accordance with Section 53Y of the ; or, [Environment Protection Act 1970](#); or,**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 3.2. An Environmental Auditor appointed under Section 53S of the Environment must make a Statement in accordance with Section 53Z of that Act that the environmental conditions of the land are suitable for the intended use and/of the development that are/is the subject of this permit. [Protection Act 1970](#) must make a Statement in accordance with Section 53Z of that Act that the environmental conditions of the land are suitable for the intended use and/of the development that are/is the subject of this permit.**

Development Conditions

- 4. Prior to the commencement of the development hereby approved, the owner must submit a Construction Management Plan to the Responsible Authority for approval. When approved, the Plan will be endorsed and then form part of the Permit.**

The Construction Management Plan must include details on how the construction will be undertaken so it has minimal impact on the environment and surrounding area. Details to be provided in the Plan must include:

- 4.1. Details pertaining to the access and parking of staff, visitors and construction workers to the site, with the provision of a drop-off zone and emergency service access to the site;**
- 4.2. Details as to how traffic and pedestrian safety and amenity will be controlled within the vicinity of the site and its surrounds;**
- 4.3. Measures to minimise and control noise, vibrations and dust from construction works;**
- 4.4. Measures to minimise the impact of construction vehicles arriving at and departing from the land;**
- 4.5. Measures to minimise the creation of conditions likely to be a nuisance; and**
- 4.6. The measures to be implemented to allow construction to occur on a staged basis.**

All to the satisfaction of the Responsible Authority.

- 5. 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.**
- 6. Prior to the occupation of the new dwellings approved by this permit, an appropriate stormwater discharge arrangement from the site must be designed and constructed to the satisfaction of the Responsible Authority. When required, fees for plan checking and supervision must be paid to the Responsible.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 7. The layout of the site and size, design and location of the buildings and works permitted must always be in accordance with the endorsed plans, unless with the written consent of the Responsible Authority.**
- 8. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.**
- 9. The dwellings 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.**
- 10. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 3.1 above, the intended use/s of the land and the buildings and works that are the subject of this permit must comply with all directions and conditions contained within the Statement.**
- 11. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 3.2 above, prior to the commencement of the intended use, and prior to the issue of a Statement of Compliance under the , and prior to the issue of an Occupancy Permit under the , a letter prepared by an Environmental Auditor appointed under Section 53S of the must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied. [Subdivision Act 1988](#), and prior to the issue of an Occupancy Permit under the , a letter prepared by an Environmental Auditor appointed under Section 53S of the must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied. [Building Act 1993](#), a letter prepared by an Environmental Auditor appointed under Section 53S of the must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied. [Environment Protection Act 1970](#) must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

12. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 3.2 above, and any condition of that Statement requires any maintenance or monitoring of an ongoing nature, the owner must enter into an Agreement with Council pursuant to of the Planning and Environment Act 1987. Where a Section 173 Agreement is required, the Agreement must be executed prior to the commencement of the use of the building that is the subject of this permit, and prior to the issue of a Statement of Compliance under the Subdivision . All expenses involved in the drafting, negotiating, lodging, registering and execution of the Agreement, including those incurred by the Responsible Authority, are to be met by the owner.[Section 173](#) of the Planning and Environment Act 1987. Where a Section 173 Agreement is required, the Agreement must be executed prior to the commencement of the use of the building that is the subject of this permit, and prior to the issue of a Statement of Compliance under the Subdivision . All expenses involved in the drafting, negotiating, lodging, registering and execution of the Agreement, including those incurred by the Responsible Authority, are to be met by the owner.[Act 1988](#). All expenses involved in the drafting, negotiating, lodging, registering and execution of the Agreement, including those incurred by the Responsible Authority, are to be met by the owner.
13. Prior to the occupation of the dwellings 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.
14. The vegetation removal as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
15. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.
16. Provision must be provided on any stage of the subdivision for the movement of garbage and recycling vehicles so that such vehicles are not required to reverse on to, of or in public roads during their operations, to the satisfaction of the Responsible Authority.
17. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority, prior to the issue of land upgrade Approval. Collected stormwater must be retained onsite and discharged into the drainage system at pre development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required.
18. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Vehicle Crossing permit is required for alteration/removal/reinstatement of existing vehicle crossings and construction of new vehicle crossings. Works are to be in accordance with Council Standards.
19. Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 20. 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.**
- 21. 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.**
- 22. 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.**
- 23. Service units, including air conditioning/heating units, must not be located on any of the balcony areas or terraces.**
- 24. Before the occupation of the dwellings hereby approved, the area(s) set-aside for the parking of vehicles, and access lanes, as shown on the endorsed plans must be:**
 - 24.1. Constructed in accordance with the endorsed plan/s.**
 - 24.2. Properly formed to such levels that they can be used in accordance with the plans.**
 - 24.3. Surfaced with an all-weather sealcoat.**
 - 24.4. Drained to the legal point of discharge.**

To the satisfaction of the Responsible Authority.
- 25. Car spaces, access lanes and driveways must be maintained and kept available for these purposes at all times.**
- 26. Waste storage and collection must be carried out in accordance with the approved Waste Management Plan.**
- 27. Prior to the commencement of buildings and works associated with this approval, the owner of the land must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority, to provide for the following:**
 - 27.1. The owner of the site must engage the services of a waste contractor to collect and dispose of waste generated on site, including all commercial, domestic and recyclable waste.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 27.2. Except with the written consent of Council, the collection of refuse and recyclable materials must only occur between the hours of:**
- 7am and 7pm – Monday to Saturday
 - 9am and 6pm – Sundays and Public Holidays
- 27.3. All owners and occupiers associated with the development forfeit the right to utilise the municipal domestic waste collection service, unless otherwise agreed by the Responsible Authority in writing.**
- 27.4. The agreement is to be applied to each subsequent lot title created from the parent title.**
- 27.5. The owner/s of the land to be responsible for the cost of preparing, executing and registering the Agreement on the Certificate of Title to the land (including costs incurred by the Responsible Authority).**
- 28. All existing vegetation shown on the endorsed plans to be retained on the site must, to the satisfaction of the Responsible Authority, be suitably marked in a tree protection zone before any development starts on the site. Tree protection is to be in accordance with Australian Standards 4970 with fences established prior to construction.**
- 29. Car parking areas to the North of tree 13 (as detailed with Tree Logic Arboricultural Assessment report) are to be constructed using root sensitive excavations and are to be of a permeable material. Excavations to the west of tree 13 are to be undertaken using non root destructive methods such as hydro excavation.**
- 30. Two Council Nature strip trees (Tree 1 and 2) are to be removed as Customer funded tree removals. The fees for which include replacement nature strip trees in accordance with Councils Leafy Legacy.**

Subdivision Conditions

- 31. The subdivision as shown on the endorsed plans must not be altered, unless with the written consent of the Responsible Authority.**
- 32. All works associated with the subdivision must at all times be carried out in accordance with the conditions and requirements set out in the endorsed documents, with the endorsed documents being provided to all contractors working on the site prior to commencement of any works on the subdivision as relevant.**
- 33. Provision must be made for the drainage of each lot shown on the approved Plan of Subdivision in accordance with plans and specifications to be submitted to and approved by the Responsible Authority, prior to occupation of the site, all to the satisfaction of the Responsible Authority.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 34. All proposed easements and sites for existing or required utility services and roads must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is created.**
- 35. During construction periods and afterwards, until the land is occupied, the owner must provide adequate precautions to prevent the emission of dust, land vibration and storm water runoff from the land, all to the satisfaction of the Responsible Authority.**
- 36. The owner shall obtain and where directed install street numbers for each of the lots shown on the Plan of Subdivision from Council to the satisfaction of Council.**
- 37. Permanent survey marks must be installed as shown on the approved engineering/construction plans. Such marks must be levelled to the Australian Height Datum and co-coordinated to the Australian Map Grid. Sketches of the location of the permanent survey marks must be submitted to the Responsible Authority before it takes responsibility for the future care and maintenance of the works.**
- 38. Provision must be provided on each stage of the subdivision for the movement of garbage and recycling vehicles so that such vehicles are not required to reverse on to, or in public roads during their operations, to the satisfaction of the Responsible Authority.**
- 39. Save for works/areas that have a longer maintenance period specified in this permit, the owner must maintain all works to the satisfaction of the Council for a period of 3 months after practical completion, and if a statement of compliance is to be issued prior to the expiry of the 3 month period, the owner must provide a maintenance undertaking such as a bond or an unconditional bank guarantee to the satisfaction of the Council to the estimated value of the works including a security payment of plus five percent 5% of the cost of all those works.**
- 40. Where required, the land must be filled to the satisfaction of the Responsible Authority and the extent, depth and final surface levels of such filling must be approved by the Responsible Authority. Only clean fill approved by the Responsible Authority shall be used on the land.**
- 41. All works carried out on the overall subdivision must be consistent with the following:**
 - 41.1. Any clearing or construction activity associated with the development of the subject site must be carried out in accordance with Environment Protection Authority publication No. 275 "Construction Techniques for Sediment Pollution Control".**
 - 41.2. Only clean fill material as defined in Environment Protection Authority Information Bulletin, Publication No. 448.3 "Classification of Wastes" must be used in the development of the site.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 41.3. All sites must be connected to a reticulated sewer system or alternatively be capable of treating and retaining all wastewaters generated onsite within the boundaries of the site.**
- 41.4. To help minimize environmental problems associated with sediment runoff, any clearing or construction activity associated with the development on the subject land, must be carried out in accordance with Environment Protection Authority publications 'Construction Techniques for Sediment Pollution Control' Publication No. 275 and Environment Guidelines for Major Construction sites' Publication No. 480.**
- 41.5. Measures to protect watercourses from sediment pollution and other pollutants arising from construction activities must be applied before earthworks begin on site.**

All to the satisfaction of the Responsible Authority.

- 42. Street names to be used in the subdivision must be submitted to Council for approval prior to the certification of any plan of subdivision.**
- 43. A copy of the approved Residents Information Kit must be included as part of all transfer documents and be provided to the purchaser/s of any lot sold under the approved subdivision.**
- 44. Prior to the issue of a Statement of Compliance, the owner of the land must either:**
 - 44.1. Complete the development of the land in the subdivision in accordance with this Planning Permit or any amended or subsequent permit; or**
 - 44.2. Complete all common property, including drainage retention system, access provisions to each lot and enter into an agreement under Section 173 of the Planning & Environment Act 1987 with the Responsible Authority to provide for:**
 - 44.2.1. The development of all the land in the subdivision to be in accordance with this Planning Permit, or any amended or subsequent permit;**
 - 44.2.2. The owner to cover all costs relating to the preparation and registration of the Agreement (including costs incurred by the Responsible Authority).**

All to the satisfaction of the Responsible Authority.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 45. Prior to the issue of the statement of compliance, the owner of the land is required to pay to the Responsible Authority the sum of five (5%) percent of the site value of all the land in the subdivision (as valued by Council) as an Open Space Contribution.**

The owner of the land must enter into an agreement with:

- 45.1. a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and**
- 45.2. a suitably qualified person for the provision of fibre-ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 46. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:**
- 46.1. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and**
- 46.2. a suitably qualified person that fibre-ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**

47. CFA CONDITIONS

Water Supply Requirements

- 47.1. Operable above ground hydrants meeting the requirements of Australian Standard 2419, must be provided to the satisfaction of CFA.**
- 47.2. The fire hydrants must be installed to the satisfaction of CFA and must be located within 120 metres of the furthest edge of every building envelope.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 47.3. Three copies of water reticulation drawings must be provided to CFA for approval.**
- 47.4. Fire hydrants must be clearly identified as specified in the Fire Services Guideline "Identification of Street Hydrants for Firefighting Purposes."**

Roads

- 47.5. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.**
- 47.6. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.**
- 47.7. Curves in driveway must have a minimum radius of 10 metres.**
- 47.8. The amount and location of parking facilities should not impede access of emergency vehicles (off-street parking is therefore encouraged where possible).**

48. MELBOURNE WATER CONDITIONS

- 48.1. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.**
- 48.2. Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the Subdivision Act 1988.**

49. PUBLIC TRANSPORT VICTORIA CONDITIONS

- 49.1. Before the development starts or other time agreed in writing with Public Transport Victoria, amended plans to the satisfaction of Public Transport Victoria must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:**
 - 49.1.1. Plans and details of the relocated bus stop on View Road and all associated infrastructure. The bus stop must remain along the frontage of the subject site in a location to the satisfaction of Public Transport Victoria.**
 - 49.1.2. Details of pedestrian access arrangements to the relocated bus stop. All works must comply with the Disability Discrimination Act 1992.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- 49.2. The bus stop must continue to operate during construction, however if a temporary stop in an alternative location is required, the temporary bus stop must be provided in consultation with, and to the satisfaction of the Public Transport Victoria.**
- 49.3. Prior to the occupation of the development all works outlined on the endorsed plans for the bus stop on View Street must be completed at the full cost to the permit holder, to the satisfaction of Public Transport Victoria, and deemed compliant with the Disability Discrimination Act.**

50. SOUTH EAST WATER CONDITIONS

Portable Water

- 50.1. The owner of the subject land must enter into an agreement with South East Water for the provision of potable water supply and fulfill all requirements to its satisfaction.**

Sewer

- 50.2. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfill all requirements to its satisfaction.**

General

- 50.3. The Plan of Subdivision must be accompanied by an Owners Corporation Schedule. All lots shown on the Plan of Subdivision must be included in the Owners Corporation Schedule; or**

The owner of the subject land can enter into an agreement with South East Water for the provision of separate services to each individual lot.

- 50.4. Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the Subdivision Act 1988.**

51. United Energy Conditions

- 51.1. Prior to the prescribed information being issued under Section 21 (1) of the Subdivision Act 1988:**

- 51.1.1. The applicant must enter into an agreement with United Energy for an underground supply of electricity to each lot shown on the endorsed plan.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

51.1.2. The applicant must enter into an agreement with United Energy for an underground supply of electricity to 30 View Road, Springvale and also re-arrange the electrical connection.

51.1.3. Common metering for each lot shown on the endorsed plan must be located within common property.

52. 52.1. The Plan of Subdivision for stage 1 is not certified within two (2) years from the date of issue of this permit; or

52.2. Each subsequent stage is not certified within two (2) years of the previous stage being certified;

52.3. The subdivision is not completed within five (5) years of the certification of the Plan of Subdivision under the Subdivision Act 1988.

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

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

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.

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 for the certification of the Plan of Subdivision.

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:

- the request for the extension is made within twelve (12) months after the permit expires; and**
- 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.**
- 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.**
- Approval of any retention system within the property boundary is required by the relevant building surveyor.**

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- The site is subject to some overland floodway. Stormwater drainage design and finished floor levels to be approved by Council prior to construction.
- 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.
- Mailboxes should be provided and located for convenient access as required by Australia Post.
- No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.
This permit has been granted on the basis that consent to build over any easement will be obtained from the relevant authority. If consent is not able to be obtained, the development plan will be required to be amended.
- If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 272151.
- Approval does not cover alterations to existing Telstra Plant or Network. Locations of existing network can be obtained from Dial Before You Dig – Ph:1100.
- For co-ordinated Telstra plant reticulation in this development, please refer to to Register your Development and Apply for Reticulation.www.telstrasmartcommunity.com to Register your Development and Apply for Reticulation.
- The required forms to be submitted to Council in relation to telecommunications conditions can be found at the Advisory Note 49 – Telecommunications Services and Facilities in Subdivisions.
- For subdivisions without existing infrastructure on the street where an extension is required to the existing telecommunications network (such as new poles, lines, pits, towers or satellite dishes), the Australian Communications and Media Authority (ACMA) has a list of carriers (owners of a telecommunications network) that can provide written confirmation to a council that all lots are connected to or ready for connection to telecommunications services at
<http://www.acma.gov.au/Industry/Telco/Carriers-and-service-providers/Licensing/register-of-licensed-carriers-licensing-i-acma>
- For subdivisions with existing infrastructure on the street where lots have access to and can connect to the existing telecommunications network on an adjoining street through the installation of a starter conduit or lead-in connection only, a telecommunications network or service provider can also be a person or organisation that is qualified to install the starter conduit or lead-in connections and supporting infrastructure (usually through lead-in conduit or lead-in trenching) from the existing telecommunications network to a new lot or multi-lot building. To determine if your cabler is registered, please consult:
<http://www.acma.gov.au/theACMA/Library/Corporate-library/Forms-and-registers/is-your-cabler-registered>

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

- In relation to providing pit and pipe design and build fibre ready services the NBN Co has provided a list of some of the pit and pipe suppliers and manufacturers at <http://www.nbnco.com.au/assets/documents/pit-and-pipe-supplier-list.pdf>
- If you have a condition on your permit requiring the owner to enter into agreements with telecommunication and fibre ready services, the owner/developer should enter into these agreements as soon as possible; the agreement can take weeks to be processed and this may delay statement of compliance being issued. The statement of compliance will not be issued unless evidence of this agreement is provided from the authorised utility company; any submission from a contractor in relation to lead-ins in established areas must include documentation such as plans, photos of the lead-ins, and the registered person's qualifications.

CARRIED

**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 32-40 VIEW ROAD, SPRINGVALE
(PLANNING APPLICATION NO. PLN15/0825)**

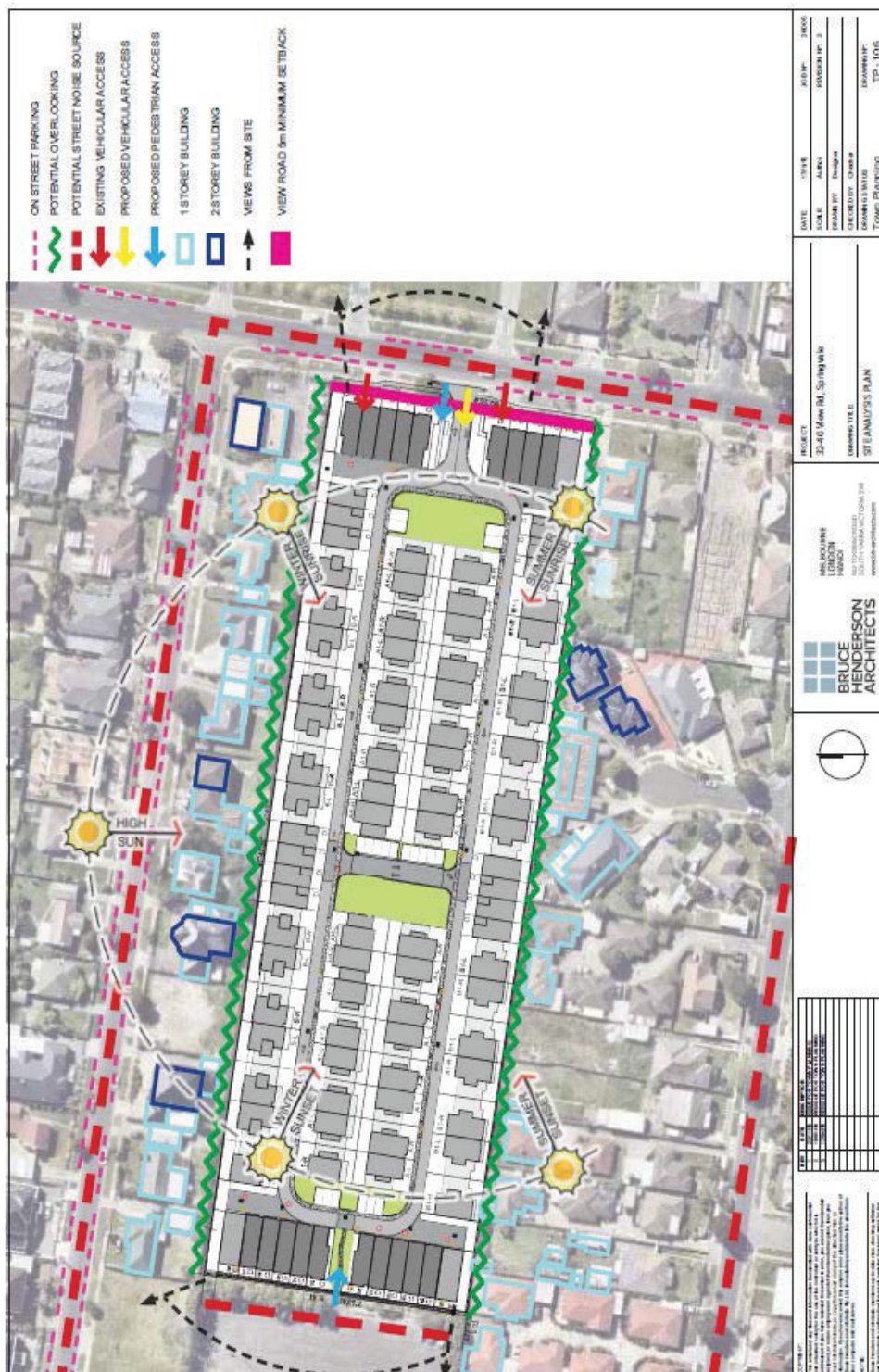
ATTACHMENT 1

SUBMITTED PLANS

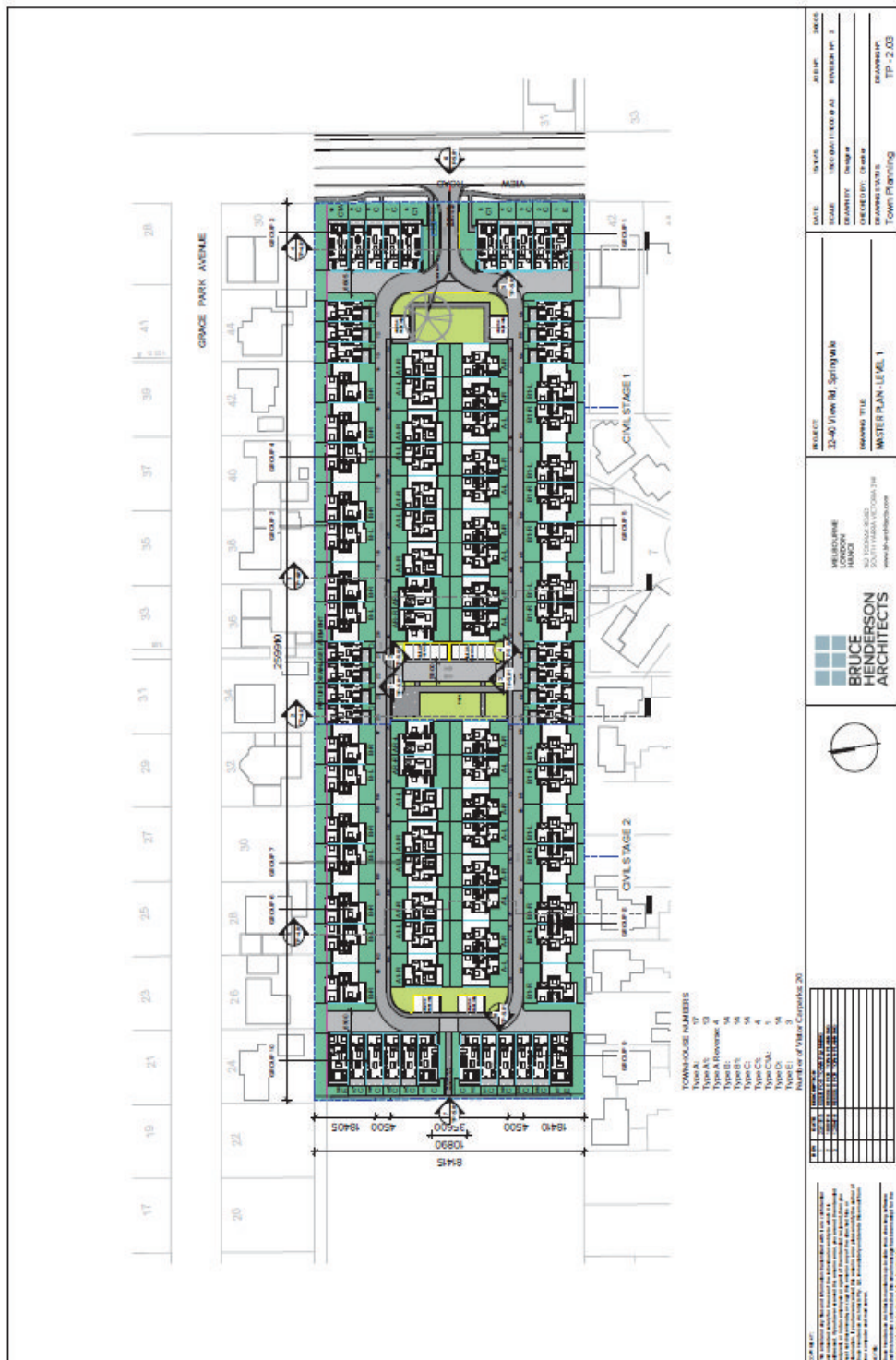
PAGES 56 (including cover)

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

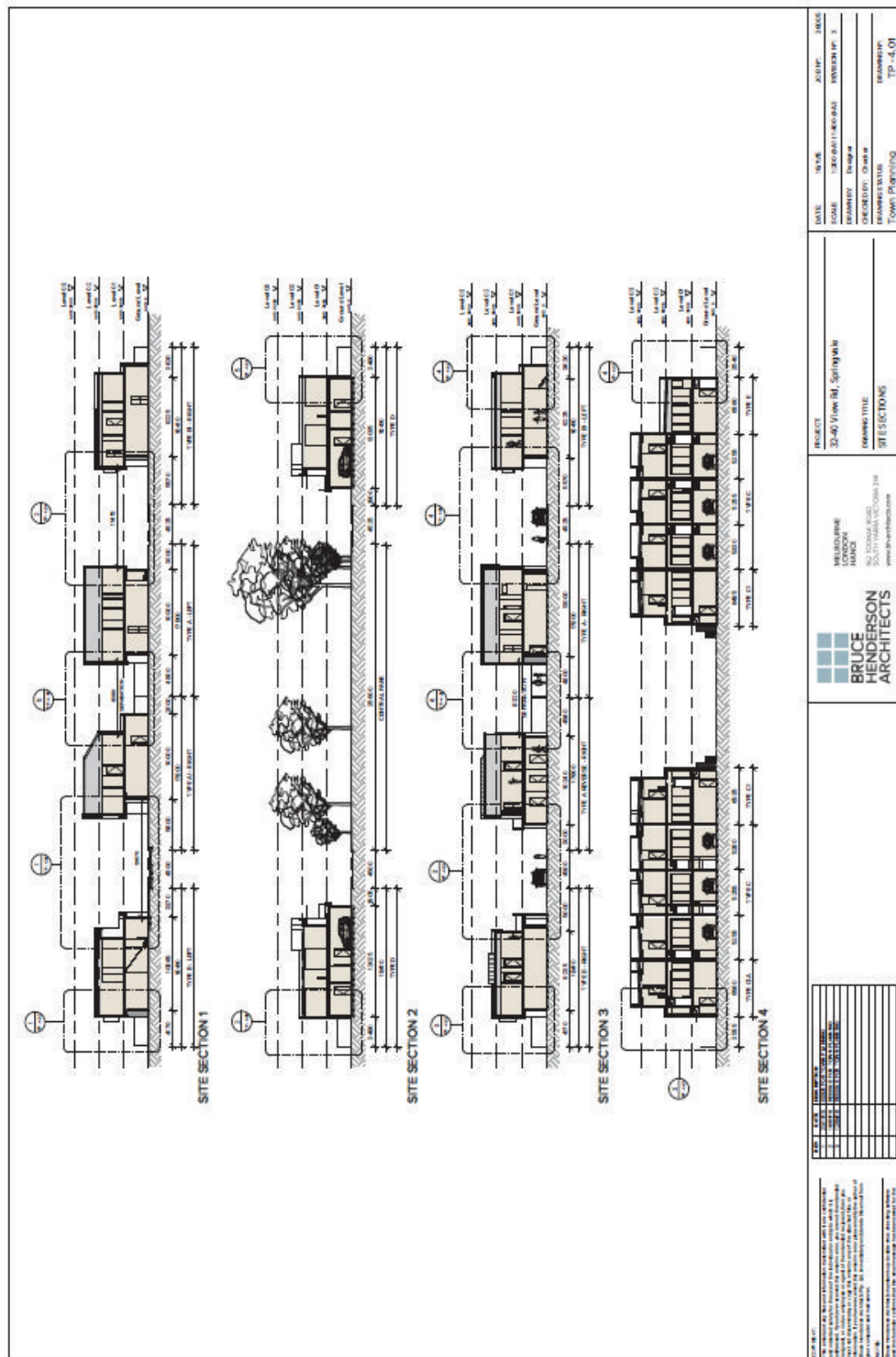
2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)



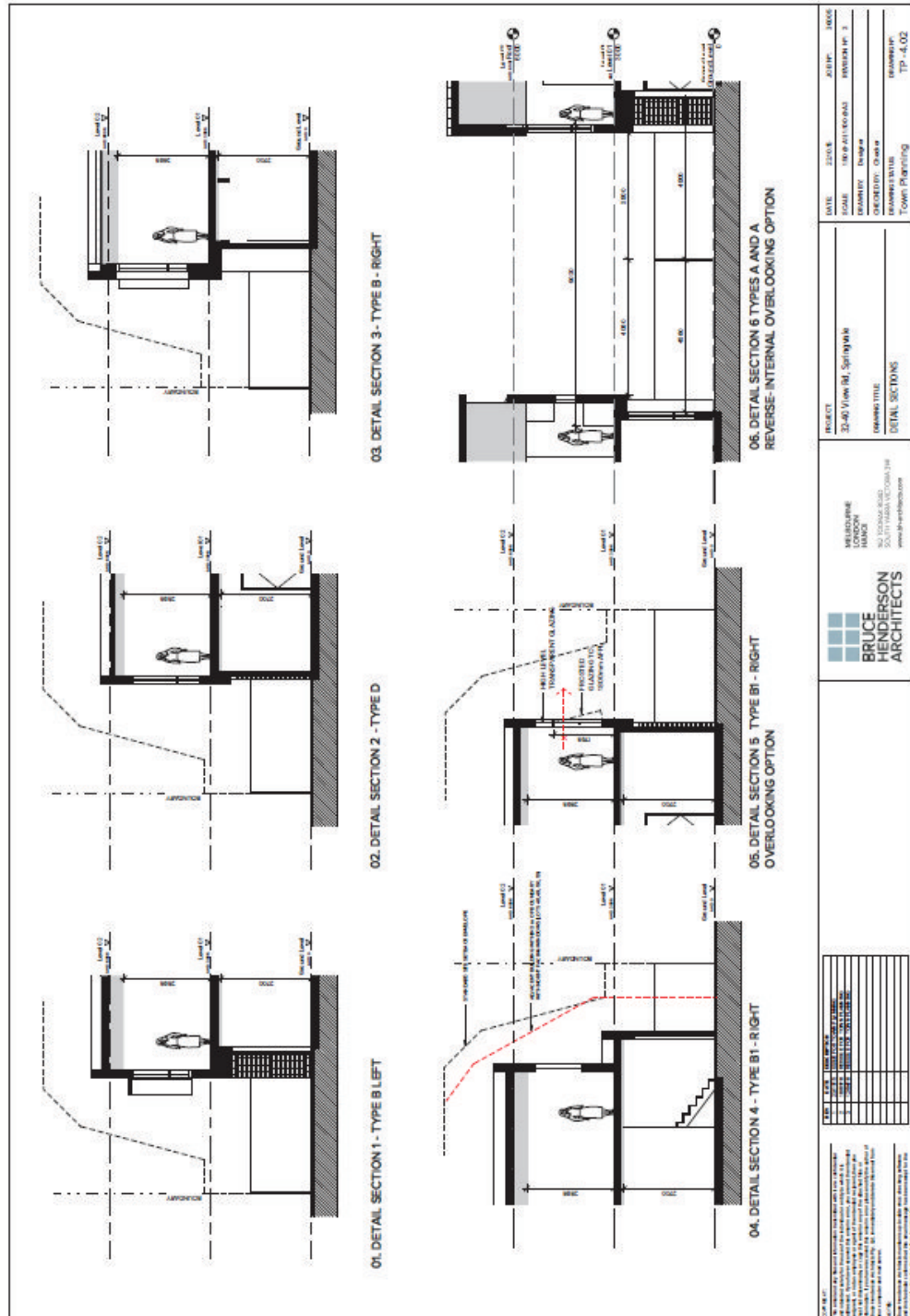
2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)



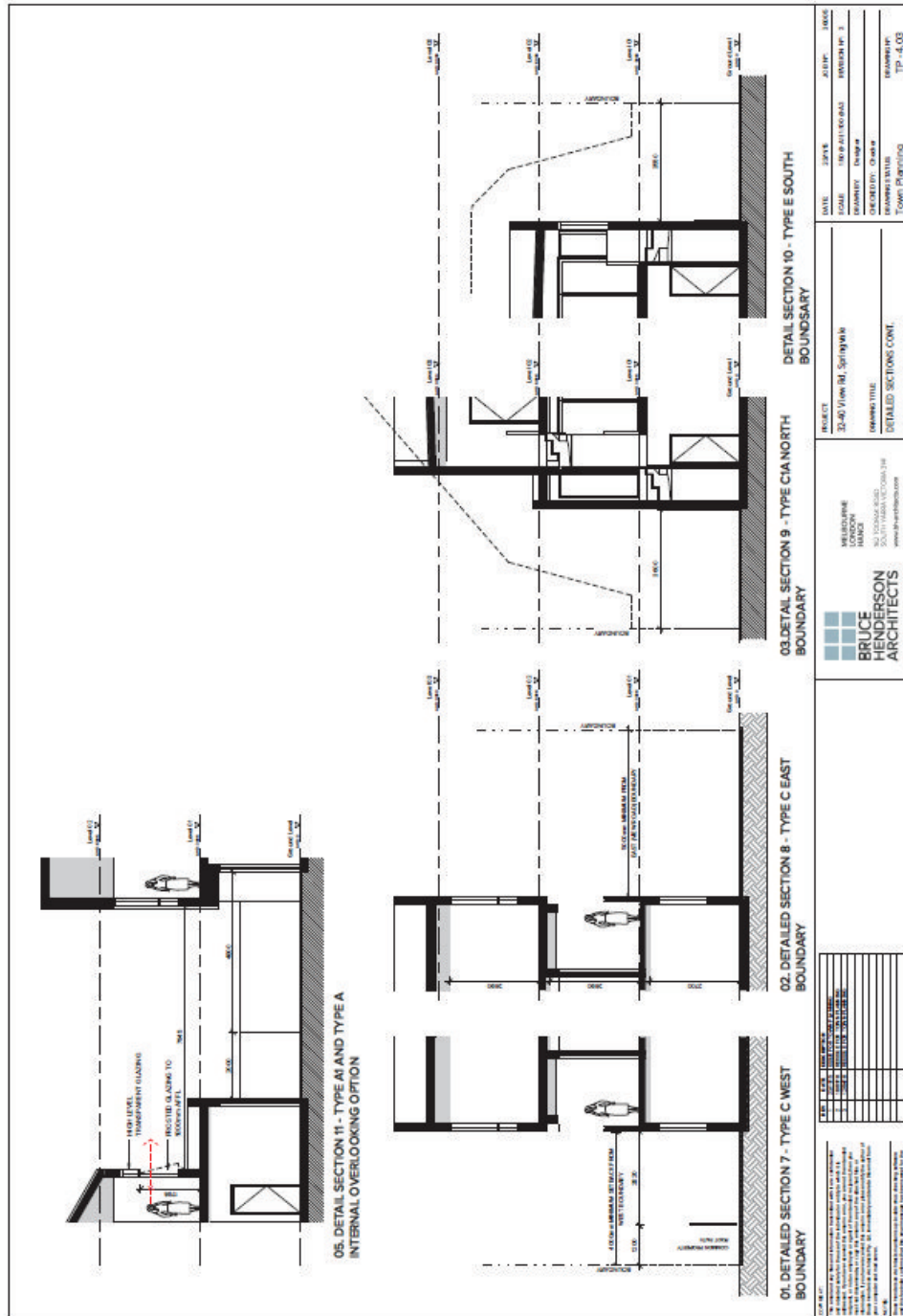
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(Cont.)



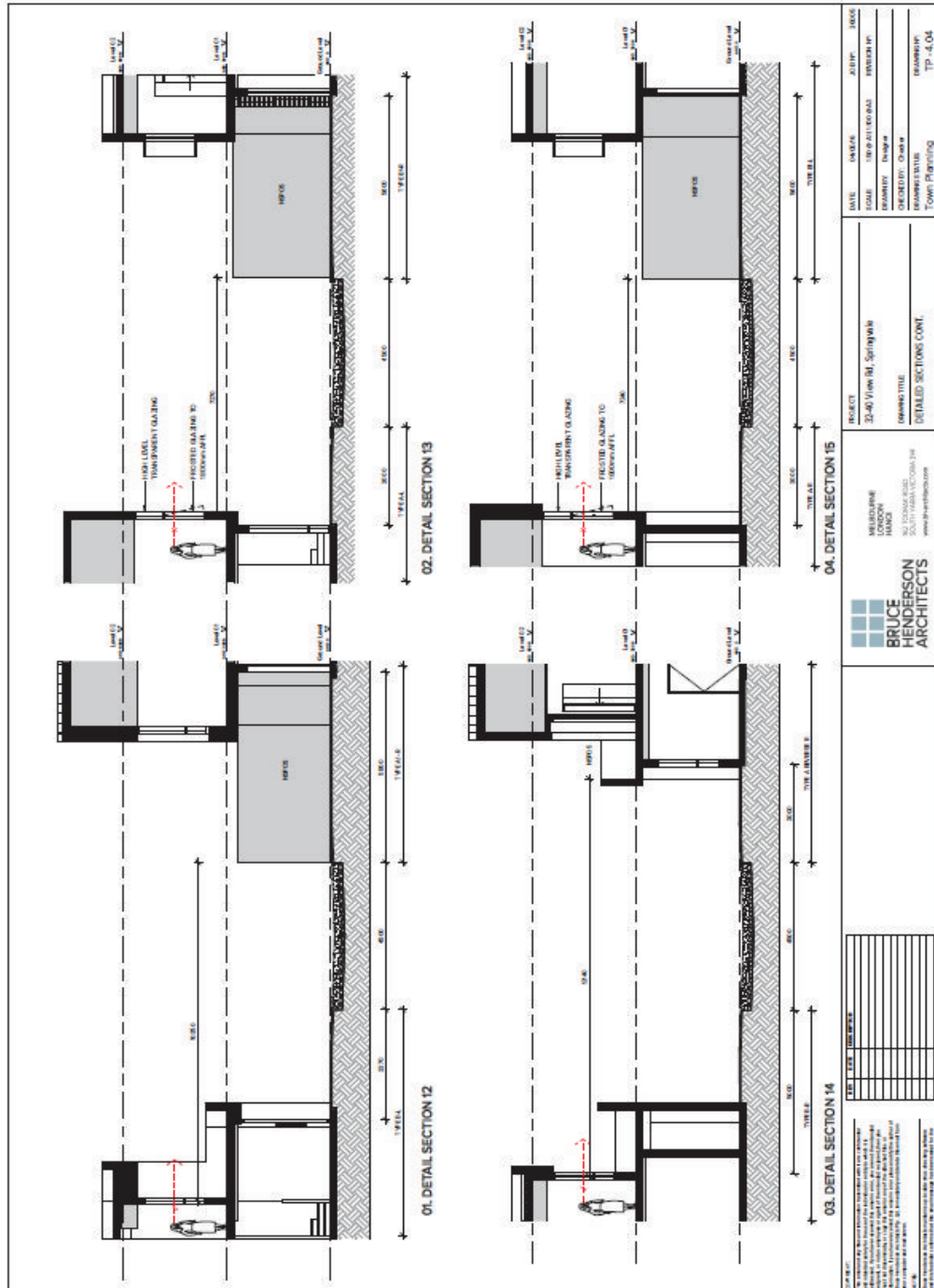
**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**



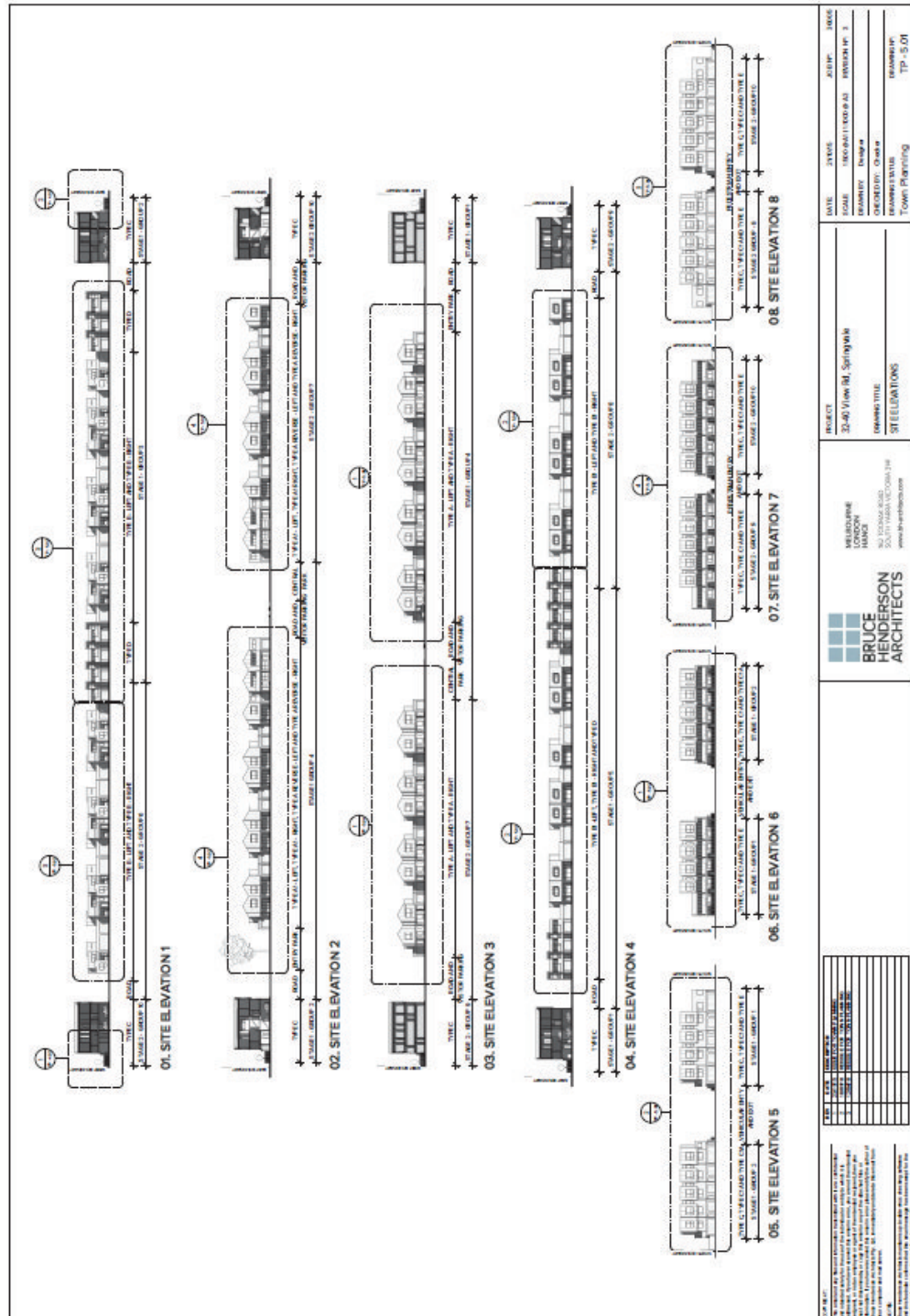
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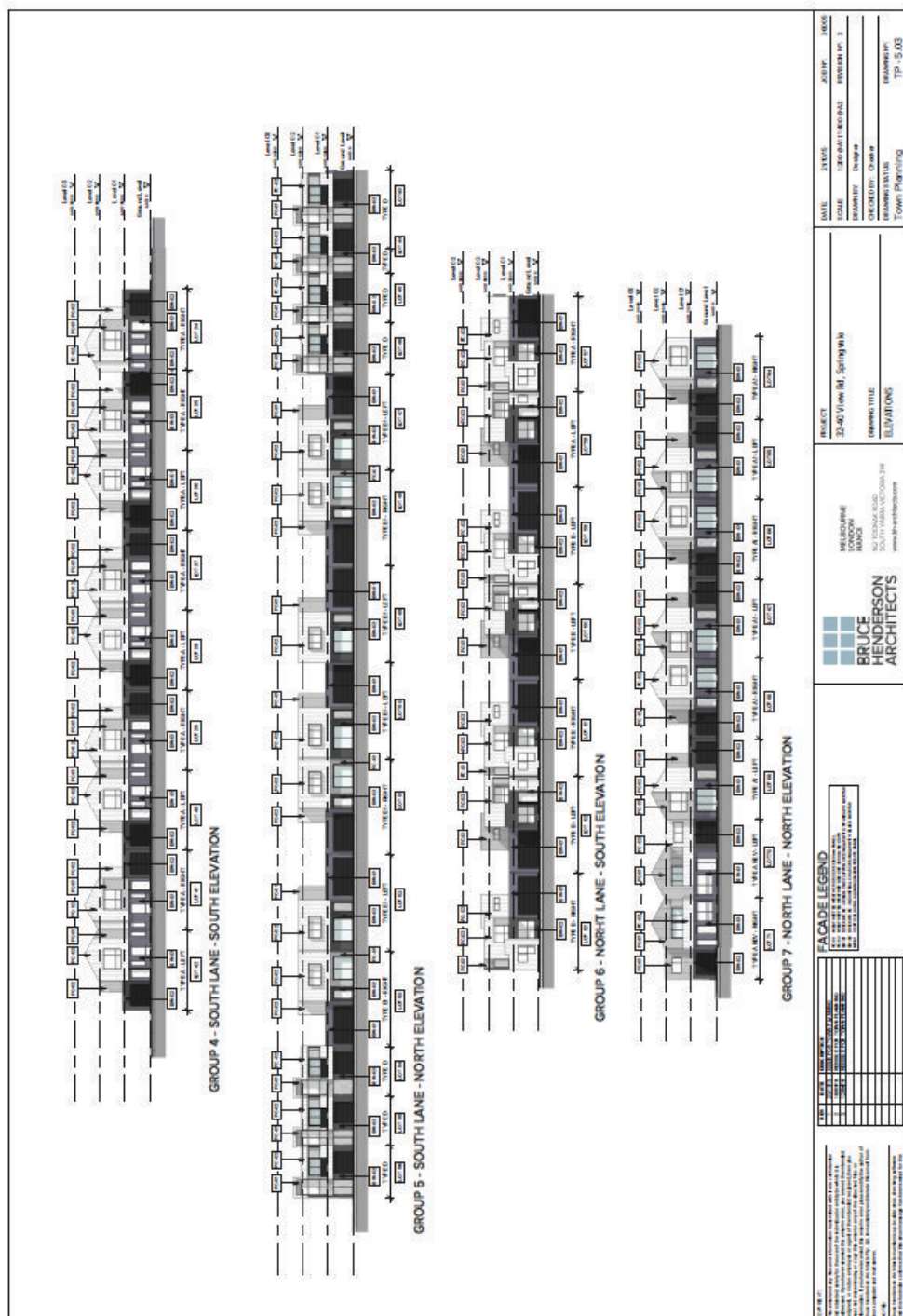
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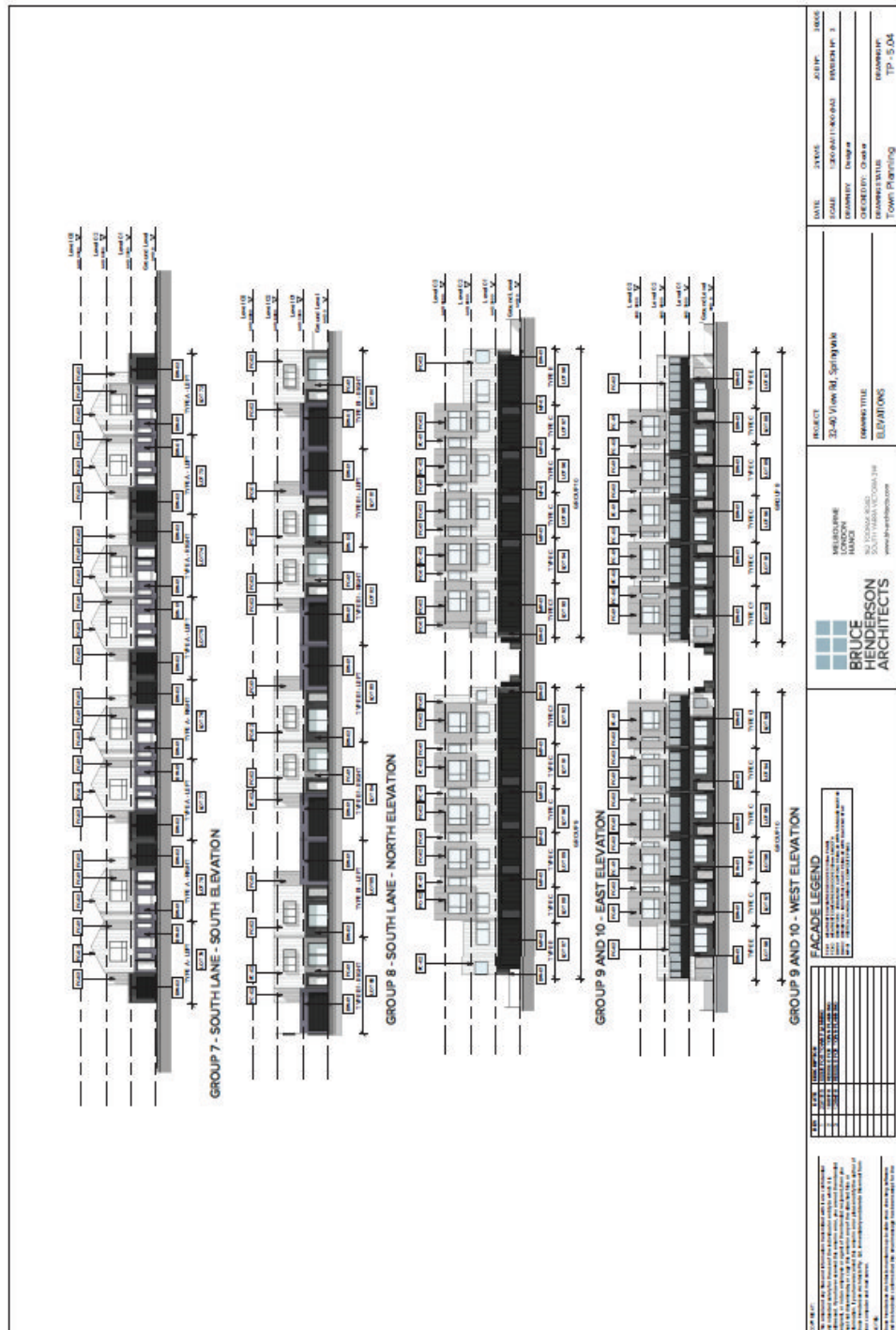
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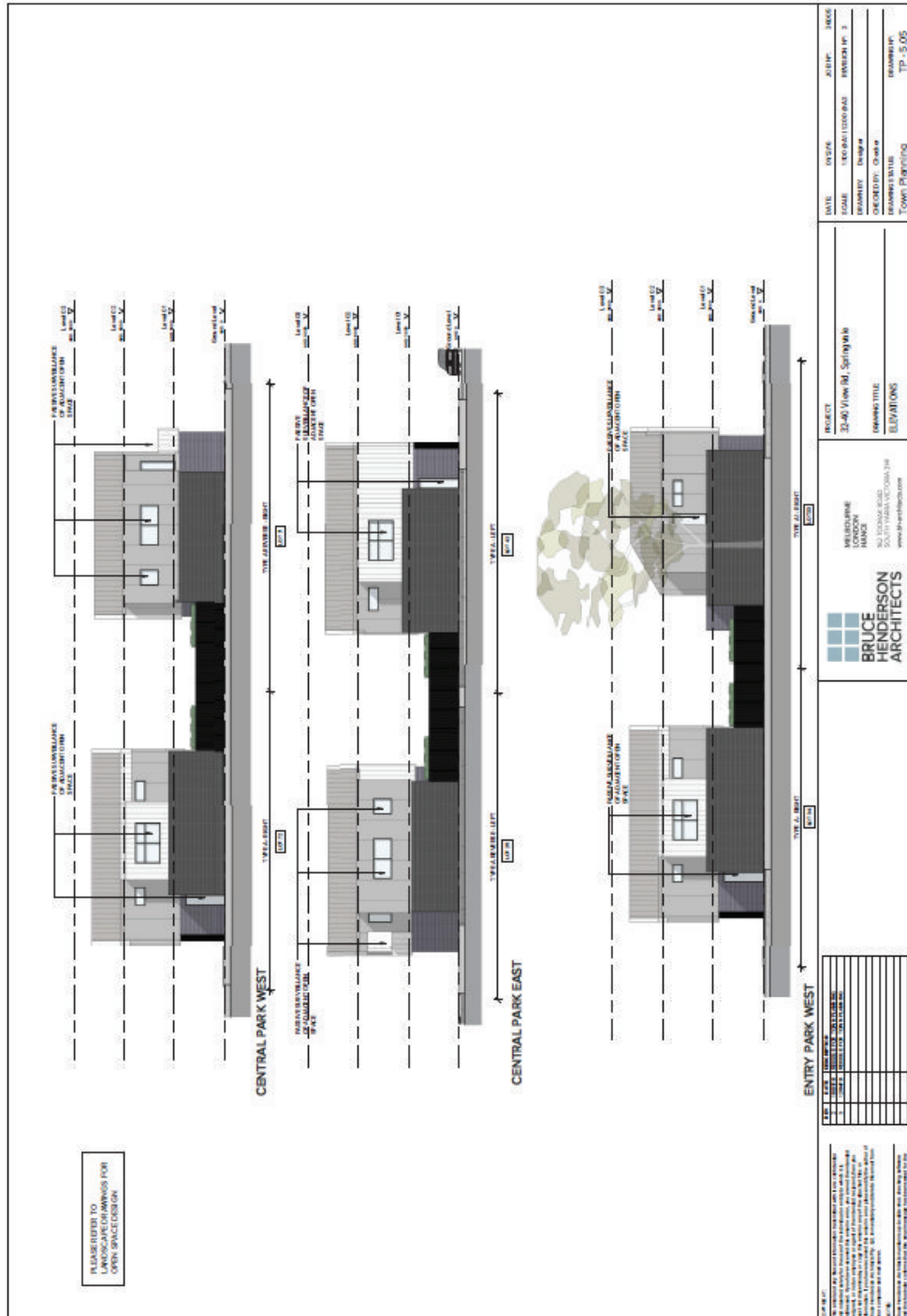
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2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)



2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)



**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**



2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
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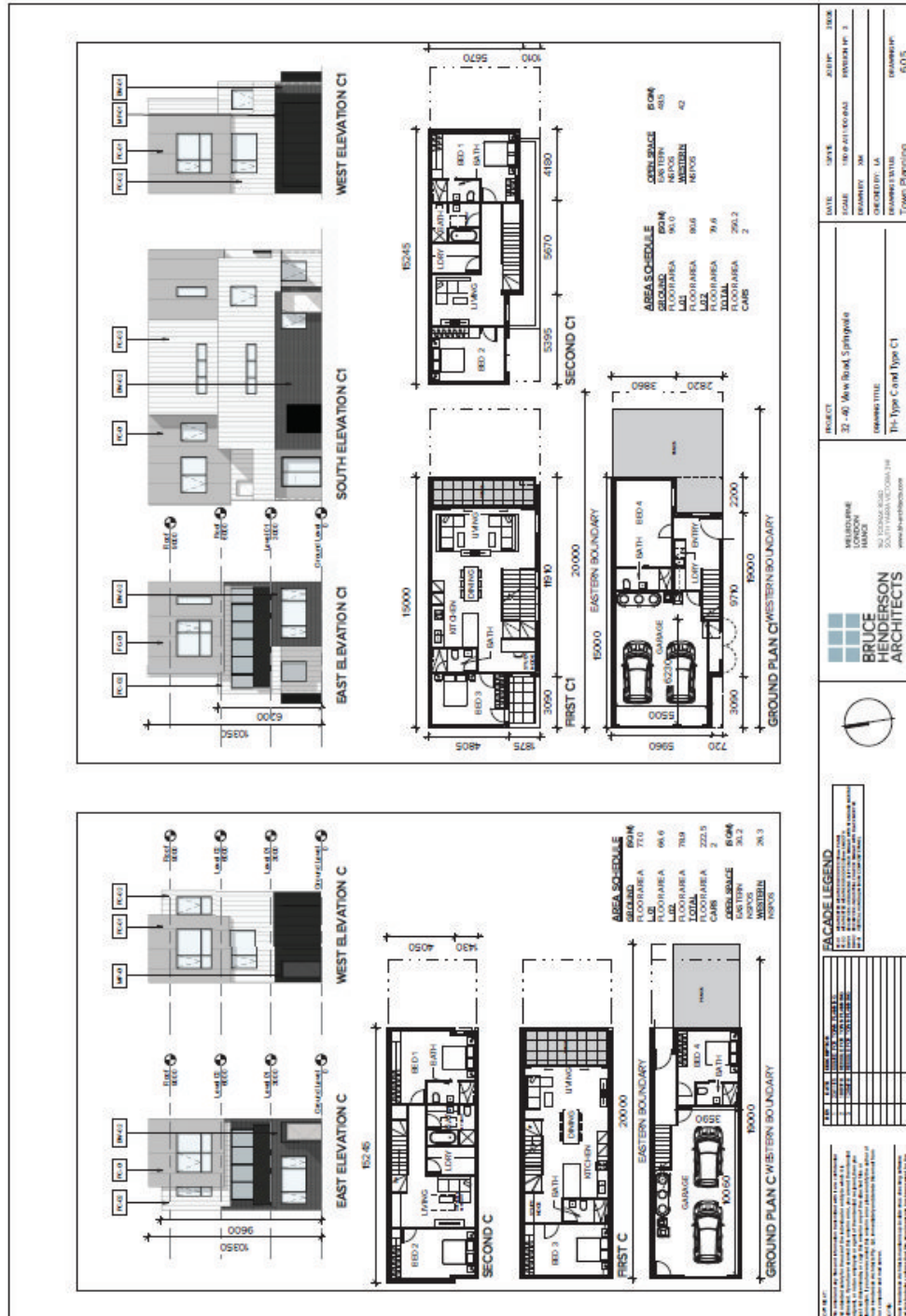
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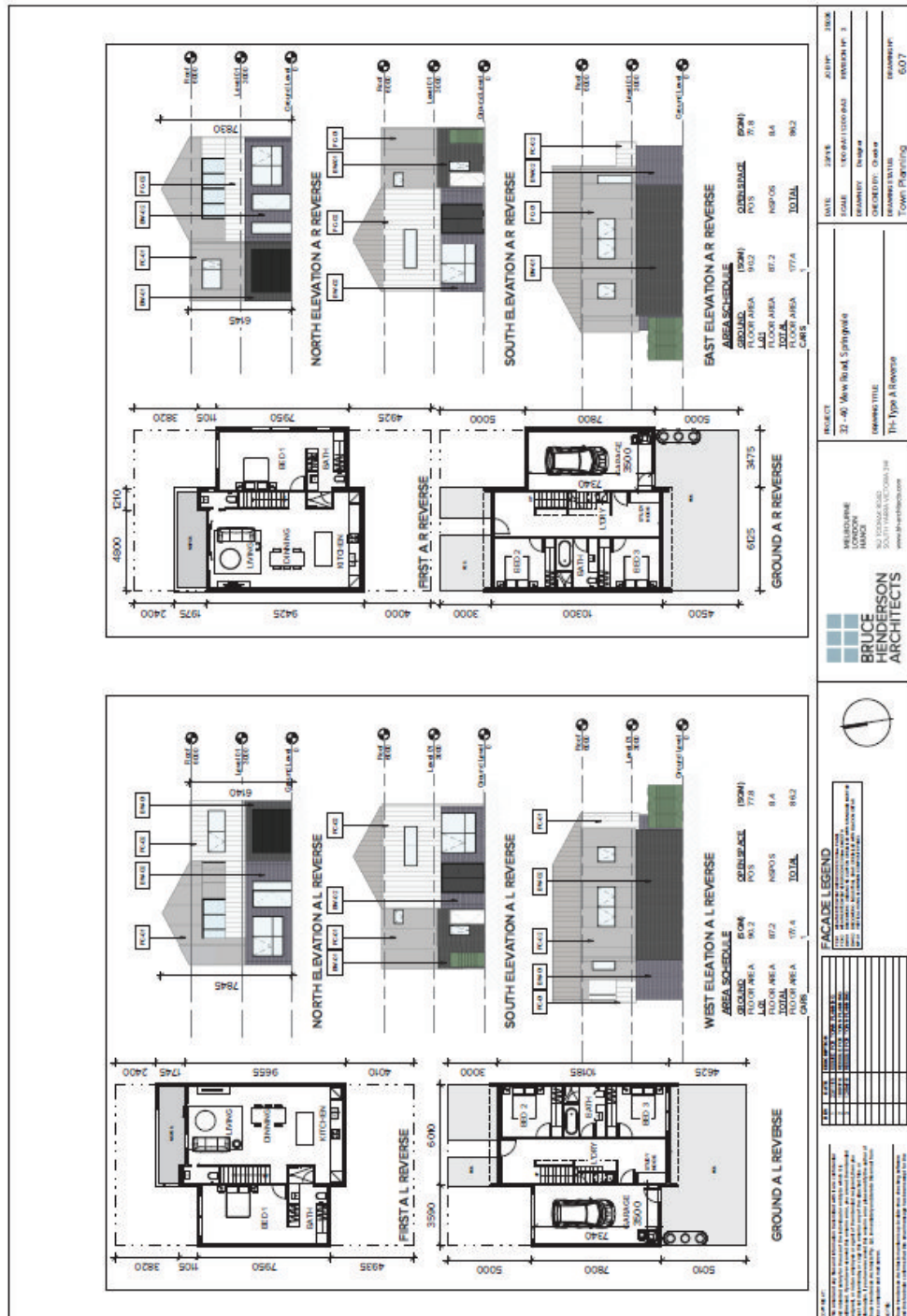
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(Cont.)**



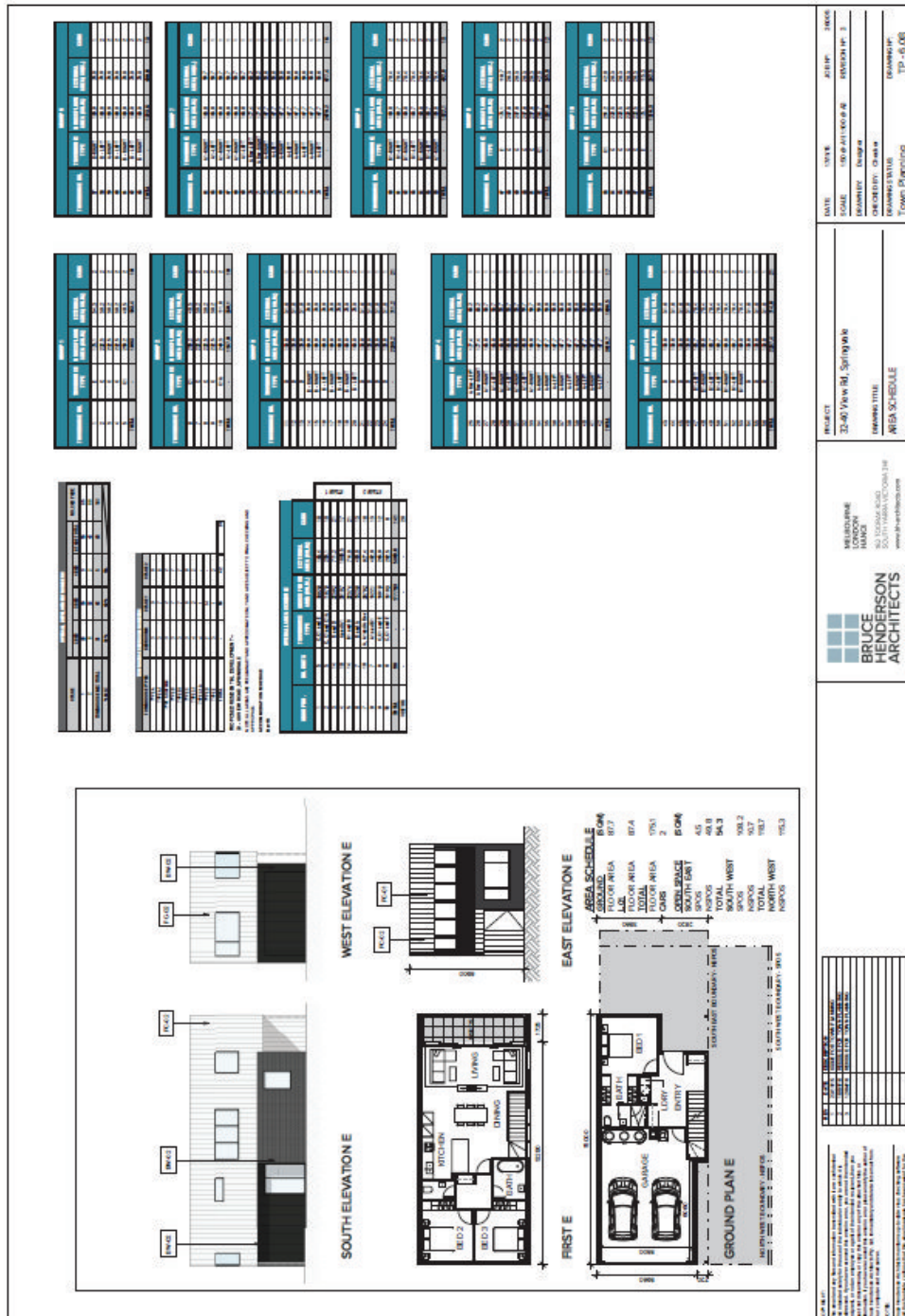
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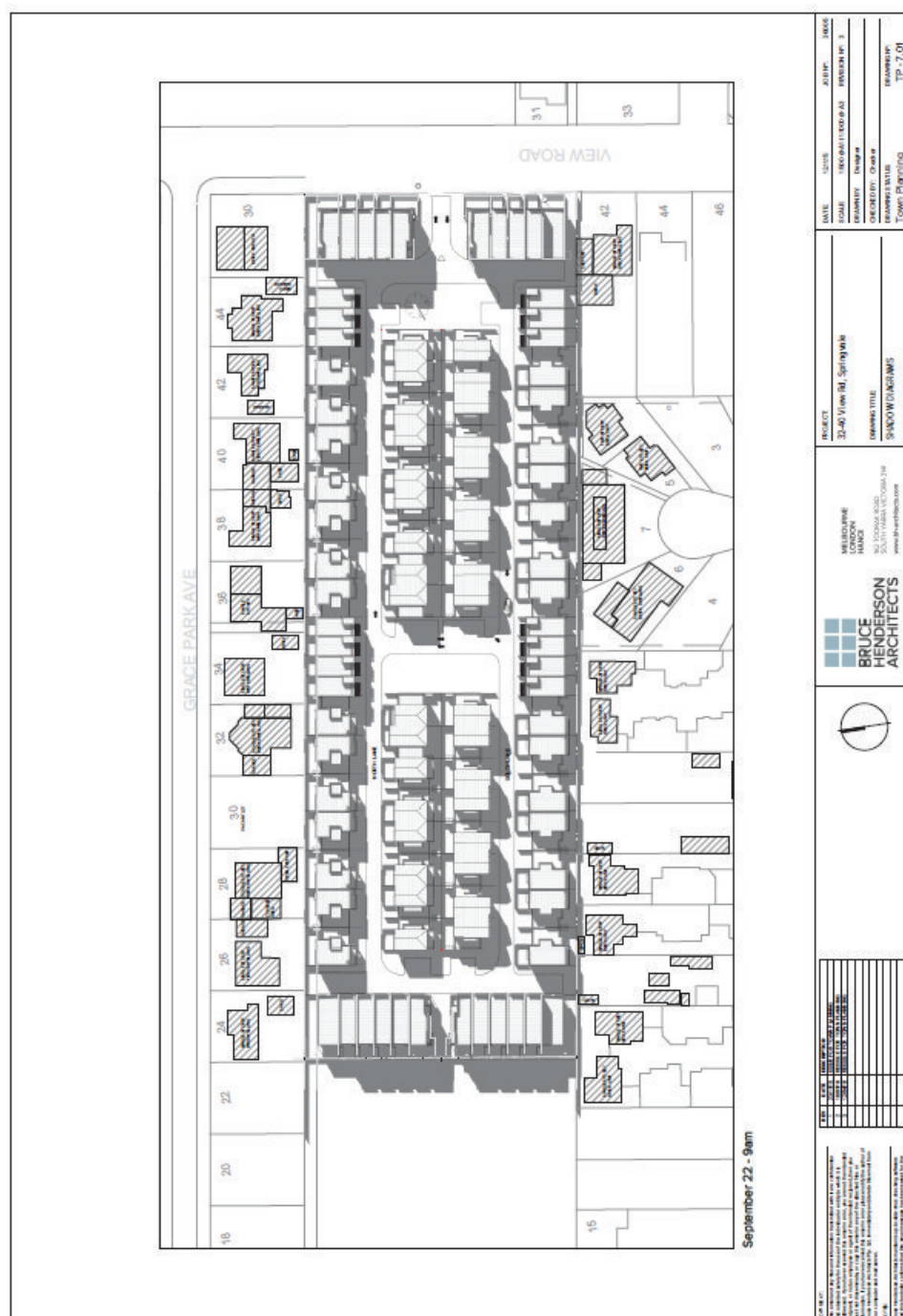
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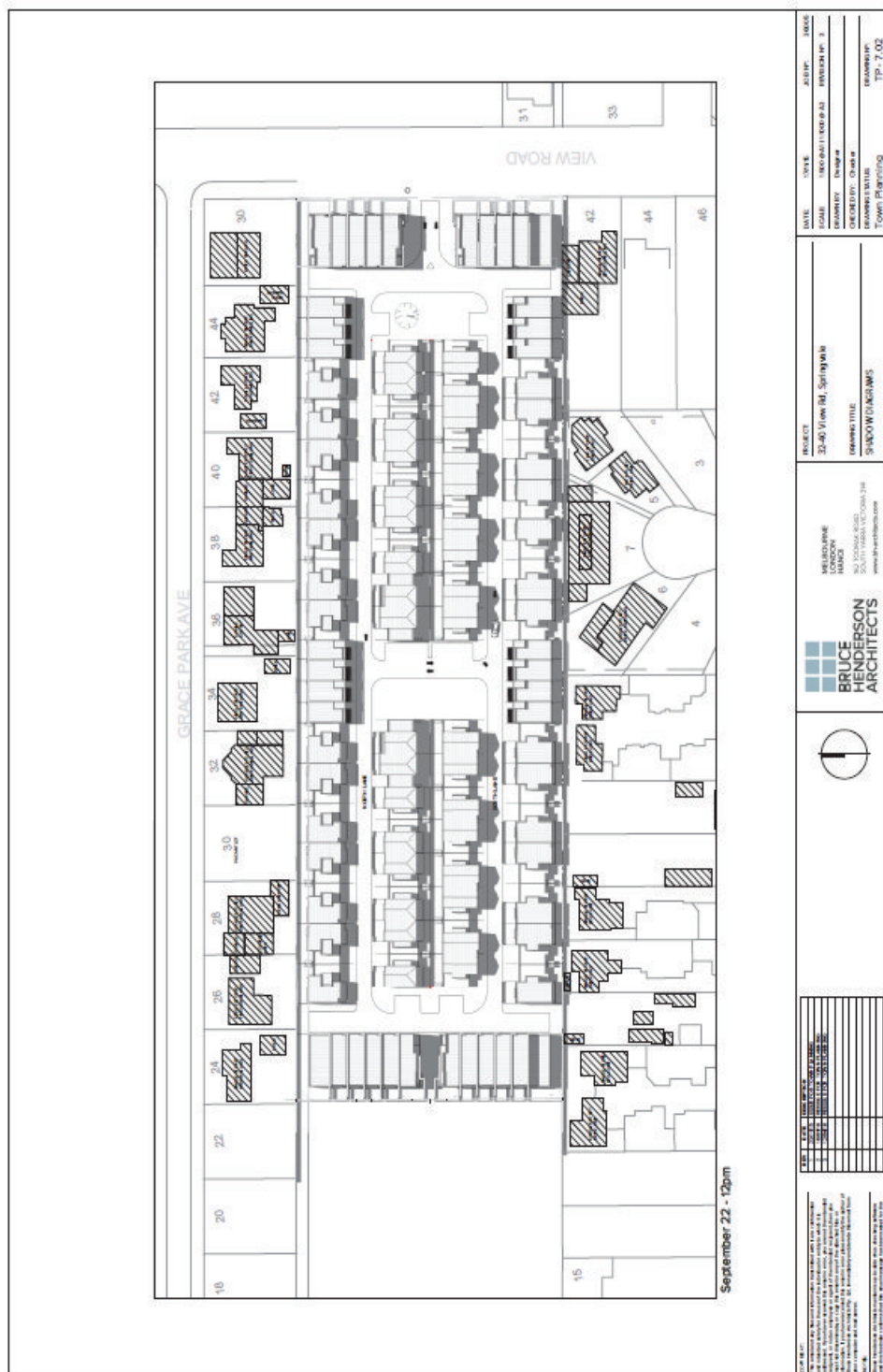


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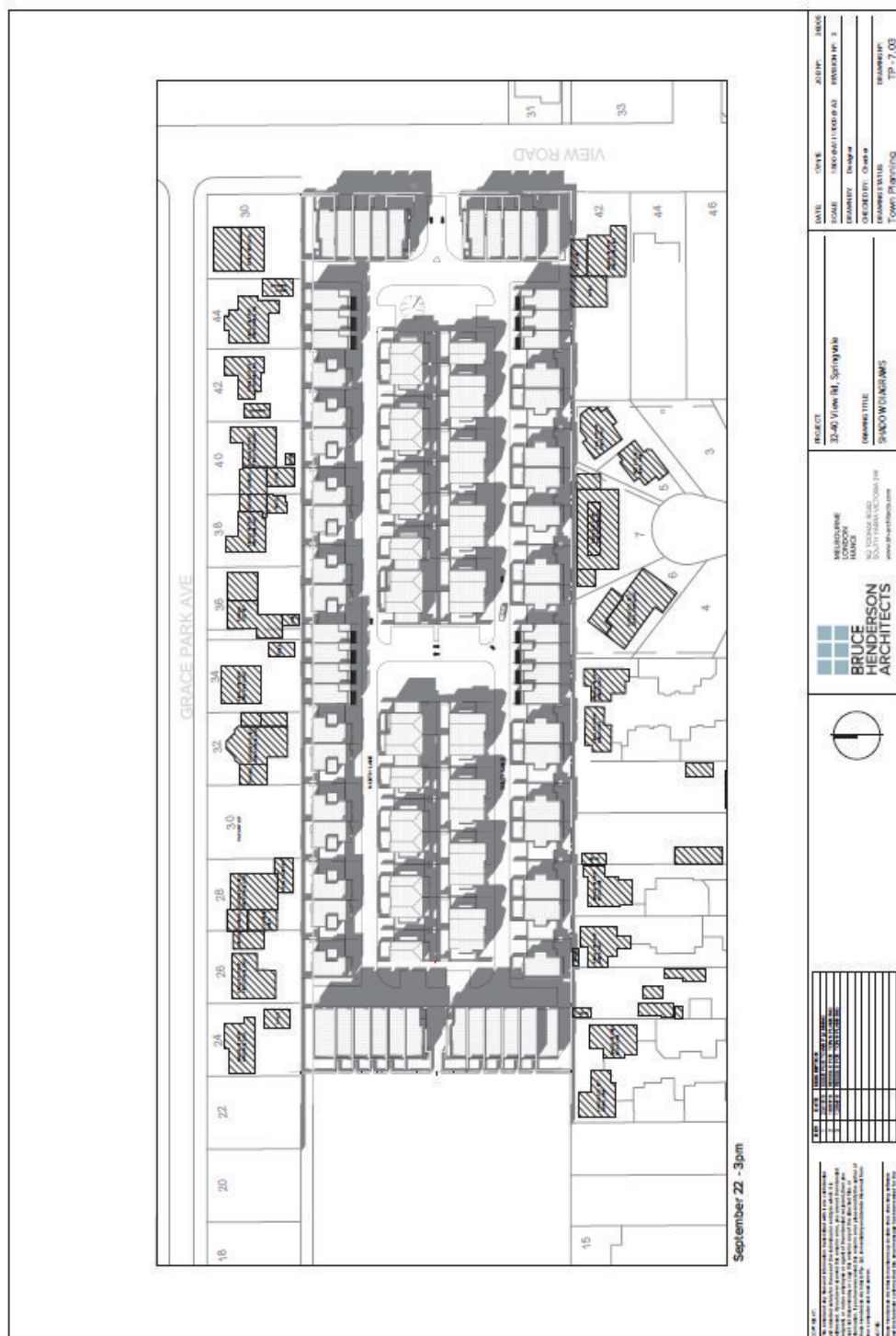


**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**



2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**



ZINCALUME COLORBOND - ROOF

SUREMIST®

BASALT®

WEATHERTEX PANEL FACADE - LEVELS 1 AND 2

WEATHER GROOVE 120mm PANEL

WEATHER GROOVE 30mm SMOOTH

TYPE A WALL LEVEL 1 END FACADES

BASE - LEVEL GROUND

BLACK ALUMINIUM WINDOWS

4 COLOUR COMBINATIONS

3 COLOUR COMBINATIONS

NORTH FACING

SOUTH FACING

WHERE INDICATED IN DRAWINGS

**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**



**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**



**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**



**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**



**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**



**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**

GBLA LANDSCAPE ARCHITECTS
Level 3, 248 Burwood Rd
Hawthorn VIC 3122
PO Box 2576
Hawthorn VIC 3122

32-40 VIEW ROAD SPRINGVALE

Town Planning Landscape Documentation

Met510 P/L

GbLA

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)

CONTENTS

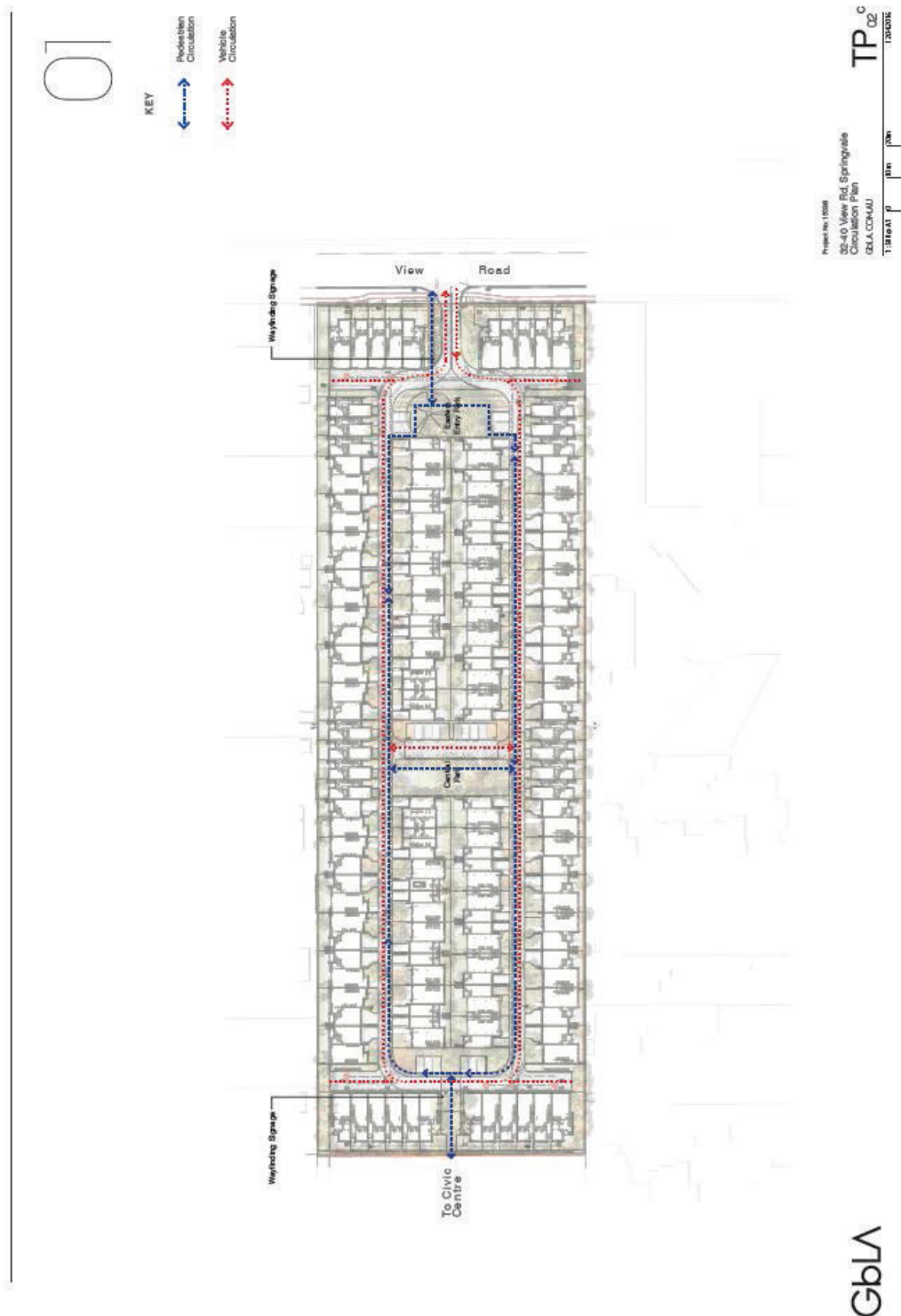
01	02
Proposed Works Plan Details Typical Lot layouts Landscape Sections Fencing Details	Palettes Precedent Images Planting Palette Material Palette

GblA

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

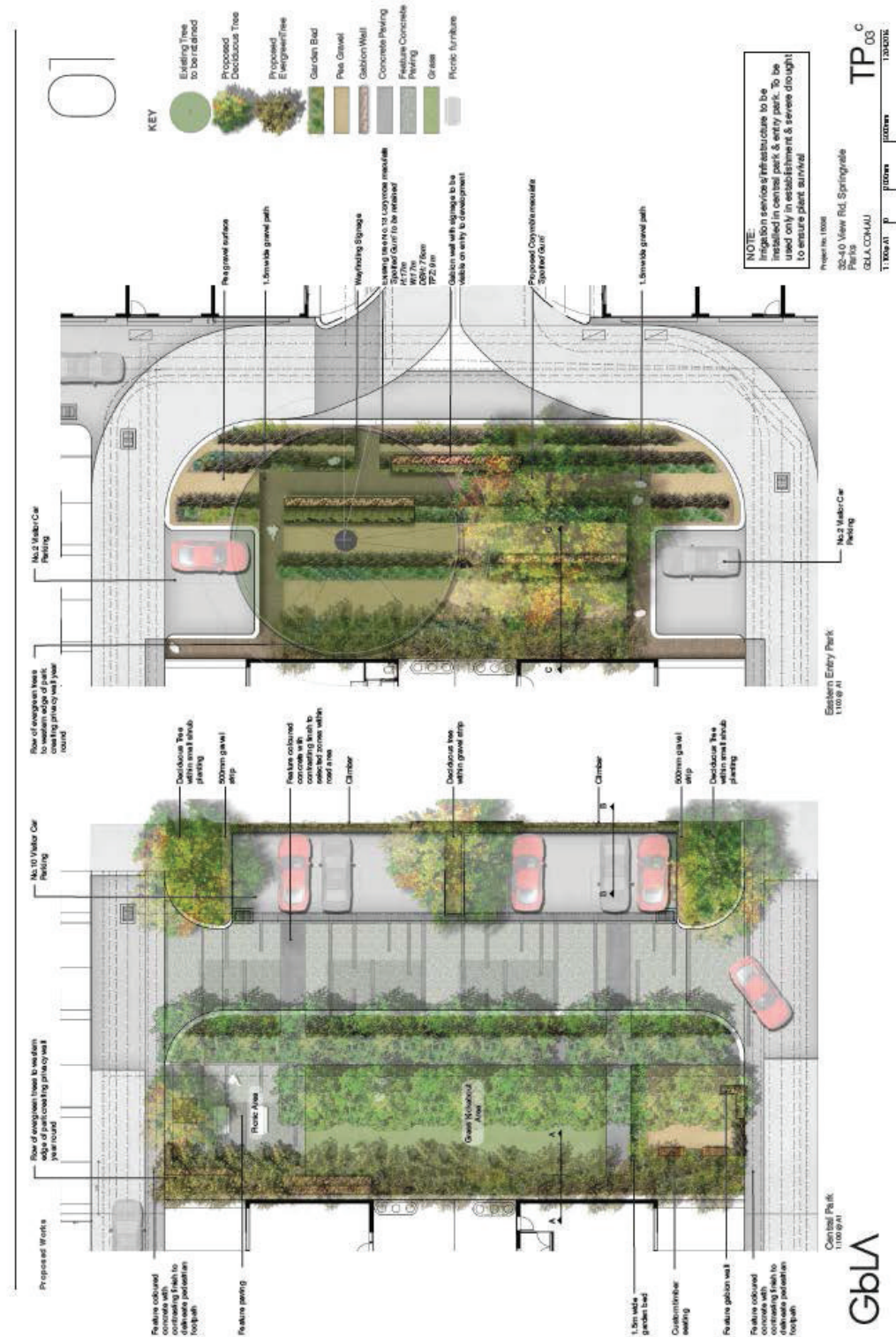


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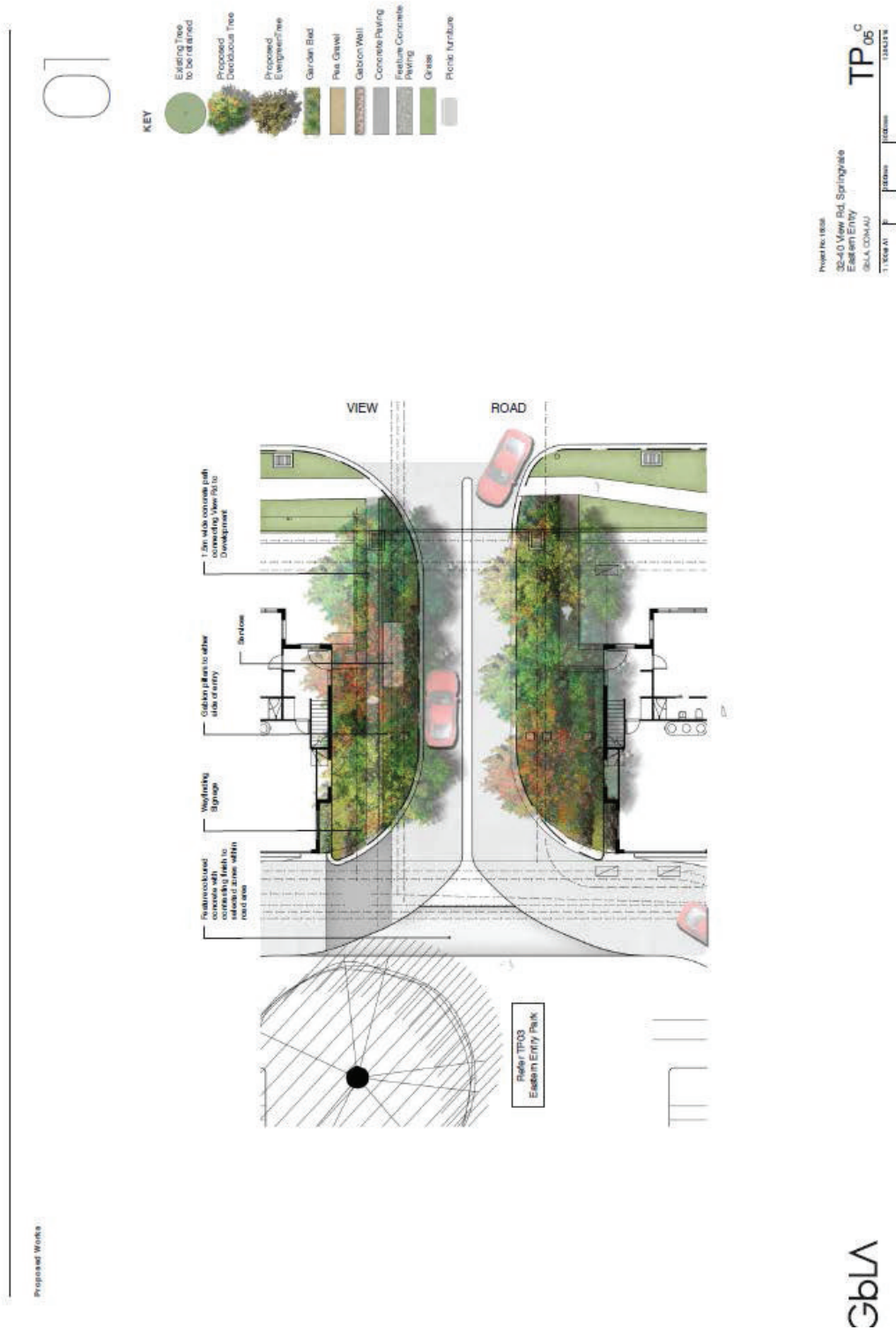


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**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**

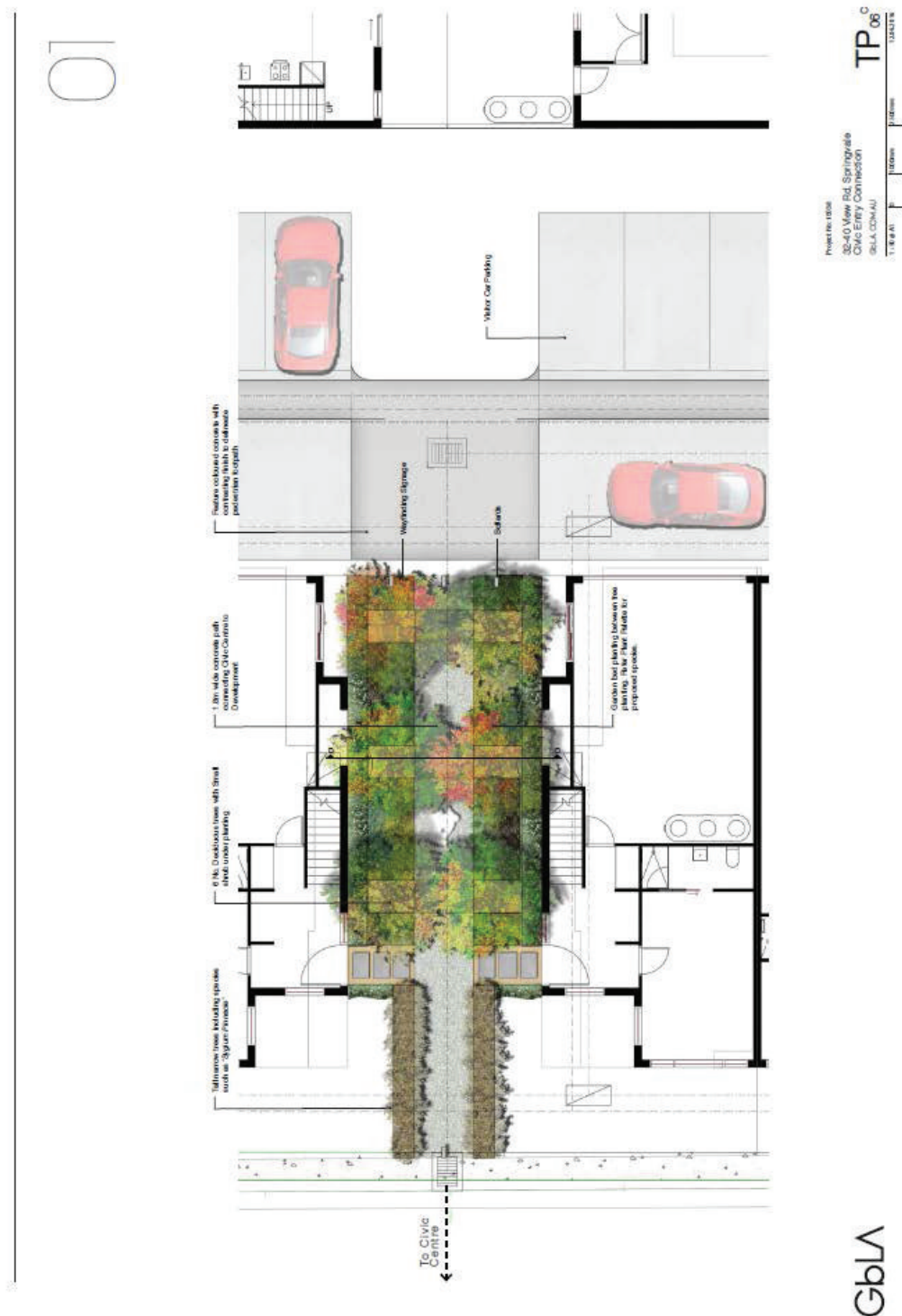


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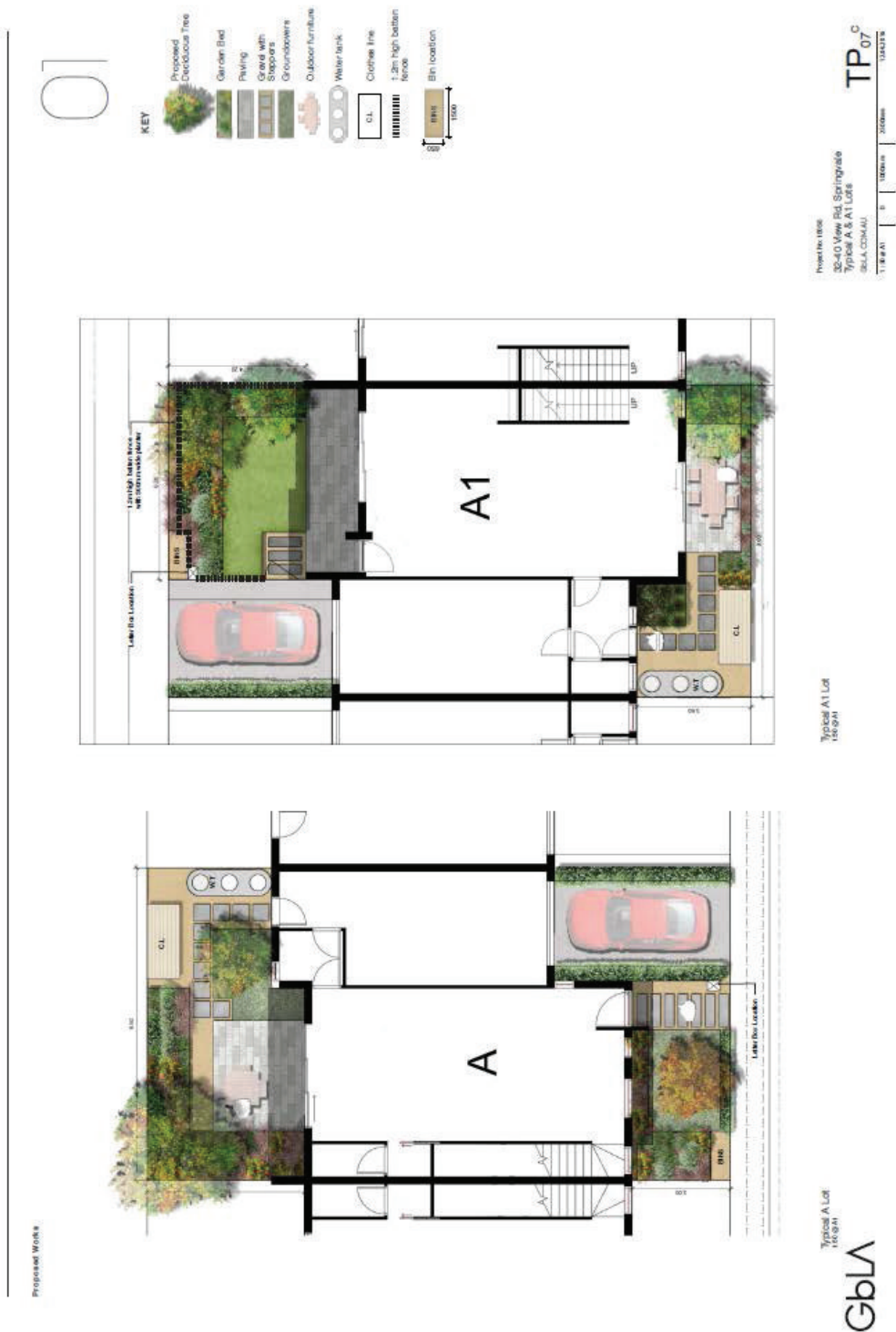


GbLA

**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**



2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)



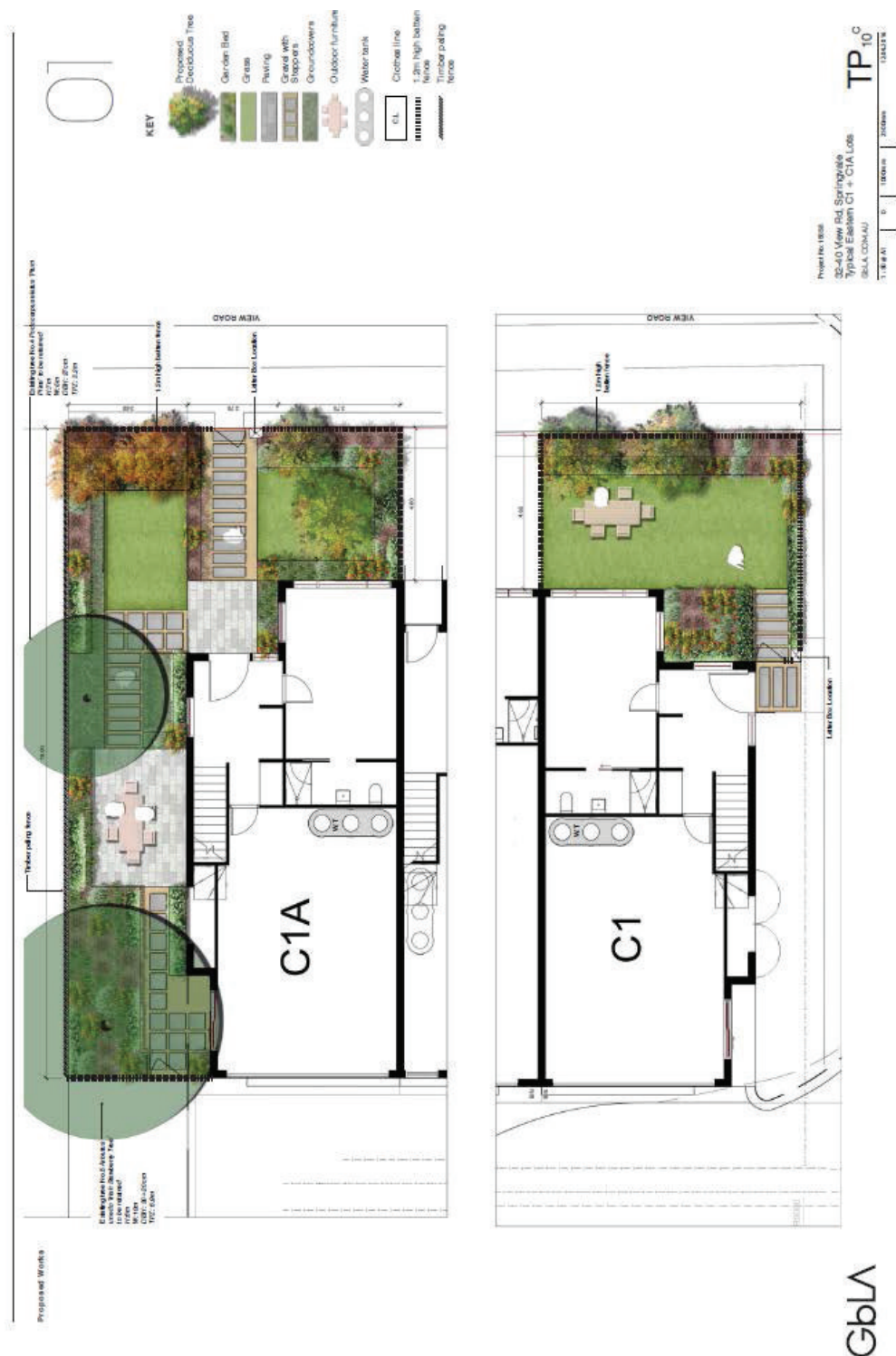
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(Cont.)



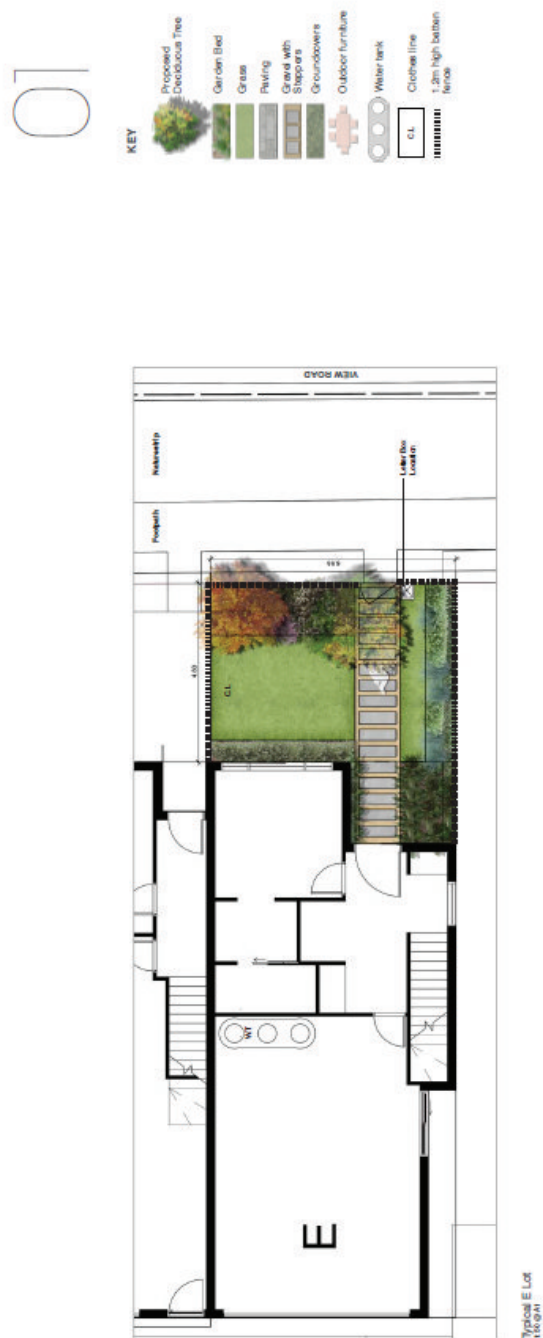
2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)



**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**



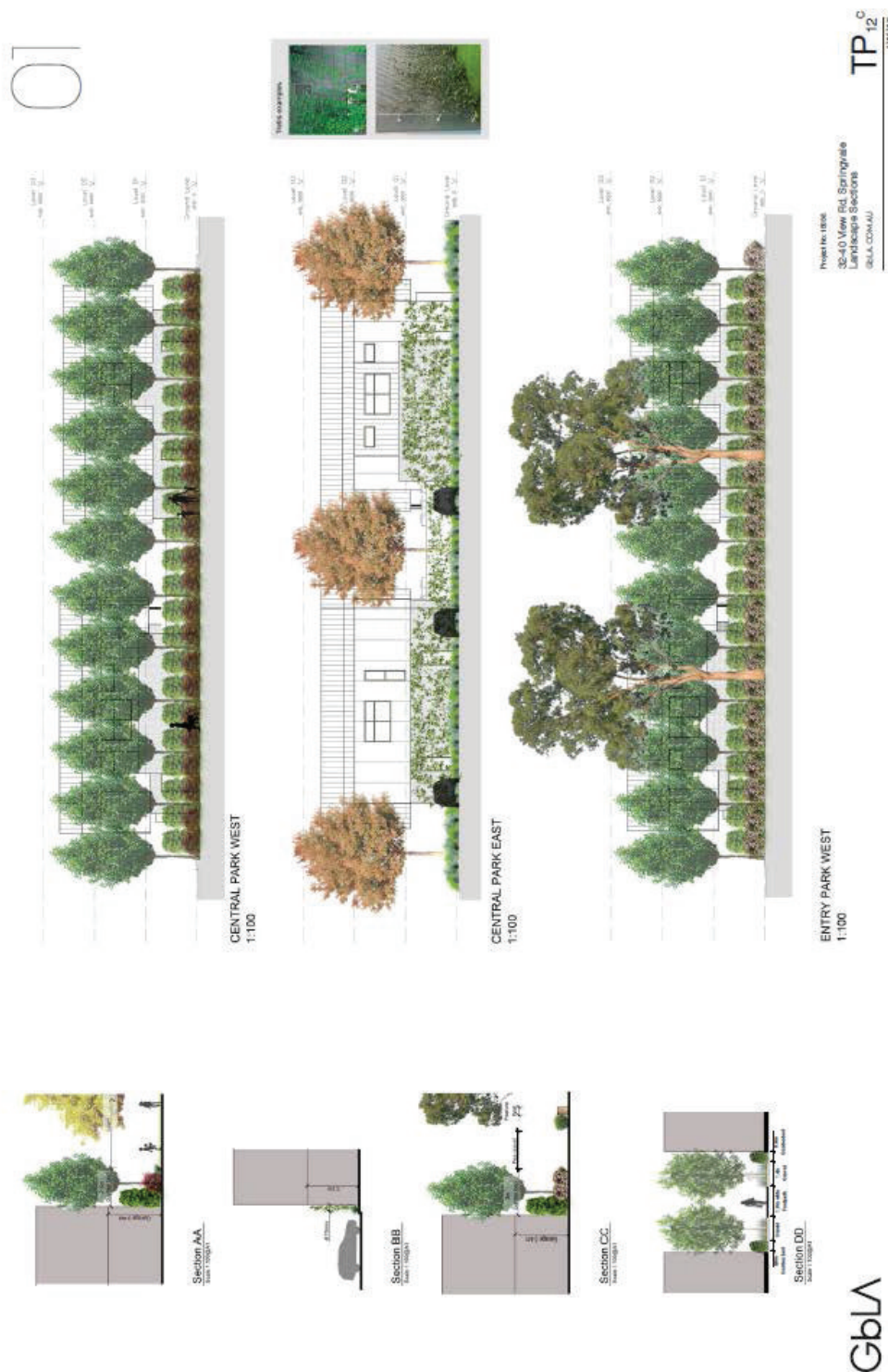
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(Cont.)



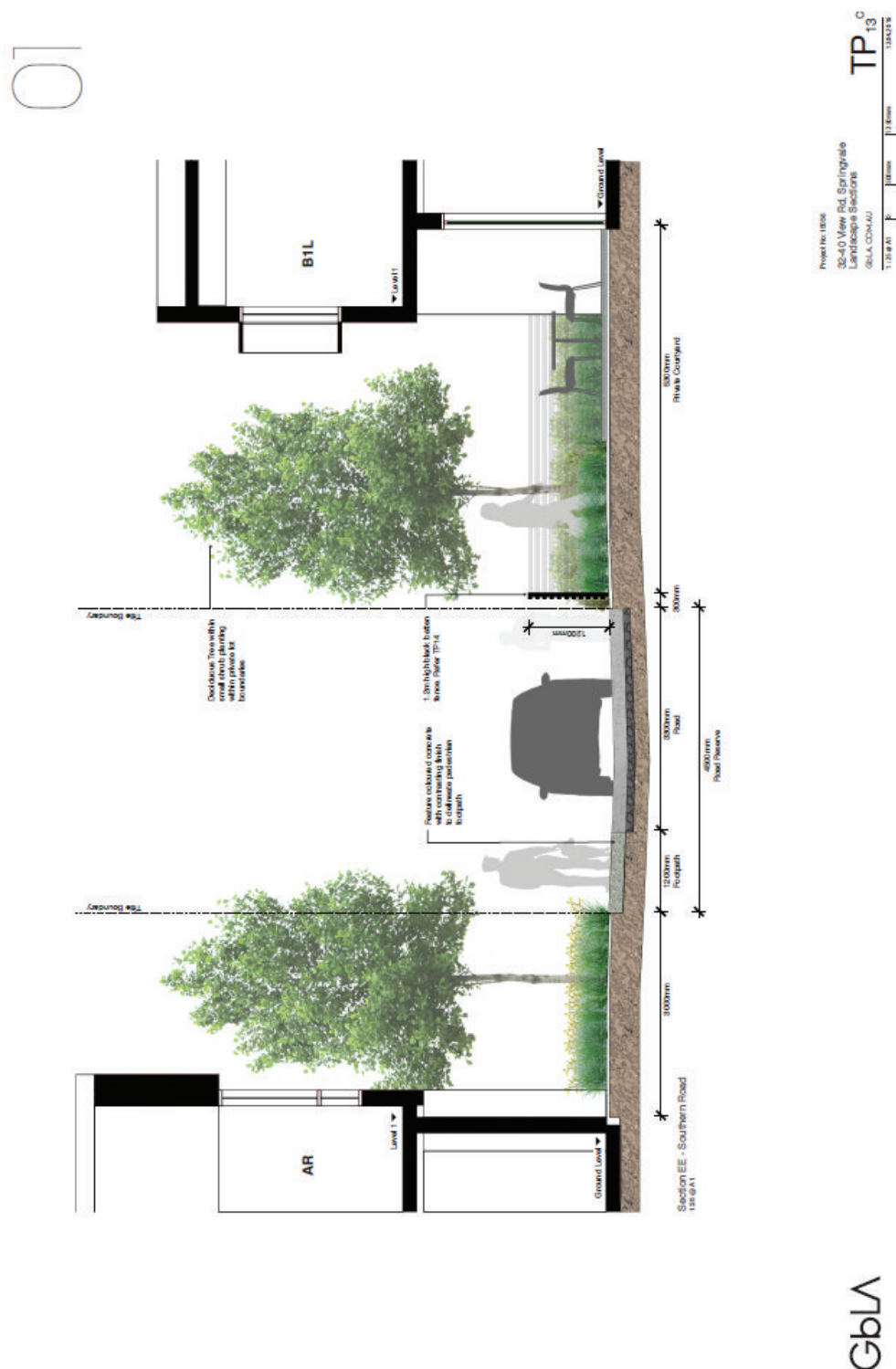
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32-40 View Rd, Springvale
Typical E Lot
GblA CDN/AU
TP 11
15/05/16

GblA

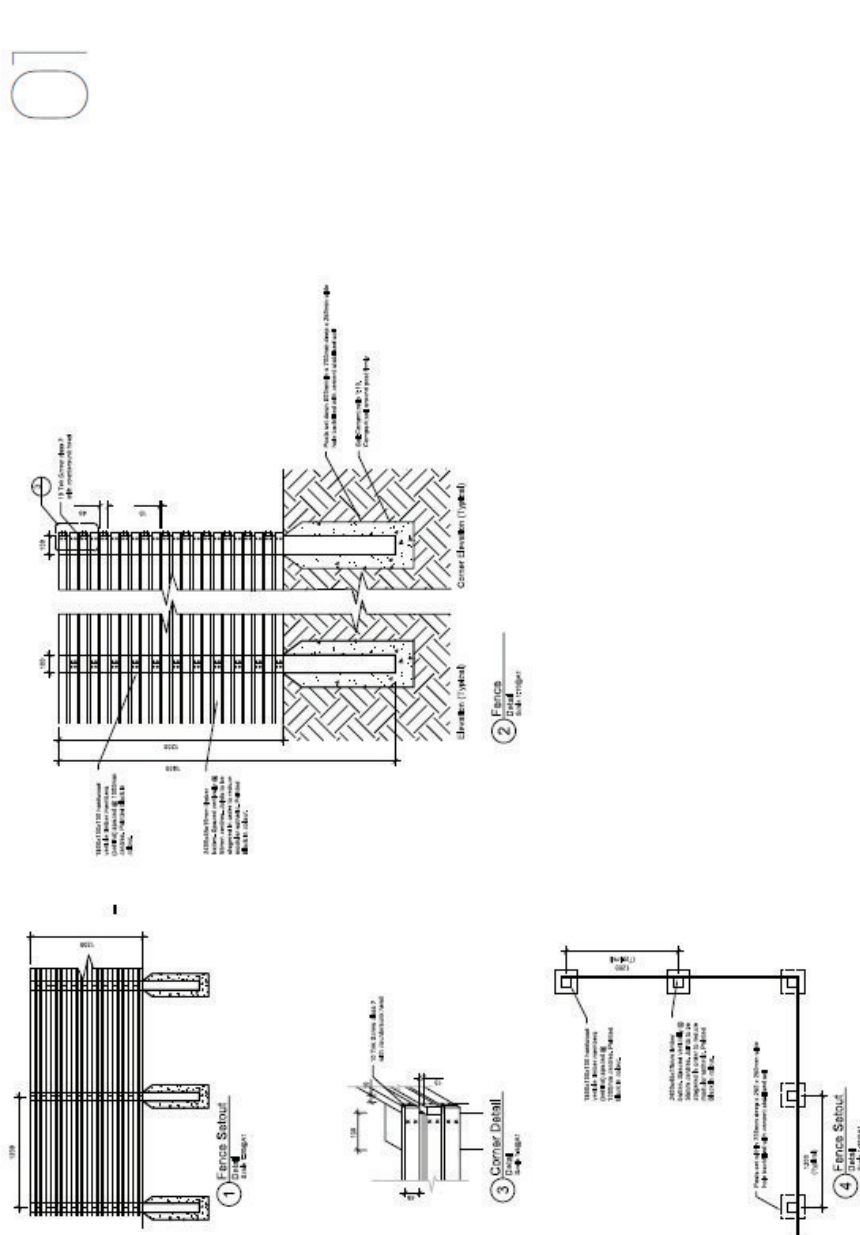
2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)



**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**



2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)



Project No. 1508
32-40 View Rd, Springvale
Front Fencing Details
G/LA/CDN/AU

TP 14

G/LA

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

PRECEDENTS

02

01

02

03

04

05

06

Project No. 15044
32-40 View Rd, Springvale
Precedent images
GblA COMAU

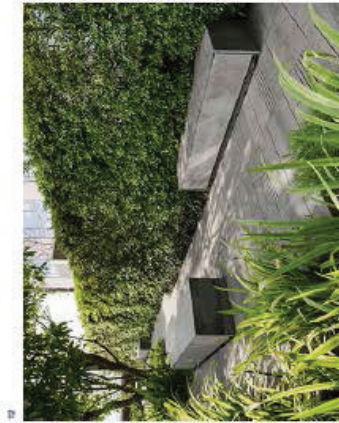
TP 15
1 JANUARY

GblA

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)

PRECEDENTS

02



GbLA

Project No. 15/0825
32-40 View Rd, Springvale
Precedent Images
(G/LA COMAU)
TP 16
15/0825

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

PRECEDENTS

02



19



20



21



18



22



23

GbLA

TP^o₁₇

PROJECT NO. 1506
32-40 View Rd, Springvale
Precedent Images
GbLA.COM.AU

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)

02

Plants

Tree

Prunella vulgaris
(1.0m - 2.0m)




Large Shrubs

Quercus agrifolia
(1.0m - 2.0m)




Medium Shrubs

Quercus agrifolia
(1.0m - 2.0m)




Small Shrubs

Quercus agrifolia
(1.0m - 2.0m)




Groundcover

Quercus agrifolia
(1.0m - 2.0m)



Flowering Plants


Quercus agrifolia
(1.0m - 2.0m)



Plants


Tree

Prunella vulgaris
(1.0m - 2.0m)



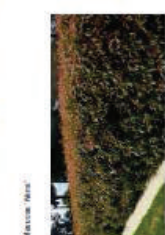
Large Shrubs

Quercus agrifolia
(1.0m - 2.0m)




Medium Shrubs

Quercus agrifolia
(1.0m - 2.0m)




Small Shrubs

Quercus agrifolia
(1.0m - 2.0m)



Groundcover

Quercus agrifolia
(1.0m - 2.0m)



Flowering Plants


Quercus agrifolia
(1.0m - 2.0m)



Plants


Tree

Prunella vulgaris
(1.0m - 2.0m)




Large Shrubs

Quercus agrifolia
(1.0m - 2.0m)




Medium Shrubs

Quercus agrifolia
(1.0m - 2.0m)




Small Shrubs

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Groundcover

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Flowering Plants


Quercus agrifolia
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Plants


Tree

Prunella vulgaris
(1.0m - 2.0m)




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Groundcover

Quercus agrifolia
(1.0m - 2.0m)



Flowering Plants

Quercus agrifolia
(1.0m - 2.0m)



Plants


Tree

Prunella vulgaris
(1.0m - 2.0m)



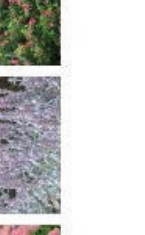
Large Shrubs

Quercus agrifolia
(1.0m - 2.0m)




Medium Shrubs

Quercus agrifolia
(1.0m - 2.0m)




Small Shrubs

Quercus agrifolia
(1.0m - 2.0m)




Groundcover

Quercus agrifolia
(1.0m - 2.0m)



Flowering Plants

Quercus agrifolia
(1.0m - 2.0m)



TP 18


32-40 View Rd, Springvale
Planning Application
SHELLA CHAU

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)


PRECEDENTS


02

Exposed aggregate concrete





Base coat concrete






Base coat concrete







Gblw

TP 19 C
32-40 View Rd, Springvale
Municipal Planning
SILA CON AU
13443 W

**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 32-40 VIEW ROAD, SPRINGVALE
(PLANNING APPLICATION NO. PLN15/0825)**

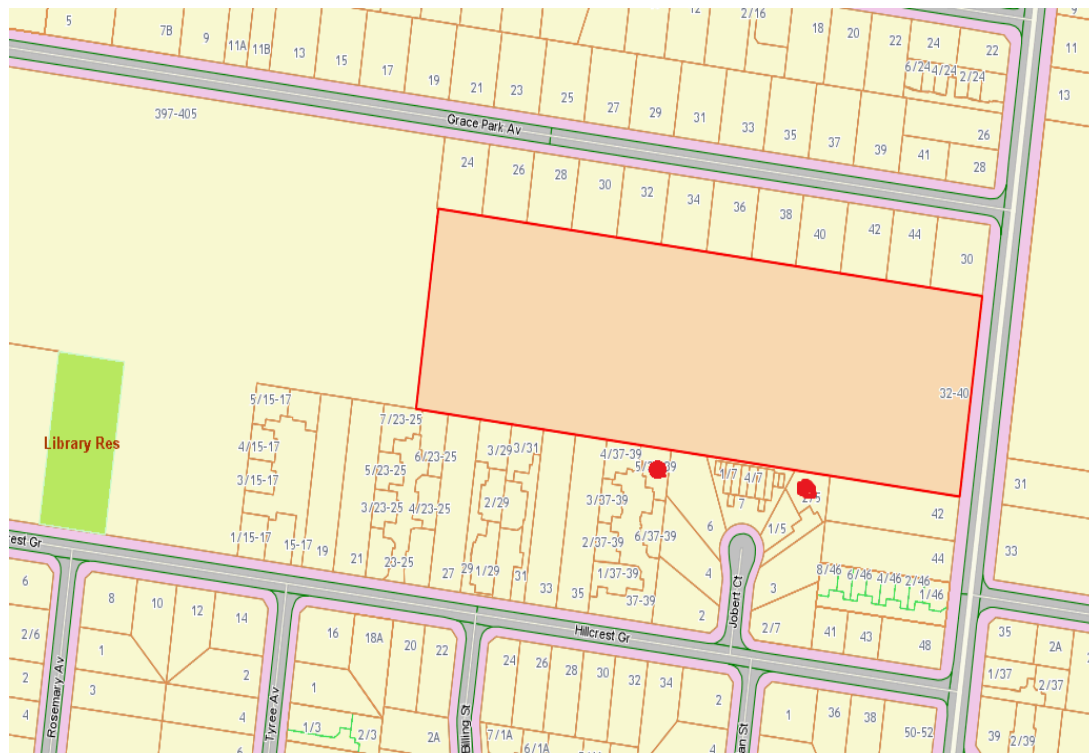
ATTACHMENT 2

OBJECTORS' LOCATION

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. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**



**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 32-40 VIEW ROAD, SPRINGVALE
(PLANNING APPLICATION NO. PLN15/0825)**

ATTACHMENT 3

CLAUSE 55 ASSESSMENT

PAGES 15 (including cover)

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

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (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 <ul style="list-style-type: none"> - Residential dwellings to the north and south – mixture of single and double storey – proposed development is maximum of double storey adjacent to these residential dwellings. - Civic centre to the rear (west) and Greyhound racing centre on opposite side of View Rd. - Site is well located in terms of proximity to train station and bus stops. - Substantial change area
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: <ul style="list-style-type: none"> ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	✓ Complies Total of 98 dwellings mixture of 2 and 3 storeys in height. 31 x 2 beds 62 x 3 beds 5 x 4 beds 10 dwelling types
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

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
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 Combined private internal road and pedestrian walkway through the site. Pedestrian access from View Rd to Civic Centre will be distinguished via change in material/ colour.
	Development should be oriented to front existing and proposed streets.	✓ Complies Dwellings adjacent to View Rd front View Rd. All other dwellings front internal accessways
	High fencing in front of dwellings should be avoided if practicable.	✓ Complies 1.2m high fence to dwellings fronting View Rd.
	Development next to existing public open space should be laid out to complement the open space.	- N/A Civic precinct to the west Residential dwellings to north & south

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (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: <ul style="list-style-type: none"> 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 Growth Zone schedule:</i> As per B6 or 5 metres, whichever is the lesser.	✓ Complies 5m minimum front setback to View St
B7 Building Height To ensure that the height of buildings respects the existing or preferred neighbourhood character.	The maximum building height should not exceed 13.5 metres in the Residential Growth Zone (as per Clause 32.07-7), 8 metres in the Neighbourhood Residential Zone (as per Clause 32.09-8) and 9 metres in all other zones (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 1 metres higher than the maximum prescribed for the relevant zone). Changes of building height between existing buildings and new buildings should be graduated.	✓ Complies Maximum height of 10.5m for the 3 storey dwellings. ✓ Complies 3 storeys are restricted to the front and rear of the site. Directly adjoining dwellings on the east and west sides have been reduced to 2 storeys to provide a transition between the level of built form.
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%. <i>Within the Residential Growth Zone schedule:</i> Up to a maximum of 70%.	✓ Complies 42% - provided by applicant
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 45% permeable surface area provided – provided by applicant

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
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:	✓ Complies
	<ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ Complies Dwellings have been provided with northern facing living areas and areas of POS where possible. Dwellings on the southern side of the site and located within the centre of the site have been provided with northern facing first floor balconies to compensate for ground level areas of POS on the southern side. This is considered a reasonable outcome to allow sufficient solar access to these dwellings.
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ Complies See above
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: <ul style="list-style-type: none"> Be substantially fronted by dwellings, where appropriate. Provide outlook for as many dwellings as practicable. Be designed to protect any natural features on the site. Be accessible and usable. 	✓ Complies 2 main open space areas are proposed on site – one at the front of the site and the second centrally located. Dwellings adjacent to these areas have been designed to front them. Landscaping is provided within these areas to improve the outlook. Pedestrian access to the rear Civic centre has been incorporated as a key focal point of the development.
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 Entries to dwellings visible from streets and internal areas
	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.	✓ Complies Dwellings have been designed to promote good internal surveillance of internal roads and public spaces.
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Complies Each dwelling is provided with secure areas of POS.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
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: <ul style="list-style-type: none"> Protect any predominant landscape features of the neighbourhood. Take into account the soil type and drainage patterns of the site. Allow for intended vegetation growth and structural protection of buildings. In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. Provide a safe, attractive and functional environment for residents. 	✓ Complies Landscaping plan has been provided showing appropriate areas of planting.
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. 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 Site devoid of any significant vegetation. Existing vegetation is considered to be planted. One tree adjacent to front of site being retained.
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	✓ Complies Landscaping plan has been provided.
	In the GRZ1 and RGZ1 schedule, 70% of ground level front setback planted with substantial landscaping and canopy trees.	! Variation Areas of POS provided to dwellings fronting View Rd. Substantial areas of landscaping provided which is considered reasonable given the level of proposed development.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
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.	Accessways should: <ul style="list-style-type: none"> Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network. Be designed to ensure vehicles can exit a development in a forwards direction if the accessway serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone. Be at least 3 metres wide. Have an internal radius of at least 4 metres at changes of direction. Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the accessway serves ten or more spaces and connects to a road in a Road Zone. 33 per cent of the street frontage, or if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. 	✓ Complies One single entry point from View Rd proposed. Will provide entry and exit to the site. All other crossovers will be removed.
	The width of accessways or car spaces should not exceed: <ul style="list-style-type: none"> 33% of the street frontage; or if the width of the street frontage is less than 20 metres, 40% of the street frontage. 	✓ Complies One entry point proposed from View Rd.
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ Complies Single entry to site
	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
	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: <ul style="list-style-type: none"> 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 Each dwelling is provided with an attached garage.
	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. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Amenity Impacts

Clause 55.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>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.</p>	<p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>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.</p>	<p>✓ Complies</p> <p>Heights and setbacks comply</p>

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
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.	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</p> <ul style="list-style-type: none"> ▪ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, <p>or</p> <ul style="list-style-type: none"> ▪ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>▪</p> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200m from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>- N/A No walls on boundaries</p>
B19 Daylight to Existing Windows To allow adequate daylight into existing habitable room windows.	<p>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.</p>	✓ Complies
	<p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	✓ Complies

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
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 Dwellings on the southern side of the site are setback a minimum of 3m from the title boundary. Maximum of 2 storey proposed. Heights and setbacks of the proposed dwellings comply.
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 Some overshadowing to adjoining residential properties to the south. Extent of overshadowing is considered reasonable, sufficient sunlight still provided to SPOS areas of adjoining dwellings.
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: <ul style="list-style-type: none"> Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. Have sill heights of at least 1.7 metres above floor level. Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	! Conditional compliance Generally screening details have been provided, however for Type D dwellings it has not been shown these have potential for overlooking from bedroom windows and an objection have been received from neighbouring resident in Hillcrest Gve in relation to overlooking – condition to be imposed on permit requiring compliance with Standard.
	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. (contd)	✓ Complies

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

	<p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> ▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. ▪ Permanent, fixed and durable. ▪ Designed and coloured to blend in with the development. <p>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.</p>	✓ Complies
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.	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	! Conditional compliance Standard condition – regarding placement of air condition units etc to be included on any permit issued.
To protect residents from external noise.	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.	✓ Complies Site does not adjoin any busy roads or railway lines etc.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (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 Ground level entries provided. Some dwellings with ground level bedrooms provided.
B26 Dwelling Entry To provide each dwelling or residential building with its own sense of identity.	Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> Be visible and easily identifiable from streets and other public areas. Provide shelter, a sense of personal address and a transitional space around the entry. 	✓ Complies Entries visible from street and internal areas.
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: <ul style="list-style-type: none"> An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or A verandah provided it is open for at least 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: <ul style="list-style-type: none"> 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 3 metres. 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.	✓ Complies Type A provided with ground level SPOS 24sqm to rear with front area of POS. Type B provided with ground level SPOS 36sqm to rear and front area of POS. Type C Reverse living provided with 9sqm -10sqm balcony with 1.6m width. Type D Reserve living provided with 8sqm balcony with 2m width. Type AR & AL Reverse living provided with 8.4sqm balcony with 1.7m width. Type E Reverse living provided with 11sqm balcony with 1.7m width.
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 lot has an east-west orientation as a result some dwellings are unable to have northern areas of POS, however these dwellings have been provided with POS areas within the front setback to achieve adequate solar orientation. First floor balconies are provided with reverse living type designs.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	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 First floor northern facing balconies provided to those dwellings with southern areas of POS.
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.	! Conditional compliance Whilst the planning report indicates that areas of storage are provided within the garages for each of the dwellings this has not been shown on the plans

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (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: <ul style="list-style-type: none"> ▪ Facade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, ▪ Should respect the existing or preferred neighbourhood character. 	✓ Complies Design of dwellings is respectful of existing character of the area whilst not being a direct replica. Pitched roof is reflective of streetscape. Dwellings are generally 2 storey which is respectful of existing dwellings to the north and south. 3 storey dwellings have been kept to the east and west boundaries where the adjacent uses are more commercial (Greyhound racing opposite side of View Rd & Civic centre to rear). Some multi-dwelling developments within the neighbouring southern residential properties whilst no other level of intensity in terms of residential development of this scale in immediate area, the subject site is one of the larger vacant lots in the area with good proximity to public transport
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ Complies Garages have been located inward facing of site to shared accessways.
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 Low level front fences to those dwellings fronting View Rd
	A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> ▪ 2m if abutting a Road Zone, Category 1. ▪ 1.5m in any other streets. Within all residential zone schedules: Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.	✓ Complies 1.2m high front fence to dwellings along View Rd boundary.
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 The proposal includes areas of common property (car park areas, pedestrian pathways and internal roads and communal areas of open space) which are easily identifiable and can be maintained through a body corporate.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
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 Bin areas provided within areas of POS to each dwelling. Waste Management plan provided. Waste collection via private collector.
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Complies Mailboxes are centrally located.

**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 32-40 VIEW ROAD, SPRINGVALE
(PLANNING APPLICATION NO. PLN15/0825)**

ATTACHMENT 4

CLAUSE 56 ASSESSMENT

PAGES 13 (including cover)

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

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Assessment Table – Residential Subdivision (Clause 56)

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA Choose relevant option and provide comments. Delete others.
Cl.56.02-1 - Strategic Implementation <ul style="list-style-type: none"> To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme. 	C1 Application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area.	✓ Complies
Cl.56.03-1 - Compact and Walkable Neighbourhoods <ul style="list-style-type: none"> To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport. To allow easy movement through and between neighbourhoods for all people. 	C2 A subdivision should implement any relevant growth area or any approved land-use and development strategy, plan or policy for the area. An application for subdivision must include a plan of the layout of the subdivision that: <ul style="list-style-type: none"> Meets the objectives (if relevant) of Clauses 56.03-2, 56.03-3, 56.04-1, 56.06-2, 56.06-3 and 56.06-4. Shows the 400m street walking distance around each existing or proposed bus stop, and shows the estimated number of dwellings within those distances. Shows the layout of the subdivision in relation to the surrounding area. Is designed to be accessible for people with disabilities. 	✓ Complies
Cl.56.03-2 - Activity Centre <ul style="list-style-type: none"> To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location. 	C3 A subdivision should implement any relevant activity centre strategy, plan or policy for the area. Subdivision should be supported by activity centres that are: <ul style="list-style-type: none"> Accessible by neighbourhood and regional walking and cycling networks. Served by public transport that is connected to the regional public transport network. Located at public transport interchange points. Located on arterial roads or connector streets. Of appropriate size to accommodate a mix of uses that meet local community needs. Oriented to support active street frontages, support street-based community interaction and pedestrian safety 	✓ Complies

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

<p>Cl.56.03-3 - Planning for Community Facilities</p> <ul style="list-style-type: none"> To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities. 	<p>C4</p> <p>Subdivision should implement relevant regional and local community strategy, plan or policy for the area and locate facilities on sites that are in or near activity centres and public transport. School sites should:</p> <ul style="list-style-type: none"> Be integrated with neighbourhoods and located near activity centres. Have a bus stop along the site boundary. Have drop-off zones, bus parking and on-street parking in addition to other street functions. Adjoin the public open space network and community sporting/recreation facilities. Be located on land not affected by physical, environmental constraints etc. Be accessible by the Principal Public Transport Network. Be located on connector streets and not arterial roads if a primary school. Meet the requirements of the Dept. of Education and Training for State Government sites and abut at least two streets of sufficient width. 	<p>✓ Complies</p>
<p>Cl.56.03-4 - Built Environment</p> <ul style="list-style-type: none"> To create urban places with identity and character. 	<p>C5</p> <p>The built environment should:</p> <ul style="list-style-type: none"> Implement any relevant urban design strategy, plan or policy for the area. Provide living and working environments that are functional, safe and attractive. Provide an integrated layout, built form and urban landscape. Contribute to a sense of place and cultural identity. 	<p>✓ Complies</p>
<p>Cl.56.03-5 - Neighbourhood Character</p> <ul style="list-style-type: none"> To design subdivisions that respond to neighbourhood character. 	<p>C6</p> <p>Subdivision should:</p> <ul style="list-style-type: none"> Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement. Respond to and integrate with the surrounding urban environment. Protect significant vegetation and site features. 	<p>✓ Complies</p>

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

<p>Clause 56.04-1 - Lot Diversity and Distribution</p> <ul style="list-style-type: none"> • To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services. • To provide higher housing densities within walking distance of activity centres. • To achieve increased housing densities in designated growth areas. • To provide a range of lot sizes to suit a variety of dwelling and household types. 	<p>C7</p> <p>Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area. A range and mix of lot sizes should be provided including lots suitable for the development of:</p> <ul style="list-style-type: none"> • Single dwellings. • Two dwellings or more. • Higher density housing. • Residential buildings and Retirement villages. <p>Unless the site is constrained by topography or other conditions, lot distribution should provide for at least 95% of dwellings to be located no more than 400m walking distance from a bus stop, 600m from a tram stop or 800m from railway station.</p> <p>Lots of 300m² or less or those capable of providing for multi-dwelling developments, residential buildings or retirement villages should be located in and within 400m of an activity centre.</p>	<p>✓ Complies</p>
<p>Cl.56.04-2 - Lot Area and Building Envelopes</p> <ul style="list-style-type: none"> • To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features. 	<p>C8</p> <ul style="list-style-type: none"> • Lots less than 300m² should be accompanied by information that shows that the lots are consistent or contain a building envelope consistent with a development approved under the scheme, or that a dwelling may be constructed on each lot in accordance with the requirements of this scheme. • Lots of between 300 and 500m² should contain a building envelope that is consistent with a development of the lot approved under this scheme; or, if no development has been approved, contain a rectangle building envelope measuring 10m x 15m, or 9m x 15m if a boundary wall is nominated as part of the building envelope. • Lots greater than 500m² should be able to contain a 10m x 15m rectangle, and may contain a building envelope. • A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54 unless the objectives of the standard are met and the building envelope is shown as a restriction on a plan of subdivision, or is specified as a covenant in an agreement under Section 173 of the Act. • Lot dimensions and building envelopes should protect: solar 	<p>✓ Complies</p>

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

	access and allow for the energy rating requirements of the Building Regulations to be achieved; existing or proposed easements; and, significant vegetation and site features.	
Cl.56.04-3 - Solar Orientation of Lots <ul style="list-style-type: none"> To provide good solar orientation of lots and solar access for future dwellings. 	C9 Unless the site is constrained by topography or other site conditions, at least 70% of lots should have appropriate solar orientation. Lots have appropriate solar orientation when: <ul style="list-style-type: none"> The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. Lots between 300m² and 500m² are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	✓ Complies
Cl.56.04-4 - Street Orientation <ul style="list-style-type: none"> To provide a lot layout that contributes to community social interaction, personal safety and property security. 	C10 Subdivision should increase visibility and surveillance by: <ul style="list-style-type: none"> Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. Providing lots of 300m² or less in area and lots for 2 or more dwellings around activity centres and public open space. Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. Providing roads and streets along public open space boundaries. 	✓ Complies
Cl.56.04-5 - Common Area <ul style="list-style-type: none"> To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network. 	C11 An application to subdivide land that creates common land must be accompanied by a plan and a report identifying: <ul style="list-style-type: none"> The common area to be owned by the body corporate, including any streets and open space. The reasons why the area should be commonly held. Lots participating in the body corporate. The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	✓ Complies

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

<p>CI.56.05-1 - Integrated Urban Landscape</p> <ul style="list-style-type: none"> To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas. To incorporate natural and cultural features in the design of streets and public open space where appropriate. To protect and enhance native habitat and discourage the planting and spread of noxious weeds. To provide for integrated water management systems and contribute to drinking water conservation. 	<p>An application that creates streets or public open space should be accompanied by a landscape design that:</p> <ul style="list-style-type: none"> Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area. Create attractive landscapes that visually emphasise streets and public open spaces. Respond to site and context description. Maintain significant vegetation where possible. Take account of the physical features of the land. Protect and enhance significant features. Protect and link areas of significant local habitat. Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space. Promote use of drought tolerant and low maintenance plants and avoid species likely to spread into the surrounding environment. Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. Develop appropriate landscapes for public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas. Provide for walking and cycling networks. Provide appropriate pathways, signage, fencing, public lighting and street furniture. Create low maintenance, durable landscapes that are capable of a long life. <p>The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.</p>	<p>✓ Complies</p>
<p>CI.56.05-2 - Public Open Space Provision</p> <ul style="list-style-type: none"> To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails and links to regional open space. To provide a network of public open space that caters for a broad range of users. To encourage healthy and active communities. 	<p>C13</p> <p>The provision of public open space should:</p> <ul style="list-style-type: none"> Implement any relevant open space plan, strategy or policy for the area. Provide a network of well-distributed neighbourhood public open space that includes: local parks within 400m safe walking distance of at least 95% of all dwellings; additional small 	<p>✓ Complies</p>

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

<ul style="list-style-type: none"> To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network. To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods. 	<p>local parks or public squares in activity centres and higher density residential areas; active open space of at least 8 hectares in area within 1km of 95% of all dwellings; and, linear parks and trails along waterways, vegetation corridors and road reserves within 1km of 95% of all dwellings.</p> <ul style="list-style-type: none"> Be provided along foreshores, streams and permanent water bodies. Be linked to existing or proposed future public open spaces where appropriate. Integrate with floodways and encumbered land accessible for public recreation. Be suitable for the intended use. Be of an area and dimension to allow easy adaptation to different uses. Maximise passive surveillance. Be integrated with urban water management systems, waterways and other water bodies. Incorporate natural and cultural features where appropriate. 	
<p>CI.56.06-1 - Integrated Mobility</p> <ul style="list-style-type: none"> To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne. To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner. To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution. 	<p>C14</p> <p>An application for a subdivision must include a plan of the layout of the neighbourhood that meets the objectives of:</p> <ul style="list-style-type: none"> Clause 56.06-2 Walking and cycling network. Clause 56.06-3 Public transport network. Clause 56.06-4 Neighbourhood street network. 	<p>✓ Complies</p>
<p>CI.56.06-2 - Walking and Cycling Network</p> <ul style="list-style-type: none"> To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution. 	<p>C15</p> <p>The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> Implement any relevant regional and local walking and cycling strategy, plan or policy for the area. Link to existing pedestrian and cycling networks. Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. Provide interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open 	<p>✓ Complies</p>

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

	<p>spaces.</p> <ul style="list-style-type: none"> • Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. • Ensure safe street and road crossings including the provision of traffic controls where required. • Provide an appropriate level of priority for pedestrians and cyclists. • Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. • Be accessible to people with disabilities. 	
<p>CI.56.06-3 - Public Transport Network</p> <ul style="list-style-type: none"> • To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system. • To encourage maximum use of public transport. 	<p>C16</p> <p>The public transport network should be designed to:</p> <ul style="list-style-type: none"> • Implement any relevant public transport strategy, plan or policy for the area. • Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority. • Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne. • Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets. 	<p>✓ Complies</p>
<p>CI.56.06-4 - Neighbourhood Street Network</p> <ul style="list-style-type: none"> • To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network. 	<p>C17</p> <p>The neighbourhood street network must:</p> <ul style="list-style-type: none"> • Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, cycle paths, footpaths and public transport routes. • Provide clear physical distinctions between arterial roads and neighbourhood street types. • Comply with the Roads Corporation's arterial road access management policies. • Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport. • Provide safe and efficient access to activity centres for 	<p>✓ Complies</p>

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

	<p>commercial and freight vehicles.</p> <ul style="list-style-type: none"> • Provide safe and efficient access to all lots for service and emergency vehicles. • Provide safe movement for all vehicles. • Incorporate any necessary traffic control measures and traffic management infrastructure. 	
<p>CI.56.06-5 - Walking and Cycling Network Detail</p> <ul style="list-style-type: none"> • To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities. • To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles. 	<p>C18</p> <p>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> • Be part of a comprehensive design of the road or street reservation. • Be continuous and connect. • Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. • Accommodate projected user volumes and mix. • Meet the requirements of Table C1. • Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound. • Provide appropriate signage. • Be constructed to allow access to lots without damage to the footpath or shared path surfaces. • Be constructed with a durable, non-skid surface. • Be of a high quality and durability to ensure safe passage, discharge or urban runoff, preservation of all weather access, a reasonable, comfortable riding quality and a minimum 20 year life span. • Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities. 	<p>✓ Complies</p>
<p>CI.56.06-6 - Public Transport Network Detail</p> <ul style="list-style-type: none"> • To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users. • To provide public transport stops that are accessible to people with disabilities. 	<p>C19</p> <p>Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne to the requirements of the relevant road authority. Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers. The design of public transport stops should not impede the</p>	<p>✓ Complies</p>

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

	<p>movement of pedestrians. Bus and tram stops should have:</p> <ul style="list-style-type: none"> • Surveillance from streets and adjacent roads. • Safe street crossing conditions. • Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority. • Continuous hard pavement from the footpath to the kerb. • Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage. • Appropriate signage. <p>Public transport stops and associated waiting areas should be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps.</p>	
<p>CI.56.06-7 - Neighbourhood Street Network Detail</p> <ul style="list-style-type: none"> • To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users. 	<p>C20 The design of streets and roads should:</p> <ul style="list-style-type: none"> • Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with those requirements the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply the requirements of the relevant public transport authority must be met. • Provide street blocks that are generally between 120m and 240m in length and generally between 60m to 120m in width to facilitate pedestrian movement and control traffic speed. • Have verges of sufficient width to accommodate footpaths, street tree planting, lighting, utility needs etc. • Have street geometry appropriate to the street type and function. • Provide a low speed environment while allowing road users to proceed without unreasonable inconvenience or delay. • Provide a safe environment for all street users. • Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles. • Provide a minimum 5m x 5m corner splay at junctions with arterial roads and 3m x 3m 	<p>✓ Complies</p>

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

	<p>splay at other junctions unless a variation achieves safe sight lines across corners.</p> <ul style="list-style-type: none"> • Ensure streets are of sufficient strength. • Ensure street pavements are of sufficient quality and durability. • Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. • Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span. • Provide pavement edges, kerbs, channel and crossover details designed to perform the required integrated water management functions, delineate the edge of the carriageway, provide efficient and comfortable access and contribute to street design. • Provide for safe and efficient collection of waste and recycling materials from lots. • Be accessible to people with disabilities. 	
Cl.56.06-8 - Lot Access <ul style="list-style-type: none"> • To provide for safe vehicle access between roads and lots. 	C21 Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300m ² or less in area and lots with a frontage of 7.5m or less should be provided via rear or side access lanes, places or streets. The design and construction of a crossover should meet the requirements of the relevant road authority.	✓ Complies
Cl.56.07-1 - Drinking Water Supply <ul style="list-style-type: none"> • To reduce the use of drinking water. • To provide an adequate, cost-effective supply of drinking water. 	C22 The supply of drinking water must be: <ul style="list-style-type: none"> • Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. • Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. 	✓ Complies
Cl.56.07-2 - Reused and Recycled Water <ul style="list-style-type: none"> • To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. 	C23 Reused and recycled water supply systems must be: <ul style="list-style-type: none"> • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. 	✓ Complies

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

	<ul style="list-style-type: none"> • Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	
Cl.56.07-3 - Waste Water Management <ul style="list-style-type: none"> • To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. 	C24 Waste water systems must be: <ul style="list-style-type: none"> • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. • Consistent with any relevant approved domestic waste water management plan. Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.	✓ Complies
Cl.56.07-4 - Urban Run-Off Management <ul style="list-style-type: none"> • To minimise damage to properties and inconvenience to residents from urban run-off. • To ensure that the street operates adequately during major storm events and provides for public safety. • To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off. 	C25 The urban stormwater management system must be: <ul style="list-style-type: none"> • Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. • Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed. • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. • Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. The stormwater management system should be integrated into the overall development.	✓ Complies
Cl.56.08-1 - Site Management <ul style="list-style-type: none"> • To protect drainage infrastructure and receiving waters from sedimentation and contamination. • To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. • To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable. 	C26 A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing: <ul style="list-style-type: none"> • Erosion and sediment. • Dust. • Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. 	✓ Complies

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

	Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.	
Cl.55.09-1 - Shared Trenching <ul style="list-style-type: none"> To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves. 	C27 Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.	✓ Complies
Cl.56.09-2 – Electricity, Telecommunications and Gas <ul style="list-style-type: none"> To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. 	C28 The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots. Arrangements that support the generation or use of renewable energy are encouraged. The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advance telecommunications infrastructure. This must be provided to the boundary of all lots. Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots.	✓ Complies
Cl.56.09-3 – Fire Hydrants <ul style="list-style-type: none"> To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently. 	C29 Fire hydrants should be provided a minimum distance of 120m from the rear of each lot and no more than 200m apart. Hydrants and plugs must be compatible with the relevant fire service equipment. Where the provision does not comply with these requirements, fire hydrants must be provided to the satisfaction of the relevant fire authority.	✓ Complies
Cl.56.09-4 – Public Lighting <ul style="list-style-type: none"> To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal safety at night. To contribute to reducing greenhouse gas emissions and to saving energy. 	C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces likely to be used at night. Public lighting should be designed in accordance with the relevant Australian Standards. Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.	✓ Complies

**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 32-40 VIEW ROAD, SPRINGVALE
(PLANNING APPLICATION NO. PLN15/0825)**

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. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Assessment Table for Clause 22.09-3

Substantial change areas

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Housing form	Housing forms including apartment and multi-unit developments, providing medium to high density infill development.	✓ Complies Medium density development proposed on large residential infill site.
Ground Floor	All developments to have well articulated, active ground floor living areas.	! Variation required Some dwellings provided with reverse living arrangement – considered reasonable given intensity of development.
Height	Outside the Dandenong residential periphery – Up to 3 storeys, with 4 storeys a possibility where appropriate considering its interface with existing residential development, response to site circumstances and streetscape.	✓ Complies Mixture of 2 and 3 storey dwellings. Appropriate interface with neighbouring single and double storey dwellings to north and south.
Bulk	Building bulk and height can be relatively uniform throughout the depth of sites, provided appropriately articulated building elevations and well proportioned ground level setbacks are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form.	✓ Complies Dwellings are well articulated with distinguishing materials/ colours to separate levels and reduce visual bulk.
	Upper level tiering may be appropriate in some cases. However, tiered building profiles that result in excessive upper level setbacks should be avoided. Separation between upper levels of dwellings on a site is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.	✓ Complies Some upper level tiering provided only minor, external walls are well articulated through use of external materials and colours to break up appearance of elevations.
Private open space	High density developments should provide good quality, useable private open space for each dwelling which should be directly accessible to main internal ground level, living areas. Where appropriate and required, balconies and roof terraces will provide appropriate screening in the form of lightweight translucent screens that retain the usability and solar access to the space.	! Variation required Mixture of reverse living arrangement to some dwellings with first floor balconies as SPOS areas and ground level areas of SPOS accessed from living areas to remainder of dwellings.
Car parking	For more intensive developments comprising dwellings without a ground level component - basement or in building car parking to maximise the opportunity for soft landscaping at ground level. For developments comprising dwellings with a ground level component - all types of car parking should be well integrated into the design of the building, generally hidden from view from the existing streetscape or (where appropriate) on new streets created within a development and appropriately screened where necessary.	✓ Complies Garages provided to each dwelling, these have been sited at the rear of the dwellings to those dwellings fronting View Rd to the east and the Civic Centre to the west.
Front boundary	Open or low scale front fences which allow a visual connection between landscaping in front gardens and street tree planting will be encouraged. Second crossovers on allotments with frontage widths below 17 metres will be discouraged.	✓ Complies 1.2m high front fences proposed to provide visual connection to landscaping areas.

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

**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 32-40 VIEW ROAD, SPRINGVALE
(PLANNING APPLICATION NO. PLN15/0825)**

ATTACHMENT 6

CLAUSE 52.06 ASSESSMENT

PAGES 5 (including cover)

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

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (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: <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> One space for visitors to every 5 dwellings for developments of 5 or more dwellings 	✓ Complies Each dwelling provided with either single or double garage reflective of number of bedrooms. Total of 98 dwellings provided. 20 Visitor spaces provided at front, centre and rear of site – in excess of 19 spaces required.
Design Standard 1 Accessways The provision of car parking should meet the design requirements of this Clause.	Accessways should: <ul style="list-style-type: none"> 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 Traffic Management Plan
	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.	✓ Complies Main central entry provided to the site provides both entry and exit point.
	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.	✓ Complies One way entry and exit to the site.

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / 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.	✓ Complies
Design Standard 2 Car parking spaces Car parking spaces and accessways should have minimum dimensions.	Minimum car park and accessway dimensions: <ul style="list-style-type: none"> ▪ 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 Garages to each dwelling have minimum height of 2.1m above the space
	Car spaces in garages, carports or otherwise constrained by walls should:- <ul style="list-style-type: none"> ▪ Single garage 3.5m x 6m ▪ Double garage 5.5m x 6 	✓ Complies Single and double garages comply with Standard

2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
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: <ul style="list-style-type: none"> 20 metres or less 1:5 (20%) Longer than 20 metres 1:6 (16.7%) 	✓ Complies Site is generally flat
Design Standard 4 Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none"> At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. 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.	✓ Complies Garages to dwellings fronting View Rd and the Civic Centre are located at the rear of the dwellings internally on the site out of view to the public realm.
	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
Design Standard 6 Safety	Car parking should be well lit and clearly signed.	! Conditional compliance Security lighting to be provided
	The design of car parks should maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Complies Dwellings have been designed to provide good surveillance to parking areas
Design Standard 7 Landscaping	The layout of car parking areas should provide for water sensitive urban design treatment and landscaping.	✓ Complies Landscaping plan provided.
	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 Landscaping plan provided.

**2.3.3 Town Planning Application - No. 32-40 View Road, Springvale (Planning Application No. PLN15/0825)
(Cont.)**

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	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 Landscaping plan provided.

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201)

File Id:	192420
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Table Clause 52.06 Assessment Table Clause 55 Assessment Table

Application Summary

Applicant:	Strait-Line Builders and Drafters Pty Ltd
Proposal:	To construct one (1) new single storey dwelling to the rear of an existing single storey dwelling.
Zone:	General Residential Zone (GRZ1)
Overlay:	No Overlays Apply
Ward:	Lightwood

The application proposes to construct one (1) single storey dwelling to the rear of an existing single storey dwelling. A permit is required pursuant to Clause 32.08-4 of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.

This application has been brought before Council as it has received three (3) objections.

Objectors Summary

The application was advertised to the surrounding area through the erection of a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Three (3) objections were received to the application. Issues raised generally relate to matters of: overshadowing, noise, daylight to existing windows and overlooking.

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

Recommendation Summary

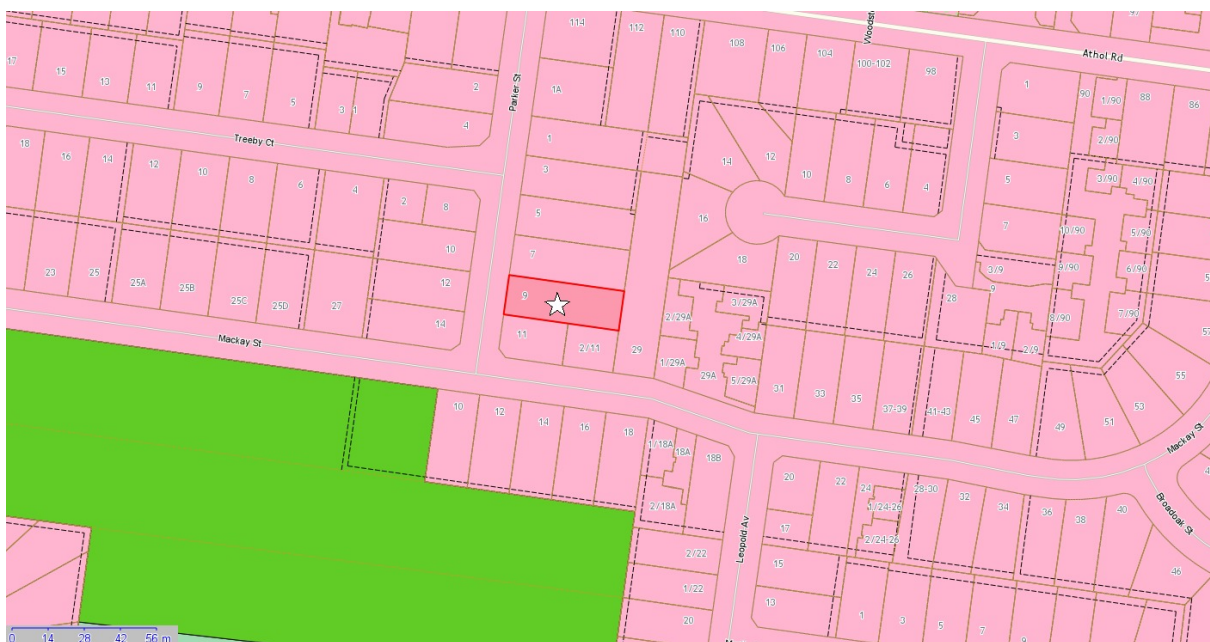
As assessed, the proposal is consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme. The proposal appropriately responds to strategic policy for residential development in the area with this report recommending that the application be supported, and that 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.

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)**Subject Site and Surrounds****Subject Site**

- The subject site is oriented to Parker Street, is regular in shape and is approximately 710sqm in size.
- The subject site is relatively flat and no easements affect the land however a South East Water sewer pipe exists along the rear boundary. The proposal will not affect this asset.
- The site contains a single storey brick detached dwelling and associated garage.
- The site is accessed via a vehicle crossover located in the north west corner of the site.
- There is no significant vegetation on the site.

Surrounding Area

- The site is located within an established residential area.
- The area is characterised by single storey detached dwellings however there are some examples of multi dwelling development sites and double storey dwellings.
- The subject site is within proximity of various community facilities being the Athol Road Primary School, the Alex Nelson Reserve, the Springvale Tennis Club and the commercial area on the corner of Springvale Road and Athol Road. The broader area includes the Heatherhill Secondary College and the Noble Park Activity Centre within a 2 kilometre radius.
- The subject site is located 115m south of Athol Road and 550m east of Springvale Road.
- The subject site has access to a variety of public transport including bus routes 813 and 902 which also connect to the Dandenong/Cranbourne/Pakenham train line.

Locality Plan

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)**Background****Previous Applications**

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

Proposal

The application proposes to construction one (1) single storey dwelling to the rear of an existing single storey dwelling as follows:

Dwelling 1	DETAILS
Type of proposal	Existing dwelling
Level	Single Storey
Height	4.6 metres
Orientated to	Shared accessway
External materials	Brick face with tiled roof
Number of bedrooms	Three (3)
Car parking provided	Double Carport
Set backs	6.48m front setback
Open space	93.6m ² of secluded private open space + front yard
Dwelling 2	DETAILS
Type of proposal	New dwelling
Level	Single Storey
Height	4.7 metres
Orientated to	Shared accessway
External materials	Brick face with tiled roof.
Number of bedrooms	Three (3)

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

Car parking provided	Single Carport with Tandem Car Space
Set backs	
Open space	53m ² of secluded private open space
For whole development	
Front fence	A 1.5 metre high metal bars front fence is existing and proposed to be retained
Access	Access is located in the north west corner of the site via a private driveway. Connects to Parker Street Crossover minimum width is 3 metres.

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

Planning Scheme and Policy Frameworks

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

- Clause 32.08-4 – To construct two or more dwellings on a lot in a General Residential Zone 1.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a General Residential Zone, as is the surrounding area.

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.

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)**State Planning Policy Framework**

The **Operation of the State Planning Policy Framework** outlined at Clause 10 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of Planning in Victoria are noted as:

- (a) To provide for the fair, orderly, economic and sustainable use, and development of land.*
- (b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- (c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- (d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
- (e) To protect public utilities and other facilities for the benefit of the community.*
- (f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*
- (g) To balance the present and future interests of all Victorians.*

In order to achieve those objectives, there are a number of more specific objectives contained within the State Planning Policy Framework that need to be considered under this application.

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.

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

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.
- 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.

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)**Local Planning Policy Framework**

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies. The following local planning policies are of relevance 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.*
- *Council is committed to actively encourage multi-storey, higher-density residential development in central Dandenong and other major activity centres of Springvale and Noble Park as a component of mixed-use function of those centres.*
- *Encourage the provision of housing that is adaptable to support the needs of the changing needs of present and future residents.*
- *Encourage innovative redevelopment and renewal of deteriorating housing stock and older styled higher-density apartments and multi-unit developments.*
- *Encourage new residential development that incorporates adequate space for the planting and the long term viability and safe retention of canopy trees.*
- *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.

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)*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 22.09-3.2 Incremental Change Areas

Location – Incremental change areas generally include those areas developed from the 1950s and 60s, that run through the centre of the Greater Dandenong but which are further from the central spine of the municipality than substantial change areas. It includes:

- *areas that broadly encircle the Dandenong Activity Centre, including residential parts of Dandenong South;*
- *the corridor along Princes Highway/ railway line, encapsulating: Noble Park, Springvale, Springvale South & Mulgrave;*
- *directly surrounding Parkmore Shopping Centre/ Fredrick Wachter Reserve;*
- *directly to the south of Waverley Gardens Shopping Centre; and*
- *corridors along Cheltenham Road and Stud Road.*

Rationale - These areas have been identified as suitable to accommodate low density housing because of their locational attributes. High density housing is generally inconsistent with this rationale.

Existing character – Incremental change areas originally developed from the 1950's onwards and substantially consists of single storey detached houses in a garden setting. Throughout these areas there has been a reasonable level of new infill development, but this has largely been restricted to one and two storey single dwellings on a lot and one and two storey detached or semi-detached, multi-dwelling developments.

Future medium density character - The future character of incremental change areas will evolve over time to contain a greater proportion of well designed and site responsive medium density infill development. Future density will be at a lower intensity than in substantial change areas, but a higher intensity than in limited change areas. Residential development in this area will generally be more reliant on the private car and less able to take advantage of public transport because of its location than the substantial change area.

Residential development will generally comprise of houses of up to 2 storeys with ground level living areas. Developments of up to three storeys and development that contain dwellings that do not have ground level living areas will only occur if they can be justified on merit with respect to design, location and amenity grounds. Consolidation of allotments to increase development potential is encouraged.

The amenity of adjoining dwellings will be preserved by responsive site design that ensures an appropriate setback of two and three storey buildings from sensitive outdoor living areas, or from the main outlook from living rooms, on adjoining properties to enable screen planting.

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

Sufficient ground level space will be provided at the front of sites, and alongside and rear boundaries adjacent to sensitive outdoor living areas on adjoining properties, to provide for landscaping and canopy trees to soften the appearance of the built form when viewed from the street and from adjoining sensitive outdoor living areas, and to provide a landscaped character throughout the area.

Particular Provisions**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.

Proposed Planning Scheme Amendments

Amendment C182 is currently on exhibition. However it is not a seriously entertained amendment as Council has not adopted it as yet.

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

Restrictive Covenants

There are no restrictive covenants on title.

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.

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.

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)**Internal**

The application was internally referred to the following Council departments for their consideration. The comments provided will be considered in the assessment of the application and are as listed below:

Council Referrals	Advice/Response/Conditions
Transport Planning	Comments provided: 18/04/2016 No concern with the application as parking provision is in accordance with Clause 52.06 and access to all parking spaces has been checked and is appropriate.
Civil Development	Comments provided: 22/04/2016 Civil Development have no concerns with the application. Standard conditions will be required on any permit issued (Conditions 6, 7, 8 and Permit Notes).

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 Parker Street.

The notification has been carried out correctly.

Council has received three (3) objections to date.

The location of the objectors shown in Attachment 2.

Consultation

A consultative meeting was held on 28/10/2015, with the applicant, objectors and Council representatives in attendance. Whilst the issues were discussed at length there was no resolution. The applicant chose to amend the plans to address the issues raised during the consultation meeting and these plans were re-advertised to the objectors on 17/02/2016. To date the objections stand as originally received.

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)**Summary of Grounds of Submissions/Objections**

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

1. Overlooking

The objectors state that the proposal would cause a loss of privacy within their private open space areas and habitable rooms

The proposed development would retain the existing single storey dwelling and construct a new single storey dwelling to the rear and as such the opportunity for overlooking is minimal as the existing boundary fencing would limit overlooking impacts. Following discussions between the applicant and objectors in the consultation meeting, the applicant amended the plans (dated 12/01/2016) by adding a non-transparent screen to the rear of the carport to the proposed Unit 2 and has setback the carport for Unit 1 a distance of 1m from the south boundary. It is considered that the proposed development would limit views into the existing adjoining properties and that it would then comply with the relevant standards set by Rescode.

2. Overshadowing

The objectors state that the proposed development would result in a loss of sunlight to their properties and an existing solar system which could result in the rotting of weatherboards and the increased use of electricity for lighting.

The shadow diagrams provided with the application depict that at 9.00am on the 22nd September Equinox shadows from the proposed development would be cast onto the south side setbacks and a small portion of the dwellings of Nos. 1/11 and 2/11 Parker Street. At midday the existing 1.8m high paling fence would cause the only overshadowing onto these same properties and only within the side setback (not the dwellings themselves). At 3.00pm minor overshadowing of the private open space and habitable room windows of No.29 Mackay Street would occur. It is considered that the amount of overshadowing within the adjoining properties is minimal and would be acceptable and comply with the relevant standards set by Rescode.

3. Noise Impacts

The objectors state that the proposed development would result in excessive noise due to the location of the proposed carports and their proximity to habitable room windows.

This issue was discussed at length in the consultation meeting held. The applicant has subsequently amended the plans (dated 12/01/2016) to include an additional screen between the rear of the carport for the proposed Unit 2 and the rear boundary fence and has setback the carport for Unit 1 a distance of 1m from the side boundary. Both dwellings would be three bedroom dwellings so would accommodate four vehicle spaces for the site. The level of noise generated by the proposal is considered appropriate for this level of development and as such would comply with the relevant standards set by Rescode.

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)**4. Building Height**

The objectors state that the proposed development would result in a loss of signal strength to TV antenna system due to the height of the proposed new dwelling.

The height of the proposed Unit 2 would be 4.73m which is below the relevant building height limit of 8m set by Rescode and is therefore considered acceptable.

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. The use of the land for accommodation (dwellings) is as of right. The proposed development has also been assessed against Clause 22.09 of the Greater Dandenong Planning Scheme. The proposal complies with all requirements of these clauses except where nominated in the abovementioned attachments and discussed below as follows:

Clause 55.03-7 Standard B12 – Safety

Relevant objective: *“To ensure the layout of development provides for the safety and security of residents and property”*

Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Unit 2 would have limited surveillance of the internal accessway from the living area immediately adjoining the porch area. It is recommended that a condition of any permit issued be included to require an additional window be placed looking out to the porch area of the abovementioned unit (refer recommended condition 1.2)

Clause 55.03-8 Standard B13 – Landscaping

Relevant objective: *“To provide appropriate landscaping”*

Some indicative landscaping has been included in the plans submitted with the application. However in order to ensure that appropriate landscaping is provided in terms of species, quantities and planting size, it is recommended that a landscape plan be requested as a condition of any permit issued (refer recommended condition 1.1).

Clause 55.05-4 Standard B28 – Private Open Space

Relevant objective: *“An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 25 square metres, a minimum dimension of 5 metres and convenient access from a living room”.*

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

The only access into the secluded private open space area of Unit 1 would be through the laundry. To improve the usability and accessibility of this secluded private open space, it is recommended that a sliding door and window be provided to the east wall of the living room of Unit 1 (refer recommended condition 1.3).

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. Provided the recommended conditions are imposed, it is considered that the application complies with these policies and it is therefore recommended that the proposal is approved.

Recommendation

That Council resolves to issue a Notice of Decision (to retain appeal rights for the objectors) to grant a permit in respect of the land known and described as 9 Parker Street, SPRINGVALE SOUTH VIC 3172, for the purpose of the construction of one (1) new single storey dwelling to the rear of an existing single storey dwelling, 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. Landscape plans in accordance with Condition 2;**
 - 1.2. Unit 2 with an additional ground floor window with a direct outlook to the porch area;**
 - 1.3. A sliding door and window be provided in the east wall of the living room of Unit 1; and**
 - 1.4. The meter box not to exceed 900mm in height above ground level or be located behind the front setback of Unit 1.**

All to the satisfaction of the Responsible Authority.

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (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;**
 - 2.6. The protection of trees on the abutting properties as identified within the submitted arborist report, along with tree protection zone requirements as contained within the submitted arborist report;**

All 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.**
- 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.**

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

- 8. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Alteration or removal of existing vehicle crossing will require a Vehicle Crossing Permit. All works, including kerb and channel reinstatement shall be in accordance with Council Standards.**
- 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 to the satisfaction of the Responsible Authority.**
- 10. This permit will expire if:**
 - 10.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 10.2. The development or any stage of it is not completed within four (4) years of the date of this permit.**

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

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

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

Permit Notes:

- A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.**
- Approval of any retention system within the property boundary is required by the relevant building surveyor.**
- Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.**
- As this is an established site, the proposed internal drainage should be connected to the existing legal point of discharge. The applicant may apply for local drainage information, if available; otherwise on site verification should be undertaken by the applicant.**
- Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

- **No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.**
- **This permit has been granted on the basis that consent to build over any easement will be obtained from the relevant authority. If consent is not able to be obtained, the development plan will be required to be amended.**

MINUTE 1374

Moved by: Cr Sean O'Reilly

Seconded by: Cr Youhorn Chea

That Council resolves to issue a Notice of Decision (to retain appeal rights for the objectors) to grant a permit in respect of the land known and described as 9 Parker Street, SPRINGVALE SOUTH VIC 3172, for the purpose of the construction of one (1) new single storey dwelling to the rear of an existing single storey dwelling, 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. Landscape plans in accordance with Condition 2;**
 - 1.2. Unit 2 with an additional ground floor window with a direct outlook to the porch area;**
 - 1.3. A sliding door and window be provided in the east wall of the living room of Unit 1; and**
 - 1.4. The meter box not to exceed 900mm in height above ground level or be located behind the front setback of Unit 1.**

All to the satisfaction of the Responsible Authority.

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (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;**
 - 2.6. The protection of trees on the abutting properties as identified within the submitted arborist report, along with tree protection zone requirements as contained within the submitted arborist report;**

All 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.**
- 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.**

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

- 8. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Alteration or removal of existing vehicle crossing will require a Vehicle Crossing Permit. All works, including kerb and channel reinstatement shall be in accordance with Council Standards.**
- 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 to the satisfaction of the Responsible Authority.**
- 10. This permit will expire if:**
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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:

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Permit Notes:

- A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.**
- Approval of any retention system within the property boundary is required by the relevant building surveyor.**
- Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.**
- As this is an established site, the proposed internal drainage should be connected to the existing legal point of discharge. The applicant may apply for local drainage information, if available; otherwise on site verification should be undertaken by the applicant.**
- Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

- **No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.**
- **This permit has been granted on the basis that consent to build over any easement will be obtained from the relevant authority. If consent is not able to be obtained, the development plan will be required to be amended.**

CARRIED

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

STATUTORY PLANNING APPLICATIONS

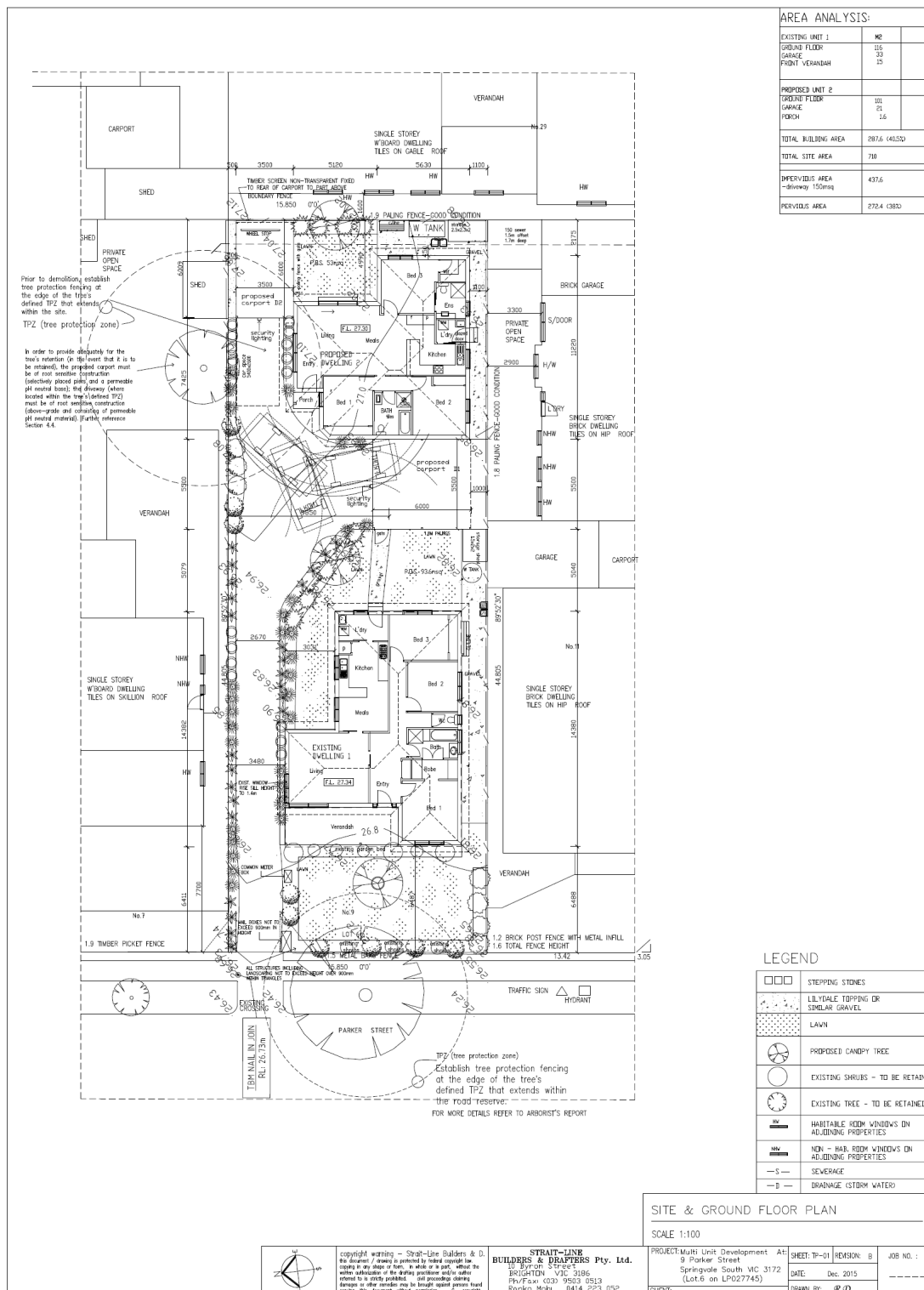
**TOWN PLANNING APPLICATION – NO. 9 PARKER STREET, SPRINGVALE
(PLANNING APPLICATION NO. PLN15/0201)**

ATTACHMENT 1

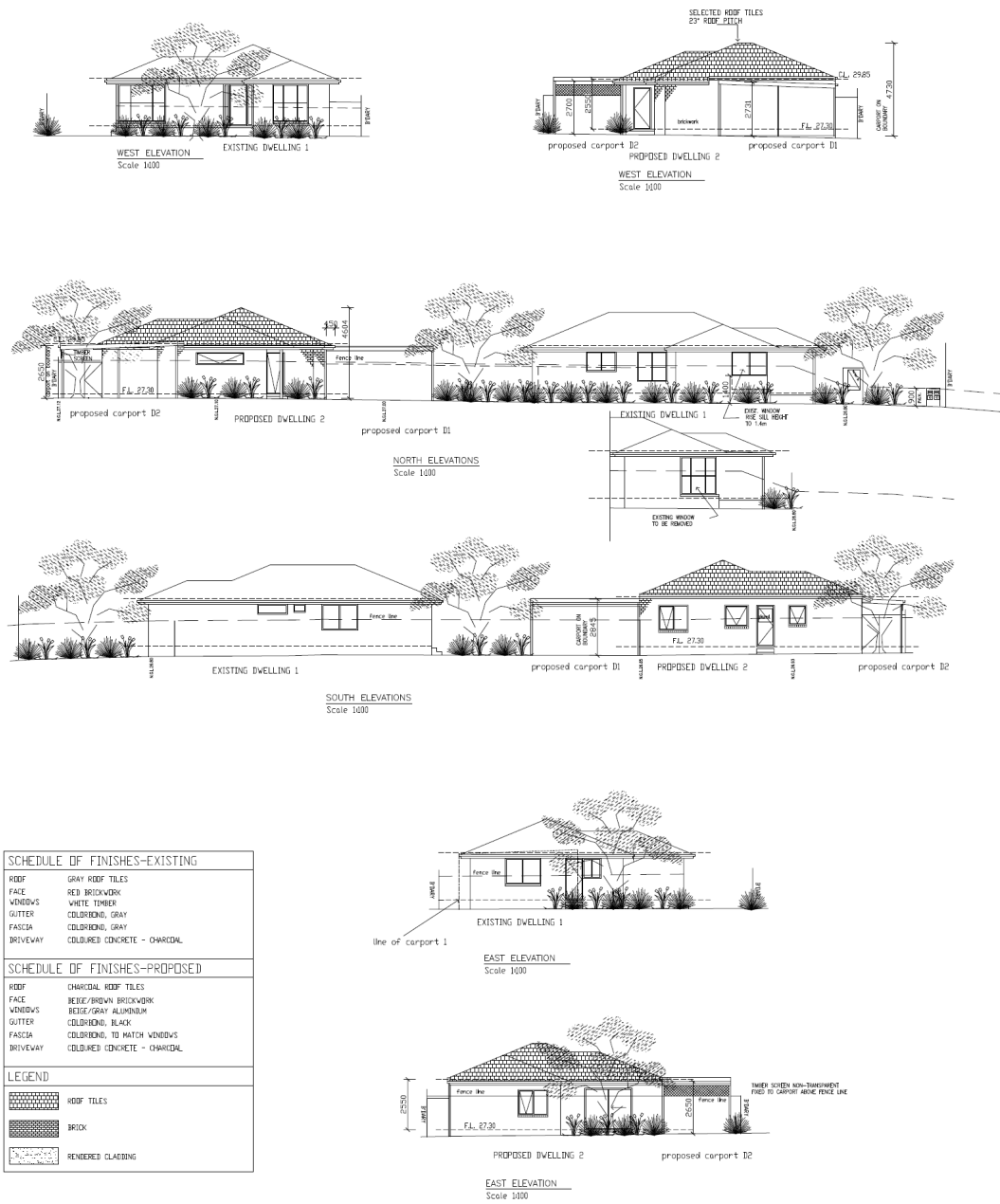
SUBMITTED PLANS

PAGES 7 (including cover)

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

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

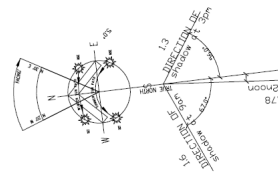
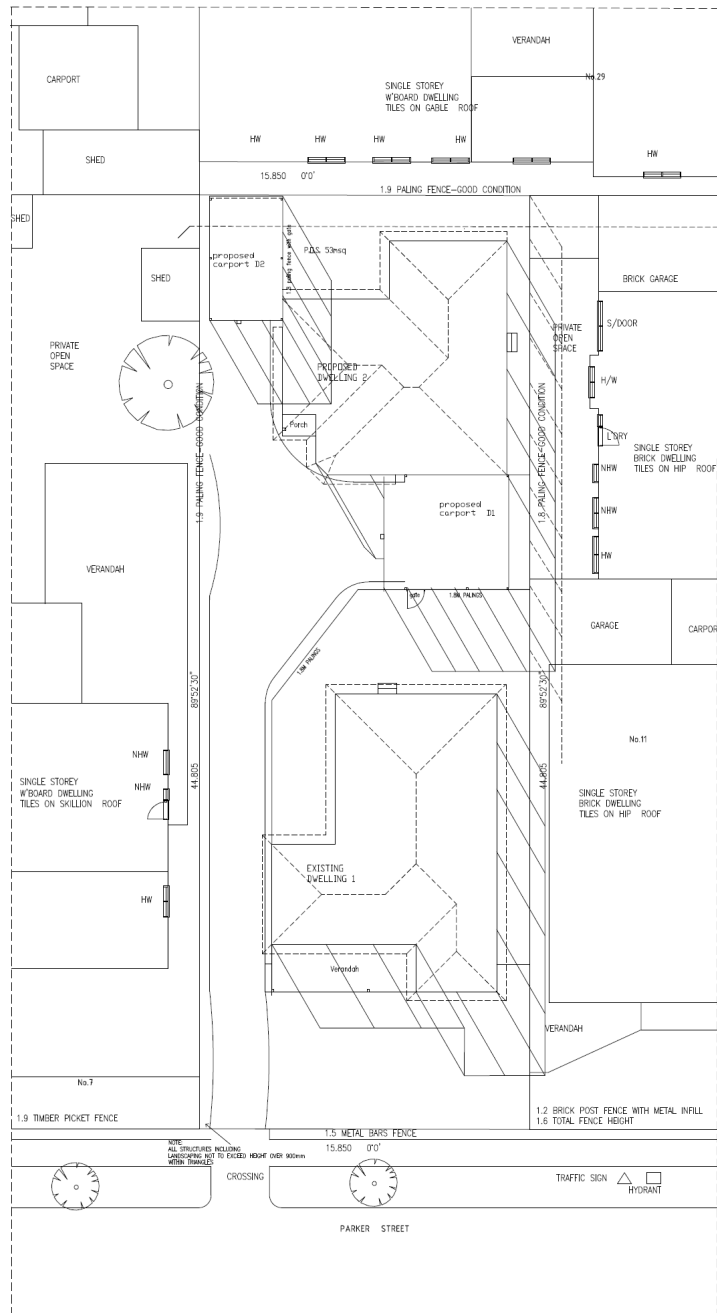


ELEVATIONS			
SCALE 1:100			
PROJECT: Multi Unit Development At: 9 Parker Street Springvale South VIC 3172 (Lot.6 on LP027745)	SHEET: TP-02	REVISION: 8	JOB NO: ---
	DATE: June 2015		
	CLIENT: ---	DRAWN BY: R.D.	



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2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

SHADOW DIAGRAM 9am Spt Equinox

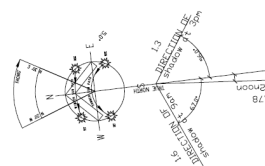
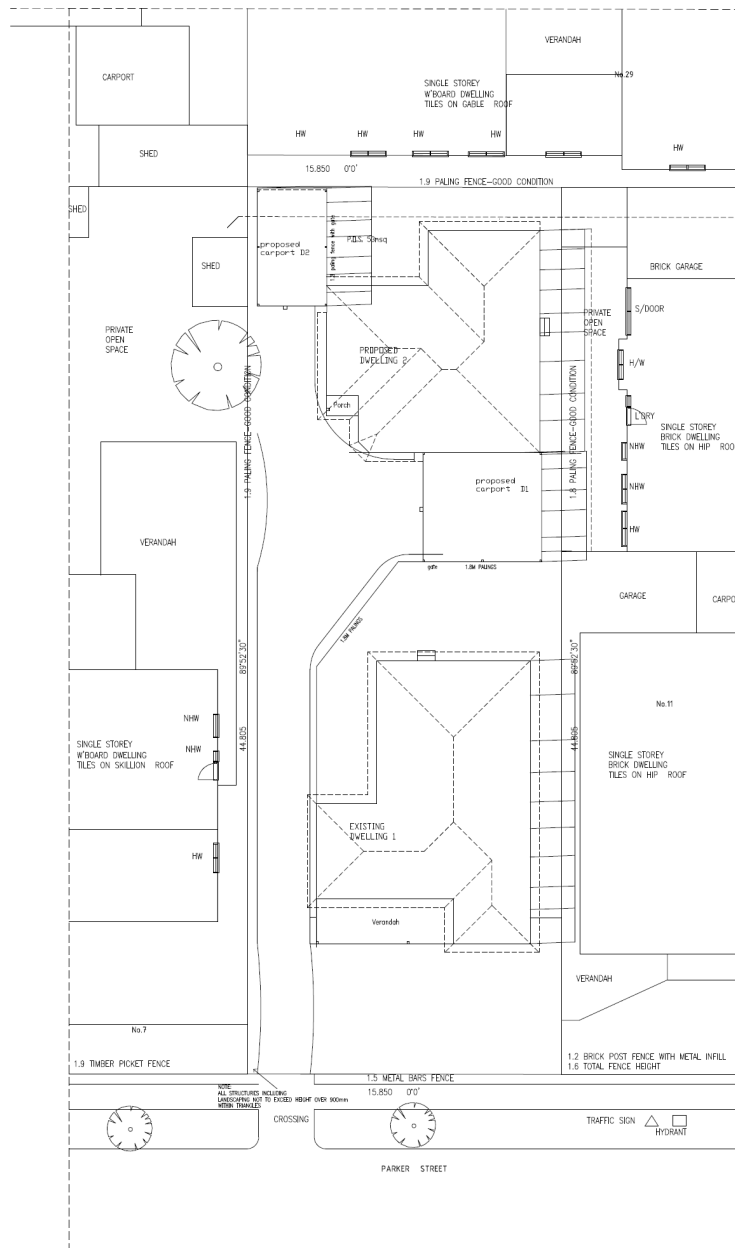
SCALE 1:100



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Runko Mob: 0414 223 052

PROJECT: Multi Unit Development 9 Parker Street Springvale South VIC 3172 (Lot 6 on LP027745)	At:	SHEET: TP-03	REVISION: B	JOB NO.:
CLIENT:		DATE: Dec. 2015		
		DRAWN BY: R.D.		

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

SHADOW DIAGRAM 12noon Spt Equinox

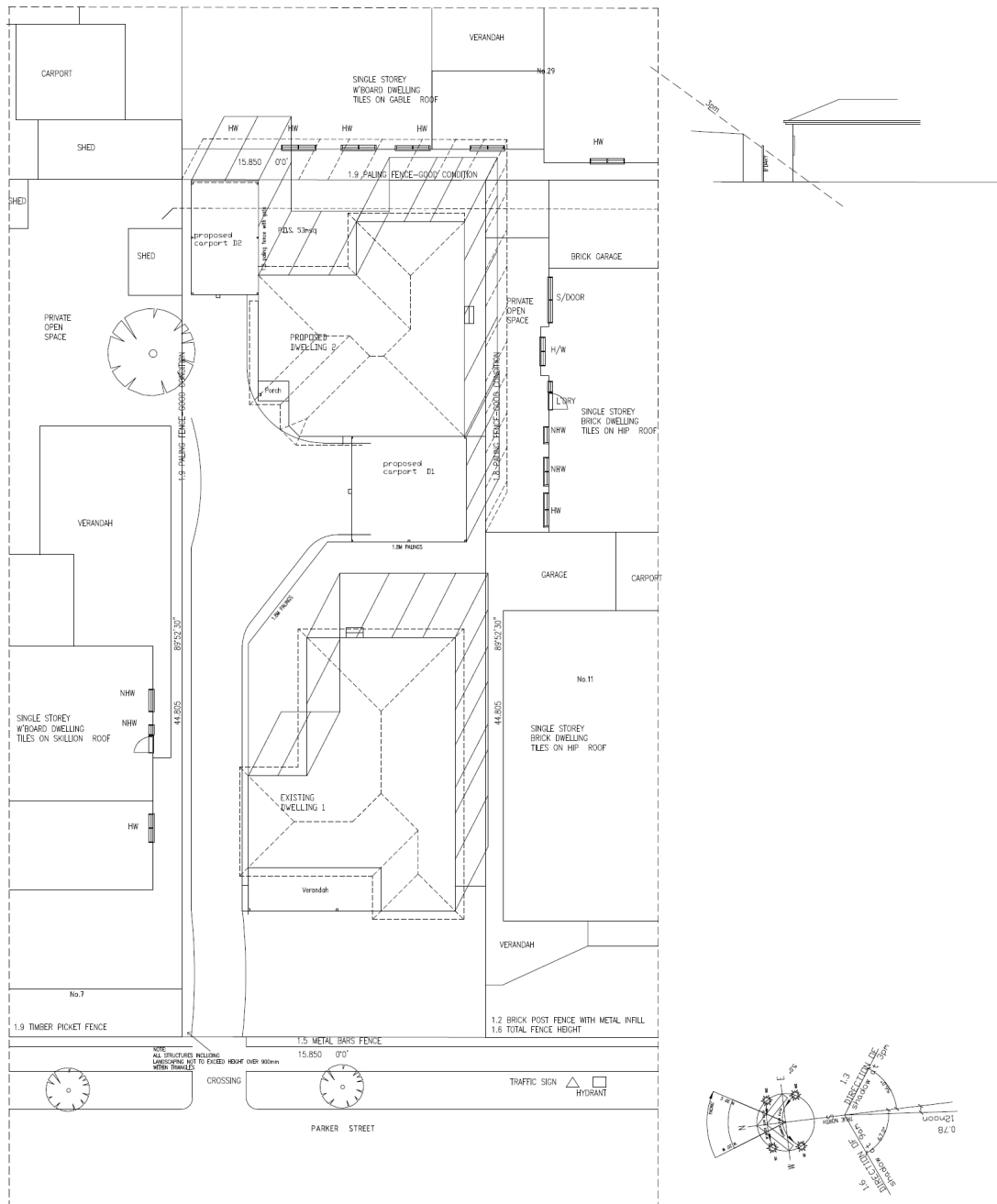
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PROJECT: Multi Unit Development	At: 9 Parker Street	SHEET: TP-04	REVISION: B	JOB NO.:
Springvale South MC 3172		DATE: Dec. 2015	---	
(Lot 6 on LP027745)		DRAWN BY: R.D.	---	
CLIENT:	---			

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

SHADOW DIAGRAM 3pm Spt Equinox

SCALE 1:100



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PROJECT: Multi Unit Development 9 Parker Street Springvale South VIC 3172 (Lot 6 on LP027745)	AT:	SHEET: TP-05	REVISION: B	JOB NO. :
CLIENT:		DATE: Dec. 2015		
		DRAWN BY: R.D.		

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

TOWN PLANNING

**TOWN PLANNING APPLICATION – NO. 9 PARKER STREET, SPRINGVALE
(PLANNING APPLICATION NO. PLN15/0201)**

ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)



2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 9 PARKER STREET, SPRINGVALE
(PLANNING APPLICATION NO. PLN15/0201)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 3 (including cover)

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

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

Assessment Table for Clause 22.09-3.2 Incremental change areas

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Housing form	Medium density housing forms, including townhouses and villas to provide medium density infill development.	✓ Complies
Ground Floor	All dwellings to have ground level living areas. Developments comprising dwellings without ground level living areas only if they can be justified on merit with respect to design, location and amenity grounds.	✓ 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. Upper level tiering may be appropriate in some cases, however, excessive tiered building profiles that result in exaggerated, progressive upper level setbacks should be avoided.	✓ Complies
	Double storey buildings to the rear of a lot are generally discouraged where they would adversely impact on the future character of the area, the immediate character of the neighbourhood or on the amenity of neighbouring properties. Two storey development is discouraged in locations where the subdivision and development pattern tends to have a spine of open space or low levels of building structure at the rear of the lots.	✓ Complies
	Double storey dwellings to the rear of the lot may be considered in cases where their upper storey components are well recessed from adjoining sensitive interfaces, are in keeping with the existing character of open spaces within rear backyards of the immediate area and can provide sufficient side and rear boundary landscaping to screen any adverse impacts on neighbouring properties.	- N/A
Private open space	Developments should provide main living areas at ground level orientated to the secluded private open space areas to be located to the side and or rear of the dwelling.	✓ Complies
Car parking	For developments comprising dwellings with a ground level component –all car parking should be well integrated into the design of the building, should, generally be hidden from view or recessed from the existing streetscape.	✓ Complies
Front boundary	Open or low scale front fences which allow a visual connection between the landscaping in front gardens and street tree planting will be encouraged.	✓ Complies

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

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Parking, paving and car access within the front boundary setback should be avoided in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and or garages to the street.	✓ Complies
	Second crossovers on allotments with frontage widths below 17 metres will be discouraged.	✓ Complies

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

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 9 PARKER STREET, SPRINGVALE
(PLANNING APPLICATION NO. PLN15/0201)**

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 4 (including cover)

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

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

Assessment Table – Car Parking (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: <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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.	✓ Complies
	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.	
	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.	✓ Complies

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (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: <ul style="list-style-type: none"> 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.	- N/A
	Car spaces in garages, carports or otherwise constrained by walls should:- <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 20 metres or less 1:5 (20%) Longer than 20 metres 1:6 (16.7%) 	- N/A
Design Standard 4 Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none"> At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. 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.	✓ Complies
	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.	- N/A

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

Design Standard 6 Safety	Car parking should be well lit and clearly signed.	✓ Complies
	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.	- N/A
	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.	- N/A

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 9 PARKER STREET, SPRINGVALE
(PLANNING APPLICATION NO. PLN15/0201)**

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 14 (including cover)

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

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (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: <ul style="list-style-type: none"> Dwellings with a different number of bedrooms. At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	- 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

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (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: <ul style="list-style-type: none"> the distance specified in Table B1. <p><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></p> <p><i>Within the General Residential Zone schedule:</i> As per B6 or 7.5 metres, whichever is the lesser.</p>	✓ Complies
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: <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	✓ Complies
	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

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (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: <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and 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: <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. 	! Variation required Refer to assessment section in the report
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	! Variation required Refer to assessment section in the report
	Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	! Variation required Refer to assessment section in the report
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	! Variation required Refer to assessment section in the report

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
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.	Accessways should: <ul style="list-style-type: none"> Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network. Be designed to ensure vehicles can exit a development in a forwards direction if the accessway serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone. Be at least 3 metres wide. Have an internal radius of at least 4 metres at changes of direction. Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the accessway serves ten or more spaces and connects to a road in a Road Zone. 33 per cent of the street frontage, or if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. 	✓ Complies
	The width of accessways or car spaces should not exceed: <ul style="list-style-type: none"> 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
	Developments must provide for access for service, emergency and delivery vehicles.	✓ Complies

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
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: <ul style="list-style-type: none"> • 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

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (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.	<p>A new building not on or within 150mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>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.</p>	✓ Complies
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.	<p>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:</p> <ul style="list-style-type: none"> 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, <p>or</p> <ul style="list-style-type: none"> Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>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.</p> <p>A building on a boundary includes a building set back up to 150mm from a boundary.</p> <p>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 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	- N/A

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
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
	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.	✓ Complies
	Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	
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.	<p>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.</p> <p>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.</p>	✓ Complies

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (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.	<p>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).</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	✓ Complies
	<p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p>	✓ Complies
	<p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. <p>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.</p>	✓ Complies

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (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.	✓ Complies

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (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: <ul style="list-style-type: none"> • Be visible and easily identifiable from streets and other public areas. • Provide shelter, a sense of personal address and a transitional space around the entry. 	✓ 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: <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least 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: <ul style="list-style-type: none"> • 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 Residential 1 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

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (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

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (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: <ul style="list-style-type: none"> ▪ 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.	✓ Complies
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: <ul style="list-style-type: none"> ▪ 2m if abutting a Road Zone, Category 1. ▪ 1.5m in any other streets. <p><i>Within all Residential Zone schedules:</i> Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.</p>	✓ 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

2.3.4 Town Planning Application - No. 9 Parker Street, Springvale South (Planning Application No. PLN15/0201) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Complies

2.4 POLICY AND STRATEGY

2.4.1 Dumped Rubbish Initiatives

File Id:	qA283301
Responsible Officer:	Director Engineering Services
Attachments:	Dumped Rubbish Initiatives–Options List

Report Summary

On 14 December 2015, Council adopted a Waste and Litter Strategy. At the time of adopting the strategy, Council requested a further report outlining costed options, advantages, disadvantages and recommendations for dealing with hard rubbish dumping hot spots in the municipality, including Dandenong, central Noble Park and semi-rural parts of Keysborough and Bangholme.

This report addresses that request.

Recommendation Summary

This report recommends that Council adopt six new initiatives in the 2016-17 financial year, aimed at reducing delays in collection of dumped rubbish and reducing incidences of this illegal behaviour.

2.4.1 Dumped Rubbish Initiatives (Cont.)**Background**

In 2013-2014, City of Greater Dandenong residents generated a total of 57,746 tonnes of household waste comprising 11,758 tonnes of recycling, 13,439 tonnes of garden waste and 31,174 tonnes of garbage. In addition, a total of 3,369 tonnes of hard waste was collected from households through the at-call hard waste collection service.

Consistent with Victorian trends, the overall generation of household waste within Greater Dandenong continues to increase. With environmental, economic and social factors at play, the planning for and delivery of sustainable waste management services to the community presents a number of opportunities and challenges.

Greater Dandenong Council, like the majority of local governments, plays a pivotal role in local litter management, through the provision and collection of litter bins, emptying of litter traps, street cleansing services, removal of illegally dumped rubbish and delivery of targeted litter education programs.

The prevention and management of illegal rubbish dumping remains an ongoing challenge for the City of Greater Dandenong. In 2013/14, Council collected over 472 tonnes of illegally dumped rubbish, triple the amount collected in 2009/10. Illegally dumped rubbish is prevalent in areas such as nature strips outside of multi-unit residential properties and rural/industrial locations within Greater Dandenong. With instances of illegally dumped rubbish having doubled over the past five years, taking steps toward prevention is a key priority for Council. Based on current collection tonnages and patterns of expenditure, Council anticipates spending approximately \$3.2 million on litter management, dumped rubbish and street cleansing services in the 2015/16 financial year.

In responding to a request from Council in relation to this priority, Officers have investigated further options that may be considered to improve our response to identified hard rubbish dumping hot spots across the municipality.

After extensive research and consultation, Officers identified a list of fourteen options that might be considered for implementation. That list forms Attachment 1 to this report.

After further consultation amongst officers and discussion with Councillors, that list has been reduced to 6 key items that will be recommended for implementation. The following section of this report discusses each of those items.

Proposal

The six new initiatives that will be recommended for adoption are:

1. Advocacy for a State-wide advertising campaign;
2. Advocacy for establishment of a local Waste Transfer Station;
3. Advocacy for firmer fine penalties when litterers are prosecuted;
4. Proactive dumped Rubbish Hot Spot Collection Program – 12 month trial;
5. 'Drive Thru Recycling Days'; and
6. Expansion of the rural roadside surveillance camera program.

2.4.1 Dumped Rubbish Initiatives (Cont.)

Detailed discussion of each of these items follows.

State-wide Advertising campaign

In 2010-11, the State Government introduced reforms to the landfill contribution scheme. This reform has led to greatly increased costs for local government. For example, in 2016-17 this Council will contribute an estimated \$1.95M to the Environment Protection Authority (EPA) Landfill Levy.

As part of the reforms, the government gave an undertaking to return a significant proportion of the funds collected back to local government and other agencies involved in waste and litter management. Those funds were proposed to be returned through grants, training and education programs and a range of other methods.

Greater Dandenong's experience is that less than 10% of the contributions made are returned directly to Council. This limits capacity to deliver successful education and awareness campaigns. Like any local government, Greater Dandenong is also only ever able to reach out to its own community through such campaigns.

In researching these matters, Officers have come to the view that the problems being encountered in Greater Dandenong are common to most metropolitan and urban fringe councils in Victoria. It is therefore suggested that a state-wide campaign, using television and daily media would be a much more effective method of educating the broader community about how to properly and responsibly manage their hard waste.

There are a number of state delivered programs that demonstrate how successful this approach can be. These include the *slip/slop slap anti-cancer campaign*, *TAC's drink, drive, bloody idiot* and the current campaign on excessive speed.

It is proposed that City of Greater Dandenong will seek to form an alliance with other local governments, to lobby State Government to create a broad based media campaign aimed at illegal rubbish dumping.

Establishment of a local Waste Transfer Station

The City of Greater Dandenong is already a destination of choice for businesses operating in the materials and green waste recycling industries. One of the reasons for this is that this municipality has a significant amount of both developed and undeveloped land that is geographically suitable and appropriately zoned in town planning terms.

This municipality does not currently have a waste transfer station that can accept domestic hard waste and other residentially generated waste. Council will actively seek to identify companies that have the necessary skills, knowledge and experience to establish such a facility and will then work with such companies to fast track the establishment of a waste transfer station.

Advocacy for firmer fine penalties

The majority of persons found illegally dumping rubbish in this municipality are dealt with by way of infringement notices. Infringement penalties have been reviewed several times in recent years and are seen to be appropriate in relation to the types of offending they address.

2.4.1 Dumped Rubbish Initiatives (Cont.)

In a small number of cases each year (10-20), Council puts offenders before the Magistrates Court for littering/rubbish dumping. This generally occurs because the person is a repeat offender or the volume/type of material that has been dumped is seen to warrant a firmer approach i.e. several tonnes of building material dumped on a road-side; a quantity of asbestos being dumped in a reserve.

Council has experienced a number of court decisions where the penalty imposed is only equal to, and sometimes less than, the infringement penalty that might be applied. It is suggested that low penalties do not create sufficient deterrent for illegal dumping and Council will therefore advocate for Magistrates to take a firmer sentencing approach in these matters.

Proactive Dumped Rubbish Hot Spot Collection Program

The rubbish dumping data currently gathered each month enables Council to develop a clear picture of the areas where illegal dumping is most intense. The hot spot collection program will target these areas, with a view to providing faster, pro-active collection of dumped rubbish. This program is also expected to provide improved data on dumping behaviour and improvements to local streetscapes and amenity.

The program will involve the use of a truck and mobile crew that will pro-actively patrol hot spot areas and collect dumped rubbish. This team will work in liaison with enforcement staff, to ensure that where there is evidence of who may have dumped the rubbish, follow up action takes place. In circumstances where there is no likelihood of the offender being identified through the dumped material, it will be removed immediately. Enforcement staff will then follow other lines of enquiry to identify offenders.

There are a several advantages seen in this approach, including:

- Quicker rubbish removal timeframes.
- Increased capacity for Local Laws Officers to target investigation problems at other locations.
- Reduced risk of dumped rubbish being added to and becoming a safety risk.
- Quicker removal will reduce the risk of copycat behaviour.

This approach does also have some risks, including:

- May be seen as rewarding dumping behaviour i.e. 'ok to do it, Council will just collect it';
- Dumping likely to increase, as will collection costs;
- Will require an additional collection truck & staff at a cost of approximately \$290,000 for a twelve month trial.

Overall, it is suggested that the potential advantages of this program are likely to outweigh the risks and it is therefore proposed that a twelve month trial be implemented.

2.4.1 Dumped Rubbish Initiatives (Cont.)**‘Drive thru’ Recycling Days**

Drive-thru recycling days are run by charity agencies and aim to return a benefit to the community. They involve setting up a drop off point for 24 hour period, where people can bring unwanted household items such as whitegoods, mattresses, furniture and TVs, for recycling. These items can then either be recycled to new users, through the charity shops, or commercially recycled, with a cash return to the charities.

Some of the advantages of these days are:

- Supplements household collections;
- Provides an opportunity to recycle and support charity;
- Mobile service that can be positioned to target hot spots.

Disadvantages can include:

- Travel & transport barriers for residents;
- Relies on availability of a suitable site.

The concept of drive thru days appears sound and feedback from other councils that have tried them is positive. Approximate cost per event is \$25,000 and it is proposed that two days will be scheduled in line with the twelve month trial of the hot spot collection program.

Expansion of Rural Roadside Surveillance Camera program

In 2012, Council received a grant to purchase a covert CCTV camera system for use in identifying rubbish dumpers. That system has had success in reducing dumping incidents at some locations, as well as leading to the prosecution of several offenders.

The system is limited in its application only because the current number of cameras available restricts the range of sites that can be under surveillance at any one time.

It is proposed that the number of available cameras will be doubled, with a view to increasing capacity to undertake surveillance. It is anticipated that the purchase cost of this additional equipment will be in the order of \$8,000.

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

2.4.1 Dumped Rubbish Initiatives (Cont.)

Place

- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings

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:

People

- A healthy, active and safe community

Place

- An environmentally sustainable city
- 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:

- Waste and Litter Strategy 2015

Related Council Policies

No Council policies are directly relevant to the matters set out in this report.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

The financial resource requirements associated with this report are \$348,000.

The resources required for these programs will be recovered through an increase in the Residential Garbage Levy to be applied in 2016/17.

2.4.1 Dumped Rubbish Initiatives (Cont.)

Consultation

In researching the options and costings discussed in this report, extensive consultation took place amongst Council officers. Colleagues from other councils and agencies involved in rubbish dumping/waste management were also consulted, as were relevant elements of the private sector.

Conclusion

Illegal rubbish dumping is a significant problem right across the State of Victoria. This council is recognised as delivering best practice approaches in the key areas of education, enforcement and infrastructure management/improvement. Despite these efforts, there are still several hotspots across the municipality where improvements in dumping behaviour have been slower than other areas.

The new initiatives proposed in this report will specifically target those areas, with a view to bringing them in line with the rest of the municipality.

Recommendation

That Council endorses the proposed actions outlined in this report to address and improve the issues surrounding dumped rubbish with this municipality.

MINUTE 1375

Moved by: Cr Matthew Kirwan

Seconded by: Cr Angela Long

That Council endorses the proposed actions outlined in this report to address and improve the issues surrounding dumped rubbish with this municipality.

CARRIED

2.4.1 Dumped Rubbish Initiatives (Cont.)

POLICY AND STRATEGY

DUMPED RUBBISH INITIATIVES

ATTACHMENT 1

**DUMPED RUBBISH INITIATIVES–OPTIONS
LIST**

PAGES 2 (including cover)

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

2.4.1 Dumped Rubbish Initiatives (Cont.)

	Dumped Rubbish Initiatives – Options List	
1	Advocacy State-wide Advertising	\$0
2	Transfer Station Advocacy	\$0
3	Advocacy for fine revenue	\$0
4	Body Corporate Advocacy	\$0
5	Property Manager's Forum	\$10,000
6	Dumped Rubbish Hot Spot Collection Program – 6 month trial	\$150,000
7	Mobile Charity Bins – 6 month trial	\$20,000
8	Fixed Charity Bins – 6 months trial	\$6,000
9	Drive Thru Recycling Days	\$25,000
10	Rural Roadside Surveillance Cameras	\$8,000
11	Enhanced Local Media Campaign	\$0
12	Business as Usual	\$0
13	More Signage & Community Education	\$10,000
14	Improved Data Collection	\$0

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel

File Id:	A3740322
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Schedule 5 to Clause 43.04 - Development Plan Overlay

Report Summary

At its meeting on 14 December 2015, Council resolved to seek authorisation from the Minister for Planning to prepare and exhibit Amendment C194 - 10 Homeleigh Road and 209 Chapel Road, Keysborough to the Greater Dandenong Planning Scheme as required by the *Planning and Environment Act, 1987* and regulations. The Minister gave authorisation on 28 January 2016 with a condition to send notice of the amendment to the Department of Education and Training's Resource Strategy Division.

The proposed amendment applies to land at 10 Homeleigh Road, Keysborough and 209 Chapel Road, Keysborough. The land is zoned General Residential Zone 2 in terms of the Greater Dandenong Planning Scheme, but due to an Overlay on the site the land cannot be developed in accordance with the rights associated with its zoning.

The proposed amendment seeks to delete the notation "*Proposed Primary School Site*" from Map 1 - Outline Development Plan of Schedule 5 to the Clause 43.04 - Development Plan Overlay.

The Amendment was placed on public exhibition over a five (5) week period extending from 15 March to 15 April 2016. One (1) submission was received during the public exhibition period. This submission was made by the Department of Education and Training (DET) and requested Council to defer the amendment pending confirmation from State Government regarding their intentions to acquire the subject site for future educational purposes.

Having fulfilled the notification requirements as per the Minister's authorisation, Council's resolution is sought to request the Minister for Planning to appoint a panel to consider the submission to Amendment C194 to the *Greater Dandenong Planning Scheme*.

This report provides an overview of:

- The proposed Amendment C194 to the Greater Dandenong Planning Scheme; and
- The recommendation to Council in regard to the next steps in the planning amendment process.

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

Recommendation Summary

This report recommends that Council:

- Accept the officer recommendation on the submission received in relation to Planning Scheme Amendment C194;
- Approve the request to the Minister for Planning to appoint an independent planning panel to consider submissions to Amendment C194 pursuant to the requirements of Part 8 of the *Planning and Environment Act 1987*;
- Accept a further report with recommendations from officers once a report from the panel is received, having heard submission to the Amendment; and
- Advises all submitters of Council's decision.

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

Subject sites

10 Homeleigh Road, Keysborough

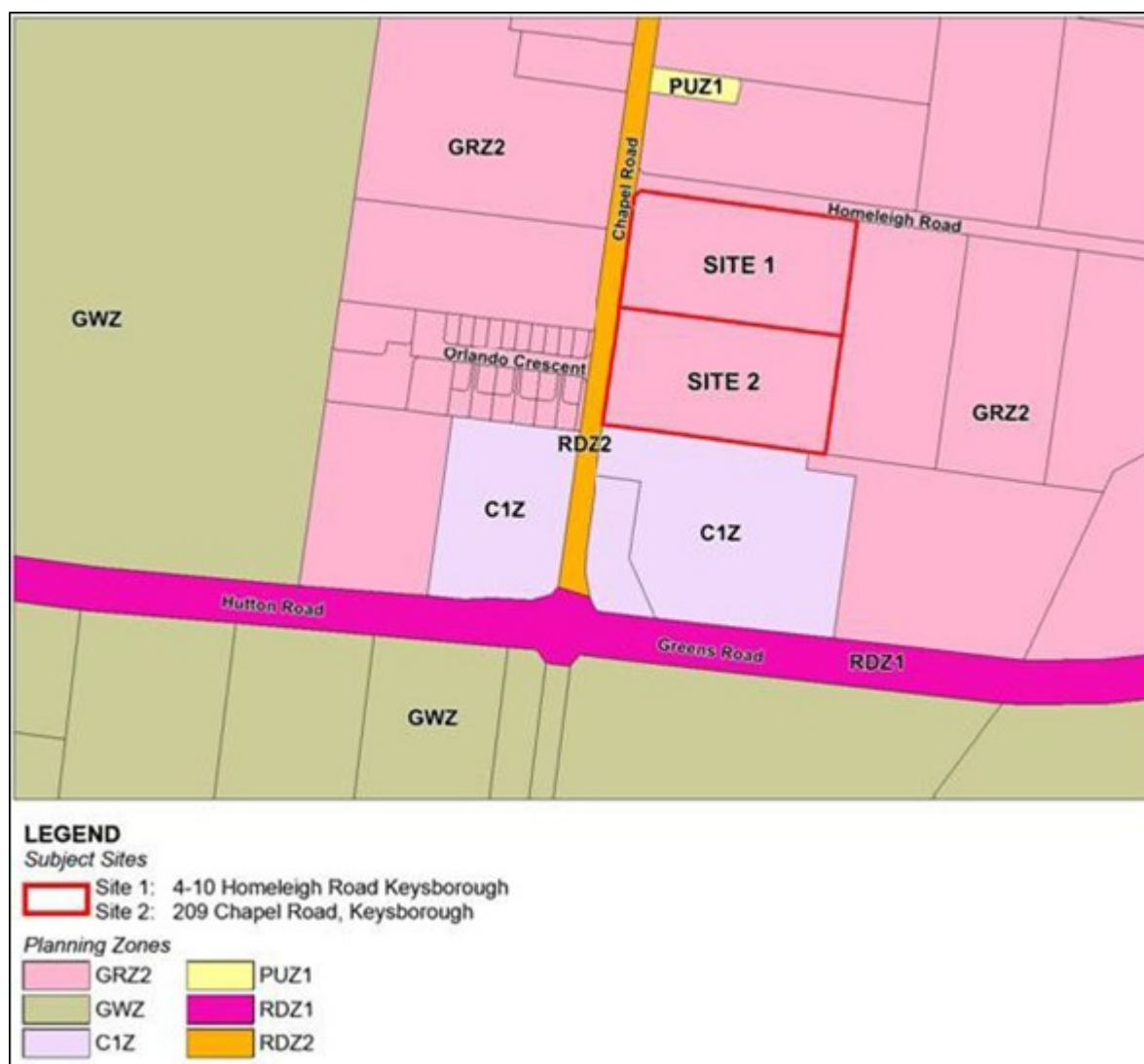
- The site is located at the intersection of Homeleigh Rd and Chapel Rd, Keysborough. It is approximately 2 hectares in extent and is a regular rectangle in shape.
- The site is currently developed as an animal welfare shelter, which is run and occupied by the Australian Animal Protection Society (APPS).
- The land surrounding the site is all zoned General Residential Zone 2 and has, or is in the process of being developed for residential purposes.

209 Chapel Road, Keysborough

- The site is located immediately south of the APPS, sharing a common boundary with it.
- Other than in respect of the APPS to the north, and the land to the south to be developed as a local shopping centre, all of the surrounding land is zoned General Residential Zone 2 and has, or is in the process of being developed for residential purposes.
- Is approximately 2 hectares in extent and is a regular rectangle in shape.
- The western half (approximately) of the site is currently developed with two detached, independent dwellings.
- The eastern half (approximately) of the site is undeveloped.

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

The location of the subject sites are illustrated below in **Figure 1**.



Background

Amendment C36 to the *Greater Dandenong Planning Scheme* facilitated the residential rezoning of land known as “Keysborough South Stages 2 and 3” generally bounded:

- to the north by the Dandenong Bypass/Dingley Freeway reservation; to the west by Chapel Road and the Keysborough Golf Club;
- to the south by Hutton Road and Greens Road; and
- to the east by Chandler Road and the proposed extension to the Dandenong South Industrial area.

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

As a result of Planning Scheme Amendment C36, Keysborough South Stages 2 and 3 is an area of significant housing development and population growth within the City of Greater Dandenong. Council is responsible for providing local community facilities to support this new, emerging community. Accordingly, the *Keysborough South Development Contributions Plan* (31 July 2008) provides for the partial funding of local community and sporting facilities (including a neighbourhood centre, upgrade of sporting facilities, an infant welfare centre, a pre-school and a child minding centre) through development contributions. However, it is important to note that the provision of school sites is a responsibility of the Victorian Government, not local government.

As part of the Amendment C36 process Planning Panels Victoria recommended that the location for the proposed primary school be identified and confirmed by DET. Consequently, the DET formally identified that land at 10 Homeleigh Road and 209 Chapel Road (Keysborough) be set aside for a future primary school. As a result, the proposed school location was identified in the concept plan that forms part of *Clause 43.04 – Development Plan Overlay Schedule 5* within the *Greater Dandenong Planning Scheme* (see Figure 2 below for the Outline Development Plan and Attachment 1 for Schedule 5 to the Development Plan Overlay).

Figure 2: Outline Development Plan (Development Plan Overlay – Schedule 5)



Figure 2: Outline Development Plan (Development Plan Overlay – Schedule 5)

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

Following numerous communications between Council and DET, as well as advocacy by the Council for development of the school, the DET has recently indicated to Council that it is not in a position to acquire these properties at this stage and is unable to confirm if funds will ultimately become available to develop the land for a school, and that if this amendment is successful the Department will have to consider alternative sites for a future primary school in the area.

What is important to keep in mind is that whether or not there is an 'overlay' across the land (any land) the cost to the Department to acquire that land would still be determined at the market price for that land in terms of its highest and best uses allowed by that zoning. An overlay on the land does not discount its purchase price for the purpose for which use it's overlay constrains its underlying zoning. Notwithstanding the proposed amendment, there is nothing from a planning provisions point of view preventing the DET acquiring the site from the owners in any event, for the purpose of developing thereon a school.

The notation "Proposed Primary School Site" on Map 1 - Outline Development Plan of Schedule 5 to the Clause 43.04 - Development Plan Overlay effectively constrains the sites from being developed in accordance with its zoning as General Residential Zone 2. Given that the DET has indicated that it is not in a position to acquire these properties, it is appropriate to remove from these sites the constraints which prevent their development for the purposes for which they are zoned, namely residential development.

Proposal

Proposed Amendment C194 applies to land at 10 Homeleigh Road and 209 Chapel Road, (Keysborough).

Amendment C194 proposes to remove the notation "Proposed Primary School Site" from the concept plan that forms part of Schedule 5 to the Clause 43.04 – Development Plan Overlay in order to enable the land to be used and developed for a non-public purpose.

Planning Scheme Amendment Process

This report outlines the position that Council is ready to request the Minister for Planning to appoint a Planning Panel to consider the submission to Planning Scheme Amendment C194.

The planning scheme amendment process is a formal course of action that every planning authority is required to undertake in accordance with the *Planning and Environment Act, 1987* to make any changes to its planning scheme. The process provides the opportunity for all stakeholders, including local residents and referral authorities, to make submissions in response to the proposed changes to the Scheme as part of the formal public exhibition phase.

Following the formal exhibition of the Planning Scheme Amendment C194, Council are asked to accept the officer recommendation on the one (1) submission received to the amendment and approve the request to the Minister for Planning to appoint a planning panel to consider the submission pursuant to Part 8 of the *Planning and Environment Act 1987*.

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

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

Place

- *Sense of Place* – One city many neighbourhoods
- *Appearance of Places* – Places and buildings
- *Travel and Transport* – Easy to get around

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:

Place

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

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

- *Greater Dandenong Planning Scheme*

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 this report.

Financial Implications

Resource requirements are in accordance with existing budgetary allocations.

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)**Consultation and Submissions**

Planning Scheme Amendment C194 was placed on public exhibition in accordance with the requirements of Sections 17, 18 and 19 of the *Planning and Environment Act, 1987* and extended over a five (5) week period between 15 March 2016 to 15 April 2016. These requirements are designed to ensure that any person, Minister and public authority that may be affected by the proposed amendment is aware of the proposal and has the opportunity to make a submission about the proposal.

Notice of the Amendment was sent by post to the adjoining property owners and occupiers of sites affected by the Amendment, the Department of Education and Training Resource Strategy Division and to Prescribed Ministers as required under the *Planning and Environment Act, 1987*. The amendment documentation was also exhibited on Council's website and advertised in local newspapers and the government gazette.

Council received no objection to the Amendment, however DET did request Council to defer the Amendment pending confirmation from State Government regarding future funding for the acquisition of the subject site for educational purposes.

Referrals were sent to the Department of Education and Training Resource Strategy Division and Prescribed Ministers. Council received one submission in response to the Amendment.

This submission is summarised below:

Referral Authority	Referral Comments
Department of Education and Training (DET)	<p>The Department of Education and Training requested Council to defer the amendment due to further discussions and confirmation from State Government regarding the acquisition of the subject site for future educational purposes.</p> <p>Officer Response: Council will continue to process the amendment as per the requirements of the <i>Planning and Environment Act, 1987</i>. It is noted that the Amendment can be abandoned under section 28 of the <i>Planning and Environment Act, 1987</i> if State Government and DET confirm the acquisition of the subject site for future educational purposes.</p>

In summary as outlined above, the submitter is awaiting confirmation from State Government and DET in relation to future funding for the acquisition of the subject site for educational purposes. In light of this unresolved matter, it is in Council's best interests to proceed with the Amendment as per the planning scheme amendment process and have the matter referred to a Planning Panel Hearing for an examination of the unresolved issue. If this matter is resolved prior to this panel hearing Council may abandon the amendment as stated under section 28 of the *Planning and Environment Act, 1987*.

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

It is noted for the information of Councillors that the State Budget 2016/17 outlined that **\$747 million** will be invested from the start of the 2016 financial year to provide additional support to schools, students, principals and teachers in Victoria. Included in the Government budget announcements was that funding has been allocated to modernise, upgrade and regenerate schools in Greater Dandenong under this budget inclusive of the purchase of land in the Keysborough South area for a future government school.

Conclusion

Proposed Amendment C194 implements the objectives of Planning in Victoria and is consistent with relevant Ministerial Directions, the State Planning Policy Framework and all relevant policies in Council's Municipal Strategic Statement.

Public exhibition of the Amendment provided the opportunity for members of the public to be involved in the planning amendment process and make a formal submission to Council based on the proposed Amendment.

Due to a concern raised by one (1) submission to the Amendment it is recommended that Council accept the response of officers to the submission received and request the Minister for Planning to appoint an independent planning panel to consider Amendment C177 and to hear the submission to the Amendment.

Recommendation**That Council:**

- 1. accept the officer recommendation on the submission received to Planning Scheme Amendment C194;**
- 2. approve the request to the Minister for Planning to appoint an independent planning panel to consider the submission to Amendment C194 pursuant to the requirements of Part 8 of the Planning and Environment Act 1987;**
- 3. accept a further report with recommendations from officers once a report from the panel is received, having heard submissions to the Amendment; and**
- 4. advises the submitter of Council's decision.**

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

MINUTE 1376

Moved by: Cr Matthew Kirwan

Seconded by: Cr Angela Long

That Council:

1. **accept the officer recommendation on the submission received to Planning Scheme Amendment C194;**
2. **approve the request to the Minister for Planning to appoint an independent planning panel to consider the submission to Amendment C194 pursuant to the requirements of Part 8 of the Planning and Environment Act 1987;**
3. **accept a further report with recommendations from officers once a report from the panel is received, having heard submissions to the Amendment; and**
4. **advises the submitter of Council's decision.**

CARRIED

**2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough -
Consideration of Submission and Planning Panel (Cont.)**

POLICY AND STRATEGY

**PLANNING SCHEME AMENDMENT C194 – 10 HOMELEIGH ROAD AND
CHAPEL ROAD, KEYSBOROUGH – CONSIDERATION OF SUBMISSION
AND PLANNING PANEL**

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
APRIL 2016**

PAGES 9 (including cover)

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

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

GREATER DANDENONG PLANNING SCHEME

30/09/2010
C194 Proposed
C194

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**

KEYSBOROUGH SOUTH DEVELOPMENT PLAN – STAGES 2 & 3**1.0 Requirement before a permit is granted**

25/09/2008
C36

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

- for building or works associated with the use of the land for agriculture.
- for extensions or alterations to an existing building or works.
- for the use and development of any social, community or educational facility.
- for the replacement of an existing dwelling.
- for subdivision of land to realign boundaries, create a road reserve or a subdivision which does not create an additional lot.

2.0 Conditions and requirements for permits

28/05/2009
C110

Subdivision permit conditions

A permit to subdivide land which creates an additional lot must where relevant, include conditions providing for the following:

Condition applicable to land containing public open space or a drainage reserve

- All public open space and drainage reserves are to be landscaped to a standard specified by Greater Dandenong City Council and must include:
 - Drinking water fountains along routes at key junctions and major destination points.
 - Local playgrounds at appropriate locations; and
 - Provision of shared use paths in accordance with any plan identifying the overall park network.

The landscaping is to be the subject of a credit in respect of the contribution required for this infrastructure under the Development Contribution Plan up to the amount specified in the Development Contribution Plan.

Condition applicable to lots abutting Hutton Road or Greens Road

- Each lot abutting Hutton Road or Greens Road on the plan of subdivision endorsed as part of this permit must include a building envelope setback at least 15 metres from Hutton Road or Greens Road.

Conditions applicable to lots within 100 metres of the Dingley Freeway reservation

- Before certification of the subdivision plan under the Subdivision Act 1988, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority and VicRoads. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must show noise attenuation devices/works to protect the amenity of lots within 100 metres of the proposed Dingley

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

GREATER DANDENONG PLANNING SCHEME

Freeway having regard to the VicRoads Traffic Noise Reduction Policy and Australian Standard No. 3671.

- Before the statement of compliance is issued under the Subdivision Act 1988, the applicant must provide the noise attenuation works to the satisfaction of VicRoads. VicRoads may consent in writing to waive or postpone the requirements to construct noise attenuation devices/works.
- Each lot abutting the Dingley Freeway reservation must contain a building envelope setback at least 20 metres from the Dingley Freeway reservation or such other setback as approved by VicRoads.

Subdivision permit requirements

Applications to subdivide land for residential purposes must be accompanied by a Residents Information Kit that explains in plain english preferred tree planting lists, domestic animal responsibilities, water conservation, the role of urban wetlands, the sensitivity of re-constructed natural areas, energy efficient building requirements and restrictions on title to the land.

Applications to subdivide land to create new residential lots adjoining Hutton or Greens Road must have regard to the VicRoads Traffic Noise Reduction Policy.

An application to use or develop land for a sensitive use within 500 metres of an animal boarding use (including dog-related uses) existing on the approval date be accompanied by an acoustic report, prepared a relevant qualified consultant, demonstrating that the proposal will not prejudice the ongoing operation of the relevant animal boarding use.

3.0

30/09/2010
C101

Requirements for development plan

There must be only one Development Plan for the whole of the land to which this Schedule applies. The Development Plan must not exclude any parcels of land. The Development Plan must be generally in accordance with the Outline Development Plan forming part of this Schedule and contain:

Development principles

The following 'development principles':

- Create a network of wetlands, flora and fauna habitat corridors and generous areas of linked open space.
- Integrate the landscape/open space with the design and layout of the residential development.
- Create a sense of entry to the adjacent non-urban area.
- Protect and reintroduce indigenous vegetation.
- Enhance flood storage capacity.
- Improve urban storm water quality.

Public open space plan

A Public open space plan including:

- The location of public open space and drainage.
- Details of the function and maintenance of any wetland system during and between development stages.

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

GREATER DANDENONG PLANNING SCHEME

- How remnant trees will be incorporated into the development and regrowth will be encouraged
- A Landscape Master Plan of open space and tree reserves detailing the extent of Melbourne Water's responsibilities with wetlands/open water bodies and Council's responsibilities within the open space.
- The incorporation of Water Sensitive Urban Design principles – Including water recycling infrastructure and use of treated water.
- A 10 metre wide combined verge/tree reserve along Chapel Road.
- A 7.5 - 8.7 metre wide combined verge/tree reserve on other roads or a reduced width where appropriate having regard to natural or physical features or subdivision design in the vicinity of the tree reserve.
- A 15 metre reserve at the eastern extent of the Residential 1 Zone except on that portion of the boundary between the southern end of Chandler Road and Greens Road, in which case the width of the reserve may be reduced to 5 metres.
- A public open space equalisation table that:
 - Identifies the proportion of each parcel of land which is to be provided for open space and/or drainage purposes.
 - states:
 - Where the area of land shown as Public Open Space on the Equalization Table is less than 16.7% in respect of any particular land parcel, the shortfall in the public open space contribution up to 16.7% must be paid in cash as a percentage of the site value of that land in the subdivision.
 - Where the area of land shown as Public Open Space on the Equalization Table exceeds 16.7% in respect of any particular land parcel, the owner of that land will be entitled to be reimbursed or credited by Council (at the owner's option) the site value of that land in the subdivision to the extent of the excess.
 - Provides for the offsetting of Public Open Space Contributions between stages where an owner owns land in more than one stage.
 - Credit for open space must not be given or allowed for land which is not identified as open space in the approved Development Plan.
 - The maximum credit to be provided in respect of any landholding must not exceed the amount specified in the Equalization Table forming part of the approved Development Plan.

Heritage and archaeological management plan

- A Heritage and archaeological management plan providing for Heritage and Archaeological sites, places and/or vegetation be appropriately identified, protected and incorporated into the development.

Traffic management plan

- A Traffic management plan addressing:
 - Existing conditions assessment: Operation of arterial and local road network, in both peak and off-peak periods, including the introduction into service of East Link and the Dandenong Southern By-Pass.
 - Internal road network plan identifying traffic volumes and internal road hierarchy.
 - Provision of public transport services and facilities.

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

GREATER DANDENONG PLANNING SCHEME

- Assessment of the level of traffic generated by the development and the impact on the surrounding road network.
- Proposed parking provision or restrictions.
- Traffic management and/or mitigation works required on the adjacent arterial and local road network.
- Road capacity (including pedestrian network) improvements, including intersection treatments for all road connections to Chapel Road, Perry Road, Chandler Road, Hutton Road, Greens Road and Church Road (between Perry Road and Chandler Road).
- Provision of signalized/improved intersection works if required to Chapel Road, Perry Road, Chandler Road, Hutton Road, Greens Road and Church Road (between Perry and Chandler Roads).
- Implementation program for road and pedestrian improvement works to Chapel Road, Perry Road, Chandler Road, Hutton Road, Greens Road and Church Road (between Perry and Chandler Roads).

Neighbourhood activity centre plan

A Neighbourhood activity centre plan including:

- The proposed use and development of the land.
- Integration of retail, community and residential uses.
- Integration of the activity centre and public open space network planning.
- Community facilities co-located with the neighbourhood activity centre.
- Restriction of core retail activities to the north east corner and non-residential activities of a more car dependent nature to the north western corner of Chapel and Hutton Roads.
- Maximised active retail and community use frontages to public streets and thoroughfares and avoidance of the “enclosed box” style of shopping centre.
- A landscaped boulevard treatment along the frontages to Chapel and Hutton Roads.
- Car parking located to avoid visual dominance of streetscapes.
- Appropriate interface treatments and measures to protect the amenity of surrounding residential area. Consideration should be given to the configuration of uses, the location of plant and loading areas, operating hours, landscaping, and noise mitigation measures in addressing potential impacts on amenity.
- The relationship to the existing and proposed surrounding development including effective pedestrian and bicycle linkages.
- Access arrangements from adjoining arterial roads.
- The location of public spaces.
- The protection of River Red Gums.
- A landscape concept including paving materials and street furniture.
- Excellent public transport integration.
- Advertising signs design guidelines.
- Service areas for deliveries and waste disposal including access for larger vehicles that minimise amenity impacts on adjoining neighbourhoods.
- Effective management of stormwater consistent with the Stormwater Management Plan.

2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

GREATER DANDENONG PLANNING SCHEME

Environmental management plan

- An Environmental Management Plan (EMP) which shows as appropriate:
 - Goals and objectives of the EMP.
 - A Vegetation Management Plan that provides the details of management and rehabilitation of vegetation.
 - Measures to be taken to ensure disturbance to native flora and fauna is minimised, including the use of buffers.
 - Erosion and siltation control during construction.
 - Restricted access areas and methods of access restriction.
 - Method of protection of the reserve areas to be vested in Council until such time as the reserve area is developed.
 - Any other matters as required by the responsible authority in conjunction with the Department of Sustainability and Environment.

Stormwater management plan

- A Stormwater Management Plan including:
 - Construction and maintenance requirements for water bodies and wetlands.
 - Details of stormwater management measures.
 - How development will comply with best practice environmental management or urban stormwater.
 - Any other matters as required by the responsible authority and Melbourne Water.

Any modification to the Stormwater management plan or Environmental management plan component of the development plan must be to the satisfaction of Melbourne Water and Department of Sustainability and Environment.

4.0

25/09/2008
C36

Where an amendment is proposed to a development plan

Where an amendment is proposed to an approved development plan the responsible authority must consider the effect of the amendment on the ability of Greater Dandenong City Council to fund payments under a proposed public open space equalization scheme.

**2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough -
Consideration of Submission and Planning Panel (Cont.)**

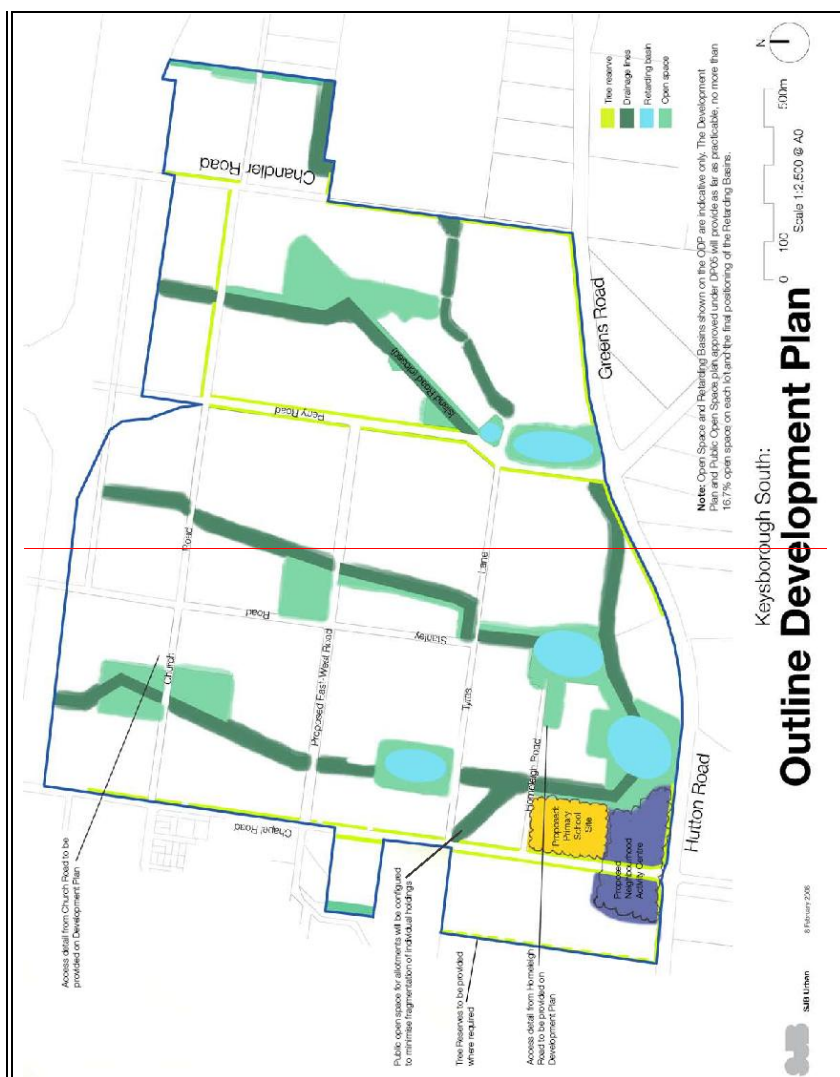
GREATER DANDENONG PLANNING SCHEME

Map 1 - Outline Development Plan



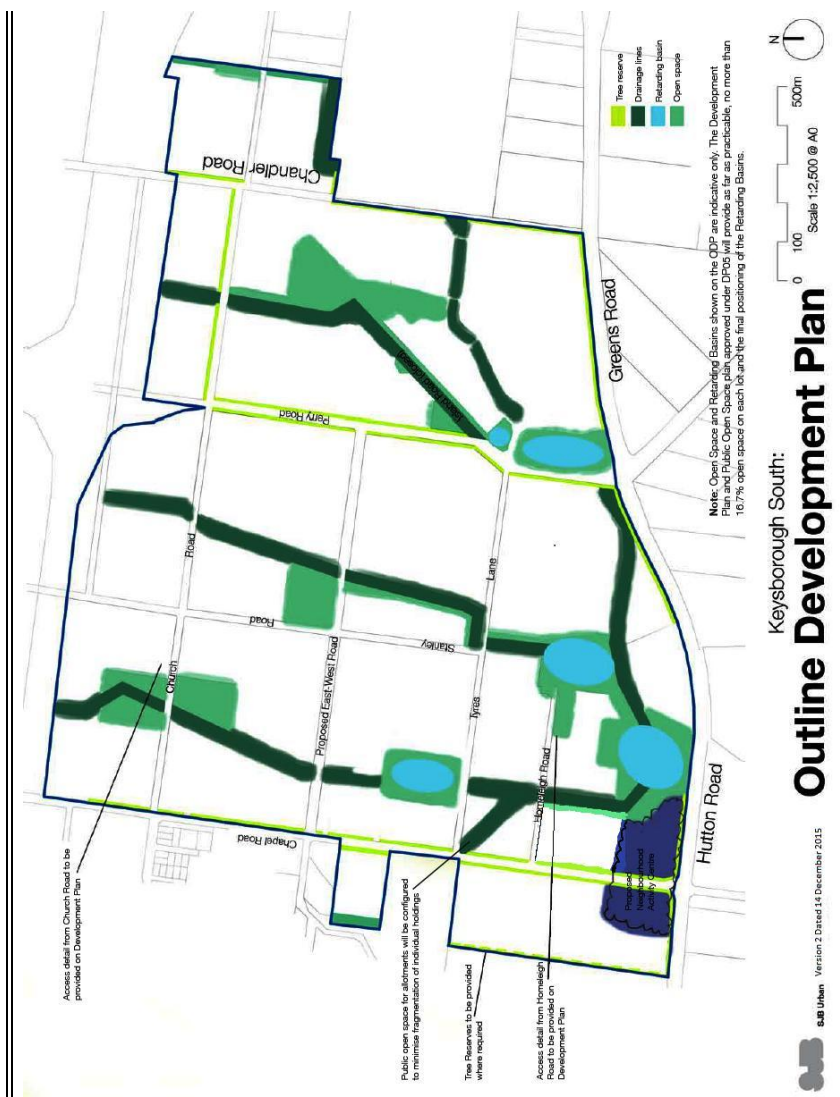
2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

GREATER DANDENONG PLANNING SCHEME



2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough - Consideration of Submission and Planning Panel (Cont.)

GREATER DANDENONG PLANNING SCHEME



2.5 OTHER

2.5.1 Scheduling of Special Meeting to Review Councillor Code of Conduct

File Id: qA283303

Responsible Officer: Director Corporate Services

Report Summary

This report proposes that a Special Meeting be scheduled for Monday 27 June 2016 to Review the Councillor Code of Conduct as required under the *Local Government Act 1989* (as recently amended).

Recommendation Summary

This report recommends that a Special Meeting be held at 6.30pm on Monday 27 June 2016 to review the Councillor Code of Conduct prior to the scheduled Ordinary Meeting at 7pm on that day.

2.5.1 Scheduling of Special Meeting to Review Councillor Code of Conduct (Cont.)

Background

The *Local Government Amendment (Improved Governance) Act 2015* received Royal Assent on 27 October 2015. Amendments have subsequently been made to the *Local Government Act 1989* (LGA). While certain provisions became operative on 18 November 2015, some provisions became operative on 1 March 2016. This includes section 76C(1) of the LGA which states that:

1. A Council must review, and make any necessary amendments to, its Councillor Code of Conduct within 4 months after the commencement of section 15 of the *Local Government Amendment (Improved Governance) Act 2015*:
 - a) by calling a special meeting solely for the purpose of reviewing the Councillor Code of Conduct; and
 - b) at that special meeting, approving any amendments to be made to the Councillor Code of Conduct determined by the Council to be necessary following the review of the Councillor Code of Conduct.

Council must therefore schedule a Special Meeting to review its Councillor Code of Conduct before 4 July 2016.

Council's meeting schedule has been set for the 2016 year and an Ordinary Meeting is scheduled for 7pm on Monday 27 June 2016. It is appropriate and convenient to arrange for the Special Meeting to take place prior to this Ordinary Meeting at Dandenong's Civic Centre.

Proposal

If endorsed by Council, it is proposed that the Special Meeting time to review the Councillor Code of Conduct be advertised in Council's City magazine (June edition), on Council's website and also in the two local newspapers circulating in Greater Dandenong.

Related Council Policies

Proposed advertising of this Special Meeting meets the criteria outlined in Council's current Meeting Procedure Local Law.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

Resources for the requirements of this Special Meeting as outlined in this report will be absorbed by the Governance Unit.

2.5.1 Scheduling of Special Meeting to Review Councillor Code of Conduct (Cont.)

Consultation

Councillors and Council officers discussed this proposed Special Meeting date at a Councillor Briefing Session on 26 April 2016.

Conclusion

It is proposed that a Special Meeting to review the Councillor Code of Conduct be scheduled for 6.30pm on Monday 27 June 2016 at the Dandenong Civic Centre and the proposed advertising of the meeting, which is outlined in this report, be undertaken.

Recommendation

That Council schedules a Special Meeting to review its Councillor Code of Conduct at 6.30pm on Monday, 27 June 2016 in the Council Chambers at the Dandenong Civic Centre, 225 Lonsdale Street, Dandenong.

Cr Maria Sampey left the Chamber at 7.26pm.

MINUTE 1377

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

That Council schedules a Special Meeting to review its Councillor Code of Conduct at 6.30pm on Monday, 27 June 2016 in the Council Chambers at the Dandenong Civic Centre, 225 Lonsdale Street, Dandenong.

CARRIED

Cr Maria Sampey returned to the Chamber at 7.27pm.

2.5.2 Building Demolition Croquet Club Dandenong Park Dandenong

File Id: A3772001

Responsible Officer: Director Engineering Services

Report Summary

This report seeks approval to proceed with the demolition of the vacant Croquet Club building located at Dandenong Park. There is a heritage overlay over Dandenong Park and a planning permit was recently issued to provide for the demolition of this and a number of other disused buildings.

Demolition of this building makes way for the implementation of the adopted Dandenong Park Regional Leisure Precinct Master Plan 2007.

Recommendation Summary

This report recommends that Council approve the demolition of the Croquet Club building, subject to the conditions applied through the town planning permit.

2.5.2 Building Demolition Croquet Club Dandenong Park Dandenong (Cont.)

Background

The Dandenong Park Regional Leisure Precinct Master Plan was commissioned in 2006 to develop a vision for Dandenong Park as an integral part of the Revitalising Central Dandenong project. Council adopted the Master Plan on 23 July 2007.

The Master Plan shows how the Dandenong Park Precinct can realise its potential to become a multi-purpose open space area. The plan aims to promote an invigorating green environment with a broad range of passive and active recreational pursuits. It provides a major park framework for the future of Dandenong and a place where the community can enjoy and celebrate cultural traditions. Removal of the buildings will provide a contemporary, open-plan and flexible space that is able to deliver large community events without impeding other users.

There are four buildings that are proposed for demolition because they inhibit the Master Plan development. One of these is the old Croquet Club building which became vacant after the demise of the club. Council, at its meeting of 12 October 2015 and in its role of building owner considered all of the buildings and approved the demolition of the other three nearby buildings (Kindergarten, Bowls Club and Soundshell) subject to a planning permit. This permit was granted on 2 May 2016 and covered all four buildings at this location.

After the building became vacant a capital bid was lodged for its demolition. Recently the demolition has been put on hold while a Council request to consider other uses was undertaken.

That assessment is now complete and has not yielded any suitable alternative uses. Key factors in the building's unsuitability were its distance from complementary facilities such as those at Shepley Oval, its small size with regard to potential for multi purpose shared use in accordance with Council's policy and the age and condition of the building. If the building was to be recommissioned as a shared use facility significant cost would be required to bring it up to current day standards. Accordingly it is now proposed to follow the Master Plan objectives and demolish the building. Every attempt will be made to recover reusable assets and significant items such as the opening ceremony plaque before demolition proceeds.

2.5.2 Building Demolition Croquet Club Dandenong Park Dandenong (Cont.)

The location of the building is shown in the following figure.



Figure 1 Croquet Club building in Dandenong Park

Proposal

It is proposed to proceed with the demolition, complying with the planning permit conditions and recovering any significant or reusable assets before disposal.

2.5.2 Building Demolition Croquet Club Dandenong Park Dandenong (Cont.)**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

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

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

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

- Dandenong Park Regional Leisure Precinct Master plan, 2007

2.5.2 Building Demolition Croquet Club Dandenong Park Dandenong (Cont.)

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There is a budget of \$255,000 for the demolition of all the four buildings in this vicinity and it is estimated that this will be adequate for project. No additional funding will be required.

Consultation

Consultation was conducted for the Dandenong Park Regional Leisure Precinct Master Plan.

Community involvement was invited toward the development of the landscape plan via information bulletins distributed to local residents and park user groups, notices published in the Council's column in each of the three local papers announcing the two public workshops, and structured discussions in two subsequent workshops.

Conclusion

This report requests the approval from Council to proceed with the demolition of the Croquet Club building in compliance with the conditions of the planning permit.

Recommendation

That Council approves the demolition of the vacant Croquet Club building at Dandenong Park.

MINUTE 1378

Moved by: Cr Matthew Kirwan

Seconded by: Cr Angela Long

That Council approves the demolition of the vacant Croquet Club building at Dandenong Park.

CARRIED

2.5.3 Community Response Grants Program Applications 23 May 2016 Batch

File Id:	qA338489
Responsible Officer:	Director Community Services
Attachments:	Community Response Grants Program 23 May 2016 List of Recommended Applications

Report Summary

This report summarises the recommended grants from the Community Response Grants Program.

All applications have been reviewed by Council Officers and details of eligible applications have been distributed to Councillors for consideration. The applications recommended for funding are presented in this report.

Recommendation Summary

This report recommends that Council endorse the recommendations for Community Response Grants as outlined in the Attachment to this report.

2.5.3 Community Response Grants Program Applications 23 May 2016 Batch (Cont.)

Background

Applications to the Community Response Grants Program can be made by individuals or community groups.

Individual Applications

For an individual applicant to be considered eligible they must:

- Be a resident of Greater Dandenong
- Be participating in an activity in an unpaid capacity and not as part of their education or employment
- Have complied with the conditions of any previous Council grants.

Individuals can apply for up to \$750 to assist them to:

- Participate in an elite level sporting tournament, artistic or cultural performance, community sector or civil society forum, or to receive a highly esteemed individual award
- Perform or produce a work of art in Greater Dandenong
- Provide volunteer services that enhance the health and wellbeing of other members of the local community
- Enrol in a training course that will provide them with the skills to serve the community in a voluntary capacity (not including vocational training or government funded or subsidised training).

When assessing an individual application Council has taken into consideration:

- The individual's social and financial circumstances
- The distance and duration of any travel
- How many other local residents will also benefit.

Community Group Applications

Applications from community groups are eligible if the group:

- Is a not-for-profit organisation
- Has a bank account in the group's name, or nominates another group to receive the grant on its behalf
- Has not already been funded for the activity and the activity isn't normally funded by State or Federal Government
- Has complied with the conditions of any previous Council grants.

2.5.3 Community Response Grants Program Applications 23 May 2016 Batch (Cont.)

In addition, primary and secondary schools are also considered eligible to apply to the Community Response Grants Program, provided that the purpose of the application is outside of the school's core curriculum responsibilities.

Community groups can apply for up to \$1,000 to assist with:

- Community forums, information sessions or training programs
- Community events or celebrations that encourage wider community engagement
- Regular social and support activities for senior citizens, people with a disability or other isolated and/or disadvantaged groups
- Events that raise funds for charitable purposes or for international disaster relief (funds must be directed through a recognised relief agency)
- Activities that increase participation in sport, the arts, civic or community activities
- Purchasing items of equipment that allow the group to serve the community in a voluntary capacity
- Travel costs for sports teams or similar groups to participate in elite level competitions or similar events.

When assessing an application Council has taken into consideration:

- Community development and community wellbeing outcomes
- The number of residents that will participate
- The participants' social and financial circumstances
- The financial capacity of the group
- Other more suitable sources of funding.

Other Eligibility Factors

Applications are not accepted from:

- Government agencies (with the exception of schools)
- Profit-making enterprises.

Applications will not be accepted for:

- Activities that have already taken place (prior to the submission of the application)
- Community events or celebrations taking place outside the City of Greater Dandenong
- Activities that promote specific political or religious views
- Capital works, renovations, fixtures and fittings.

Assessment of Applications Received

Council has been receiving applications to the Community Response Grants Program over the past few months.

2.5.3 Community Response Grants Program Applications 23 May 2016 Batch (Cont.)

Council officers have checked all applications to ensure compliance with the eligibility criteria for the program.

Twenty-one eligible applications seeking funding of \$18,450 were considered by officers for assessment in accordance with the endorsed operating procedures that accompanied the Community Response Grant Policy 2014. The procedures list the following considerations for assessing applications:

For individual applications:

- Higher priority for children, full-time students, people with a disability, senior citizens, single parents, recently arrived refugees and asylum seekers and low income health-care holders.
- Distance (within Victoria, interstate or overseas) and duration of activities involving travel.
- Number of residents who may benefit from the activity.

For community group applications:

- Community development and community wellbeing outcomes.
- The number of residents who will participate.
- Higher priority where participants are children, full-time students, people with a disability, senior citizens, single parents, recently arrived refugees and asylum seekers and low income health-care holders.
- Financial capacity of group to fund activity without Council support.
- Suitability of other sources of funding.

Councillors considered the advice from officers regarding eligible applications. One application has since been withdrawn at the applicant's request. Following this it is recommended that 20 applications be funded to a total amount of \$10,390.

The attachment contains a list of all recommended Community Response Grants Program applications with recommended funding amounts.

2.5.3 Community Response Grants Program Applications 23 May 2016 Batch (Cont.)

Proposal

It is proposed that Council endorse the recommendations as shown in the attachment for funding through the Community Response Grants Program.

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

Opportunity

- *Education, Learning and Information* – Knowledge

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

- An environmentally sustainable city

Related Council Policies

- Community Response Grants Policy

2.5.3 Community Response Grants Program Applications 23 May 2016 Batch (Cont.)

- Community Support Grants Policy
- Sponsorships Policy

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

The funding recommendations made in this report can be contained within the budgetary parameters of the Community Response Grants Program for 2015-16.

The Community Response Grants Program has a budget of \$74,088 available for applications during the 2015-16 financial year.

During 2015-16, the assessment of six batches have already been completed with an amount of \$43,680 allocated.

If the recommendations of this Report are endorsed with grants totalling \$10,390 being allocated, funding of \$20,018 would remain available for allocation in the one remaining batch for 2015-16.

Consultation

During the assessment process, Council officers consulted with staff from across the organisation to seek information and advice regarding the merits of all funding applications.

Conclusion

This report contains the recommendations for funding through the Community Response Grants Program.

These recommendations are presented to Council for consideration and endorsement.

Recommendation

That Council endorses the recommendations as detailed in the attachment of the report titled “Community Response Grants Program 23 May 2016 List of Recommended Applications” for the allocation of a total of \$10,390 to 20 applications for the Community Response Grants Program.

2.5.3 Community Response Grants Program Applications 23 May 2016 Batch (Cont.)

MINUTE 1379

Moved by: Cr Sean O'Reilly

Seconded by: Cr Angela Long

That Council endorses the recommendations as detailed in the attachment of the report titled “Community Response Grants Program 23 May 2016 List of Recommended Applications” for the allocation of a total of \$10,390 to 20 applications for the Community Response Grants Program.

CARRIED

2.5.3 Community Response Grants Program Applications 23 May 2016 Batch (Cont.)

OTHER

**COMMUNITY RESPONSE GRANTS PROGRAM APPLICATIONS 23 MAY
2016 BATCH**

ATTACHMENT 1

**COMMUNITY RESPONSE GRANTS
PROGRAM 23 MAY 2016 LIST OF
RECOMMENDED APPLICATIONS**

PAGES 3 (including cover)

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

2.5.3 Community Response Grants Program Applications 23 May 2016 Batch (Cont.)**Community Response Grants Program 2015-16****List of Recommended Applications**

Applicant Name	Project Title	Amount Recmnded
Afghan Australian Philanthropic Association Inc.	Afghan New Year Festival	\$700
Andrew McGill	Blackball International World Championships	\$390
Butterfly Mums Supported Playgroup	Startup of the Butterfly Mums Supported Playgroup	\$930
Carers of Africa Inc.	Fundraising Event for Carers of Africa	\$600
Ceylonese Welfare Organisation Inc	Mid-Year Luncheon	\$340
Denise Pilién	National Youth Archery Championships	\$430
Elaine Parkinson	2016 Australian Super National Championships	\$430
Lions Club of Dandenong Inc.	Hire of the Dandenong Central Senior Citizens Centre	\$500
Napoli Family Dandenong Inc.	Celebration of 25th Anniversary	\$310
Nikolaus Dusterwald	2016 Shitoryu Shukokai World Cup and Gishinkan Cup	\$640
Omid Cultural Association Inc.	Refugee Week Celebration	\$930
Owen Davies	Public Screening of "Just Dandenong"	\$340
Ramblers Community Walking Group	Excursion to Castlemaine	\$300
Springvale Monash Legal Service Inc.	Volunteer Appreciation Event	\$330
Sri Lanka German Technical Training Institute Old Boys Association Australia Inc.	Sinhala & Tamil New Year Celebration	\$930
SSJG Ministries Inc.	Data Projector and Screen	\$520

List of Recommended Applications

Tuesday, 3 May 2016

Page 1 of 2

2.5.3 Community Response Grants Program Applications 23 May 2016 Batch (Cont.)**Community Response Grants Program 2015-16****List of Recommended Applications**

Applicant Name	Project Title	Amount Recmnded
St Mary's Netball Club	Participation in the Peninsula Waves Netball Club	\$460
Valewood Toastmasters Club	Hire the Dandenong North Senior Citizens Centre	\$520
Vietnamese Australian Senior Association of Victoria (VASA - VIC) Inc.	Mother's Day Celebrations	\$310
White Star Dandenong Soccer Club Inc.	Purchase new Soccer Equipment and Uniforms	\$480
GRAND TOTAL	(20 applications)	\$10,390

2.5.4 Youth Strategy and Action Plan 2016-2019

File Id:	A3557686
Responsible Officer:	Director Community Services
Attachments:	Youth Strategy 2016-2019 Youth Strategy Action Plan 2016-2019 Summary of Community Submissions and Responses

Report Summary

The Youth Strategy and accompanying Youth Strategy Action Plan 2016-2019 have been revised to align with the Children's Plan. The incorporated revisions are reflective of the current environment and changes in priorities and issues presenting for young people and the community.

Council previously endorsed the Youth Strategy in 2012. This revised Youth Strategy and Action Plan extends to 2019.

Recommendation Summary

This report recommends that Council endorses the revised Youth Strategy and accompanying Youth Strategy Action Plan 2016-2019.

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)**Background**

The revised Youth Strategy 2016-2019 outlines Council's role in addressing concerns, issues and needs of young people. The revised priority areas represent the current environment and demographics. Further, the priority areas place increased focus on actions and outcomes pertaining to diversity and social cohesion, education and employment pathways, community safety and community partnerships.

The priority areas outlined in the revised Youth Strategy include:

1. Leading collaborative service provision for young people: Council will work in partnership with community agencies in developing a comprehensive service network to achieve outcomes for young people.
2. Opportunities to work, learn and engage: Council will facilitate opportunities to build capabilities of young people and pathways into education and employment, increase social cohesion and responding to community safety concerns related to young people.
3. Support health and wellbeing of young people: Council will improve the health and wellbeing of young people including mental health and implementing health promotion initiatives.
4. Recognising the strengths of young people as engaged citizens: Council will support opportunities to increase meaningful youth participation and positively profiling young people.

This revised strategy aligns with the format of other Community Services strategies and plans including key actions and indicators for ongoing monitoring. The streamlining of plans and strategies in the Community Services directorate will support an integrated planning approach across children, youth and family areas.

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

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

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

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

Opportunity

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

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

- Children's Plan 2015-2019
- Community Wellbeing Plan 2014-2018
- Community Safety Plan 2015-2022
- Recreation Strategy 2013-2023
- Libraries Strategy 2012-2016

Related Council Policies

- Disability Policy
- Indigenous Policy
- Workplace Equal Opportunity Policy

Victorian Charter of Human Rights and Responsibilities

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

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)**Financial Implications**

The objectives and strategies identified in the Youth Strategy are linked to existing Council policies and services. These are funded from existing allocations and sources which extend to include external funding. The revised strategy will also provide opportunities for sourcing new external funding.

Consultation

Consultation included young people, local agencies, government departments, and schools. The development of the original Youth Strategy was based on research, national and state policy. This continues to underpin the revision, as well as consideration of new research and policies, such as the Social Cohesion and Community Resilience Strategy by the Victorian Government.

Further, community input was sought by placing a copy of the revised Youth Strategy 2016-2019 on public exhibition for a period of five weeks, from Monday 22 February to Monday 28 March 2016 (inclusive). Council received a total of 83 submissions; 56 in hard copy and a further 27 submitted online. All submissions noted in principal support of the revised Youth Strategy with a number of submissions providing additional feedback for Council's consideration of which all key points are correspondingly addressed within the context of the strategy (refer Appendix 1 for a summary of all responses received during the public exhibition period).

Conclusion

The revised Youth Strategy and accompanying Youth Strategy Action Plan 2016-2019 will serve to guide and drive the strategic direction of Council's work in relation to young people, 12-25 years over the course of the next four years.

Recommendation**That Council:**

- 1. adopts the revised Youth Strategy 2016-2019 by endorsing this final Council Report; and**
- 2. through the Mayor writes to respondents to thank them for their contribution and that Council is encouraged by the extent of positive support from the Community.**

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

MINUTE 1380

Moved by: Cr Matthew Kirwan

Seconded by: Cr Maria Sampey

- 1. adopts the revised Youth Strategy 2016-2019 by endorsing this final Council Report; and**
- 2. through the Mayor writes to respondents to thank them for their contribution and that Council is encouraged by the extent of positive support from the Community.**

CARRIED

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

OTHER

YOUTH STRATEGY AND ACTION PLAN 2016-2019

ATTACHMENT 1

YOUTH STRATEGY 2016-2019

PAGES 13 (including cover)

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

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)



2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

CONTENTS	
MAYOR'S FOREWORD	
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1.3 Role of Council in delivering Youth Services	3
1.4 Integrated planning in Greater Dandenong	4
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2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

MAYOR'S FOREWARD

The City of Greater Dandenong Council is committed to providing young people with the best possible opportunities to grow and develop.

Young people are an integral part of the rich diversity that makes up the population of this municipality. The City of Greater Dandenong is a community that welcomes, supports and encourages young people to be involved in and contribute to all aspects of community life.

Under the guidance of the Youth Strategy, Council will partner with young people, key agencies and the community to assist young people to achieve their goals and aspirations. Developing supportive environments to allow young people to grow and thrive helps to ensure that they will be able to achieve their full potential. Essential to this is ensuring there are mechanisms to support the development of young people with their families.

Council is also fully committed to working in partnership with community agencies in developing a comprehensive service network to achieve the goals of the Youth Strategy.

On behalf of Council I would like to take this opportunity to thank and acknowledge the many agencies and individuals who have assisted with the development of Youth Strategy 2016-2019. This revised strategy consolidates the strong work laid out in the original document and reflects current challenges and opportunities in supporting and building the capacity of young people, families and community agencies.

On behalf of my fellow Councillors, we look forward to working with the community to implement the City of Greater Dandenong Youth Strategy.

Cr Heang Tak
Mayor
City of Greater Dandenong



1

INTRODUCTION

The City of Greater Dandenong's Youth Strategy 2016-2019, 'Supporting our young people: now and into the future' (Revised 2015) provides a strategic framework to direct the work of Council Youth and Family Services. The Strategy has been developed within the context of the Council Plan and Community Wellbeing Plan, and aligns with the directions of these strategic documents. The mid-way revision of the Youth Strategy enables this strategic document to reflect the current environment for young people and Council in terms of providing services and best meeting the needs of the community.

Young people are those aged between 12-25 years who live, work, and study, socialise or are significantly attached to the municipality. This is in accord with the national and state definitions of young people.

Greater Dandenong is a Child Friendly City and strives to ensure that children's voices and opinions are taken into consideration and influence the work of Council. Greater Dandenong utilises UNICEF's Child Friendly Cities framework and the Victorian Local Government Association Child Friendly Cities Charter. UNICEF defines children as those aged 0 - 18 years.

2. CITY OF GREATER DANDENONG

- 1.1 The Youth Strategy 2016 – 2019 priority areas
1. Leading collaborative service provision for young people

2. Opportunities to work, learn and engage

3. Support the health and wellbeing of young people

4. Recognising the strengths of young people as engaged citizens



2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

1.2 Council's vision for young people

The Council Plan 2013 – 2017 outlines Council's vision of Greater Dandenong as a safe, vibrant city of opportunity for all – to visit, work, live and play.

The vision for young people is that young people are valued, respected and supported to reach their full potential.

To achieve this vision Council will work collaboratively with the community, young people and their families to develop an environment, where young people have the ability to develop social and learning skills and contribute to their community.

This vision outlines Council's commitment to promote and support the health and wellbeing of all young people who live, work, and study or have a significant connection with the City of Greater Dandenong. The Youth Strategy guides Council's role in relation to young people and outlines clear priorities for service development and delivery.

1.3 Role of Council in delivering Youth Services

Council demonstrates sound leadership and commitment to young people by undertaking the following four key strategic roles:

Leader: collaborate with tiers of government and service providers, to identify priority needs and mobilise innovative responses

Planner: together with service providers, stakeholders and young people, identify gaps and opportunities for responses

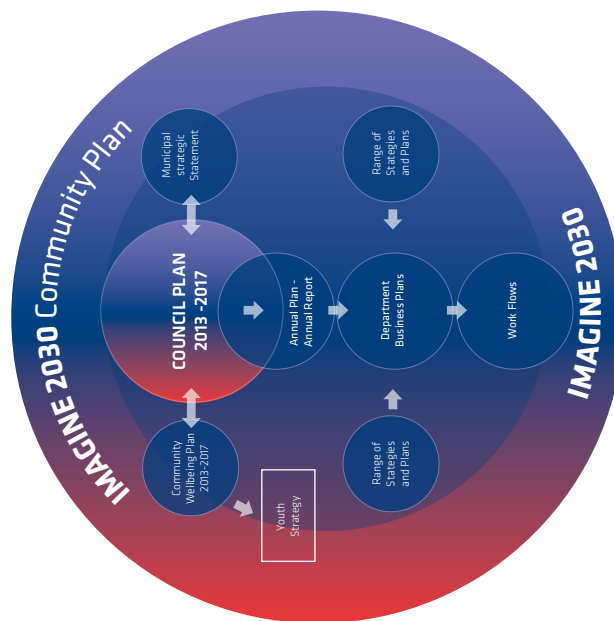
Advocate: provide advocacy on local needs and priority areas of concern and its impacts on young people

Provider: facilitate opportunities for young people to actively participate in community and civic life, enhancing social and life skills, health and wellbeing.



2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

1.4 Integrated planning in Greater Dandenong



1.5 Council's strategic direction

COUNCIL PLAN 2013-17	COMMUNITY WELLBEING PLAN 2013-17	YOUTH STRATEGY 2016-19
THEMES	PRIORITIES	PRIORITIES
PEOPLE	Education, Employment, Lifelong Learning	Opportunities to work learn and engage
	Collaborative Health and Wellbeing Planning	Support health and wellbeing of young people
PLACES	Physical Activity, Leisure and Recreation	Opportunities to work learn and engage
		Support health and wellbeing of young people
OPPORTUNITIES	Safer Communities	Leading collaborative service provision for young people
	Building Healthy and Sustainable Communities	Opportunities to work learn and engage
		Leading collaborative service provision for young people
		Recognising the strengths of young people as engaged citizens

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

2 BACKGROUND AND CONTEXT

2.1 Principles

The following principles underpin the development and implementation of the City of Greater Dandenong's Youth Strategy 2016 - 2019.

Leadership and Advocacy

Council will employ effective leadership to facilitate collaboration in the development of the local service system, build the capacity of communities to meet the needs of young people and develop programs that are responsive to local needs.

Strengthening Community

Council will continue to strengthen partnerships with the State and Commonwealth Governments, community stakeholders and young people in addressing youth issues, closing service gaps and delivering responsive services.

Health and Wellbeing

Using a strengths-based approach and underpinned by a resilience framework, Council will continue to provide services across the continuum of care from early childhood through to adolescence.

Youth Participation

Council is committed to engaging young people in meaningful discussion and decision making processes, and as active participants in economic and community life.

Diversity

Council's services for young people will reflect the diversity of our young people's views, experiences and backgrounds, including, but not limited to culture, age, gender, disability, sexuality, spirituality, schooling and work and life experience.

Continuous Improvement

Council will employ evidence based practices to develop programs and services which deliver positive outcomes for young people. Council will continue to review existing services and, where appropriate, deliver new and innovative initiatives that are responsive to community need.

Partnerships

A fundamental principal underpinning the Youth Strategy is the integral development and fostering of partnerships; and an emphasis on collaboration and consultation with relevant stakeholders.

1.6 Action Plan

1.6.1 Action Plan Implementation

The implementation of the Youth Strategy Action Plan will be influenced by the Council Plan, Community Wellbeing Plan, Children's Plan, Community Safety Plan and relevant state and Commonwealth policy related to young people.

1.6.2 Monitoring and Review

The Action Plan will be monitored and reviewed annually by the Youth and Family Services business unit. Key indicators will be reported against in the quarterly reporting processes. An annual report against the indicators will be produced in July each year and presented to Council.



2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

2.2 Policy context

The development of the City of Greater Dandenong's Youth Strategy 2016 – 2019 has been informed by the following Commonwealth and Victorian State Government policies and frameworks.

2.2.1 Commonwealth Government

The Convention on the Rights of the Child

The Convention on the Rights of the Child is an international convention to which Australia is a signatory. The Convention is a set of standards that ensure that governments give consideration to what is in the best interest of children. These principles and standards are reflected in Council's Youth Strategy.

National Mental Health Strategy

The Commonwealth Government's National Mental Health Strategy is a commitment by Australian governments to improve the lives of people with a mental illness. The strategy aims to:

- Promote the mental health of the Australian community
- Where possible, prevent the development of mental disorders
- Reduce the impact of mental disorders upon individuals, families and the community
- Assure the rights of people with a mental illness.

Australia's Multicultural Policy

Australia's Multicultural Policy aims to strengthen social cohesion through promoting a sense of belonging, fostering respect for diversity, and encouraging engagement with Australian values, identity and citizenship, within the framework of Australian law. The approach articulates the rights and responsibilities that are fundamental to living in Australia and supports the rights of all to celebrate, practice and maintain their cultural traditions within the law and free from discrimination.

2.2.2 Victorian State Government

Victoria's Vulnerable Children: Our Shared Responsibility 2013 -2022

The Victoria's Vulnerable Children: Our Shared Responsibility Strategy 2013 -2022, together with the supporting Vulnerable Children Action Plan (July 2014) is a whole-of-government strategy

that outlines the goals of preventing abuse and neglect, acting earlier when children are vulnerable and improving outcomes for children in statutory care. The strategy acknowledges that achieving this will require a shared responsibility between government and the community sector. Through the Strategy, the State Government has adopted a collaborative governance structure, which includes the creation of Children and Youth Area Partnerships of State and local government, along with service providers and communities.

Engage Involve Create

The Victorian State Government's 'Engage Involve Create' Youth Statement is its vision for young people, which encompasses engagement in employment, participation in education, positive relationships, and involvement in community decisions and activities. This vision is reflected throughout Council's Youth Strategy.



2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Victorian Human Rights Charter

Human rights are the foundation for freedom, justice, peace and respect, and are an essential part of any democratic and inclusive society that respects the rule of the law and human dignity and equality. The Victorian Charter of Human Rights and Responsibilities contains an agreed set of human rights, freedoms and responsibilities by law.

Victorian Aboriginal Affairs Framework 2013 – 2018

The Victorian Aboriginal Affairs Framework 2013 – 2018 (VAAF) brings together Government and Aboriginal community commitments and efforts to create a better future for Victoria's Aboriginal population. Key priorities identified for improved Government effort and reform in Aboriginal affairs include:

- > Building prosperity through economic participation;
- > Protecting and supporting vulnerable children and families; and
- > Ensuring access to services that meet the needs of Aboriginal people across the State.

2.2.3 Council related policies, strategies and plans

The following Council related policies, strategies and plans hold direct relevance to young people and have been drawn upon in the development of the City of Greater Dandenong Youth Strategy 2016 – 2019. This Youth Strategy serves to complement cross-organisational strategic directions to ensure consistency in approach and identify opportunities for collaboration.

- > Council Plan 2013 – 2017
- > Community Wellbeing Plan 2013 – 2017
- > Children's Plan 2015 – 2019
- > Community Safety Plan 2015 – 2022
- > Cultural Diversity Plan
- > Disability Action Plan
- > Imagine 2030
- > Asylum Seeker Refugee Statement
- > Indigenous Plan
- > Long Term Financial Strategy
- > Revitalising Central Dandenong of Aboriginal people across the State.



YOUTH STRATEGY 2016-2019 7

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)



- 2.3 Local Profile

2.3.1 Greater Dandenong

A demographic snapshot of the City of Greater Dandenong (CGD)

Based on ABS Census Data and other sources

 - > In 2015, the total population of Greater Dandenong is around 153,000 people
 - > Over 27,000 young people aged between 12-25 years old. This is around 1/5 of the total population.
 - > 49% of all young people in this city were born overseas
 - > Nearly two-thirds of young people in Greater Dandenong speak languages other than English at home
 - > One in 20 of these young people have limited fluency in English
 - > Among the 490 indigenous residents of this community, 129 are aged 12-25 *

2.3.2 Young People in Greater Dandenong

27,000 young people aged 12-25 years reside in Greater Dandenong, accounting for one-fifth of its population. Owing to recent patterns of migrant settlement, these young people reflect a wide diversity in their birthplaces and spoken languages.

Cultural Diversity

Nearly a half (49%) of all young people in Greater Dandenong aged 12-25, were born overseas. In 2010-2011 over 650 recently arrived immigrants, aged 12-25, settled in Greater Dandenong from countries such as Afghanistan, Cambodia, India and Sri Lanka.

Nearly two-thirds of young people speak languages other than English at home and one in twenty have limited fluency in English – three times the metropolitan level.

Among the 490 Indigenous residents of this city, 129 are aged 12 to 25 (*as at 2011).

Education

Young people in Greater Dandenong experience less favourable early school progress, often leaving school early, are less inclined to attend university and are less likely to be employed, than those throughout Melbourne. Thirteen per cent (13%) of young people in Greater Dandenong leave school before completing year eleven compared with 10% across metropolitan Melbourne. Recent humanitarian settlers are at high risk of leaving school early.

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Employment

Unemployment rates among 20-24 year-olds declined from 18% to 12% in the decade to 2006, however local unemployment remains higher than the Melbourne Metropolitan unemployment level (9%). Unemployment rates rise to their highest levels among young people from Sudan and Afghanistan. Seven per cent of 15-19 year-olds (or 600 people) and 15% of 20-24 year olds (1,400 people) are neither in paid employment nor enrolled in education which is (7%) the second highest level of disengagement in Melbourne.

**Social Inclusion**

Educational outcomes and employment levels among young people set limits upon social and economic opportunities. In addition, the perceptions of young people themselves, as well as crime levels and birth rates, hold important implications for social inclusion and future prospects of local young people. Locally, the proportions of young people who commit or are victims of violent crime are among the third highest in metropolitan Melbourne. Ominously, levels of substantiated abuse of adolescents are the second highest in the metropolitan area, 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, all are the highest in Melbourne, according to a State Government survey. In 2013, the local birth rate among women aged 15-24 years was almost twice the corresponding metropolitan rate. Such elevated birth rates are strongly related to limited educational attainments and employment prospects.

Disability

Approximately 360 young people, or 1.4% of those aged 12 to 25 years in Greater Dandenong live with a disability - which is the same rate as for metropolitan Melbourne.

Incomes and Dwelling Types

Most young people in the municipality live with their parents. Their housing tenure reflects broader trends across the City. Approximately seven in ten young people live in homes owned or rented by their parents, while most of the balance rent their accommodation privately and 3% reside in government-subsidised accommodation. It is estimated that approximately 500 people in Greater Dandenong are homeless, of whom a substantial proportion are teenagers or young adults. Among young people aged 20 to 24 years who are not studying, incomes are lower than elsewhere across metropolitan Melbourne, owing to the higher local unemployment rate and the nature of local employment.

Family Type / Household Composition

Family and household circumstances of young people vary widely. Within Greater Dandenong, 79% of residents aged 15-24 years live with their parents or other relatives, either as dependent students or non-dependent children, 10% reside with a partner, 2% live alone and 6% are in group households. This is a similar pattern of household circumstances to that witnessed across metropolitan Melbourne.

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

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2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

OTHER

YOUTH STRATEGY AND ACTION PLAN 2016-2019

ATTACHMENT 2

YOUTH STRATEGY ACTION PLAN 2016-2019

PAGES 13 (including cover)

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

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

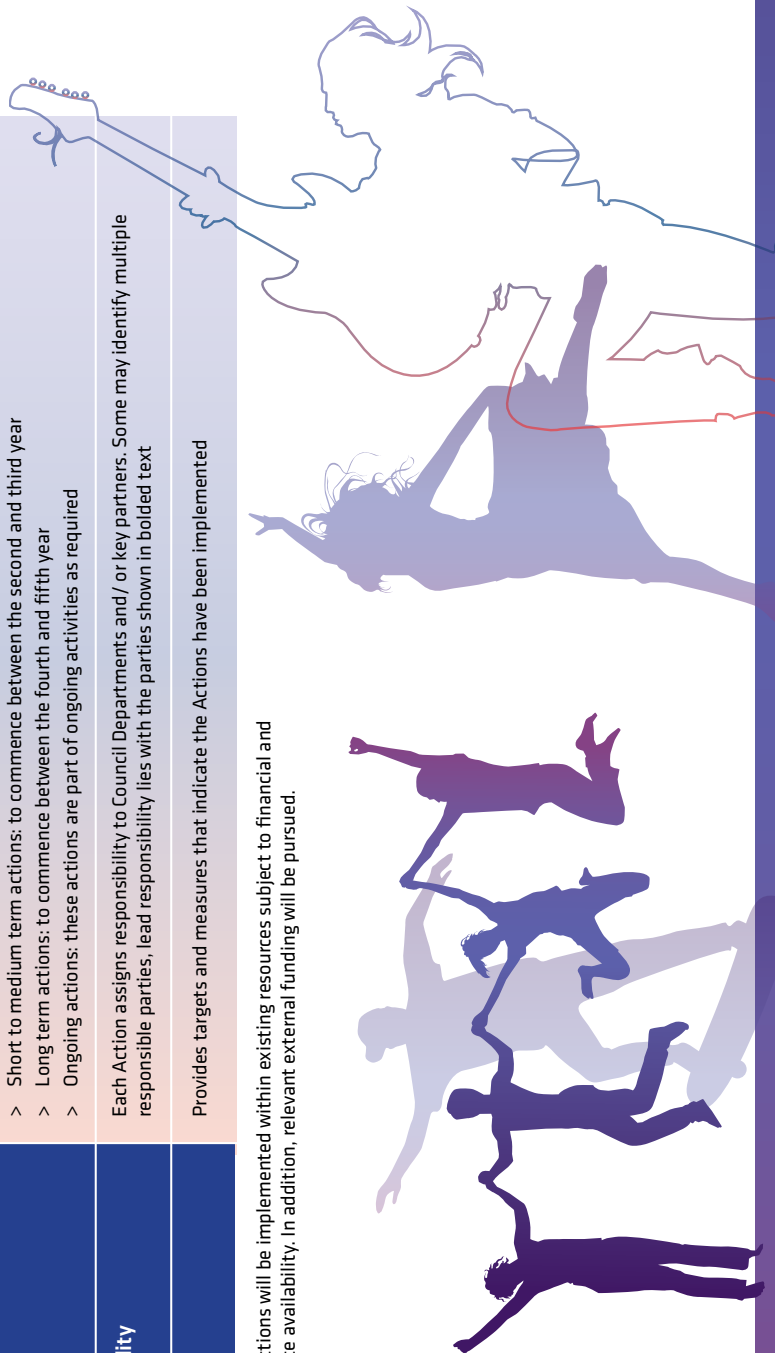


2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Action Plan Terminology, Timeframes and Resources

Priority Area	From the overarching Youth Strategy 2016-2019
Objective	Each Priority Area has a number of high-level Objectives that will direct the work of Council's Youth and Family Services and address the needs of young people aged 12-25 years and their families in the City of Greater Dandenong
Action	Each Action outlines a strategic process or initiative in response to an Objective
Timelines	<ul style="list-style-type: none"> > Immediate actions: to commence in the first year > Short to medium term actions: to commence between the second and third year > Long term actions: to commence between the fourth and fifth year > Ongoing actions: these actions are part of ongoing activities as required
Responsibility	Each Action assigns responsibility to Council Departments and/ or key partners. Some may identify multiple responsible parties, lead responsibility lies with the parties shown in bolded text
Indicator	Provides targets and measures that indicate the Actions have been implemented

Resources – actions will be implemented within existing resources subject to financial and human resource availability. In addition, relevant external funding will be pursued.



2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

A: Priority Area One - Leading collaborative service provision for young people					
Reference (to CP or CWP)	Objective	Action	Timeframe	Responsibility	Outcome/ Indicator
CWP 1.1.18	A1 Display strategic leadership in collaborative service provision	a. Participate in strategic activities at local, state and federal levels to position Council as a leader in responding to youth and family concerns b. Support collaborative events that raise awareness of youth issues within the municipality	Ongoing Short-term	Youth & Family Services; State and local governments; community agencies Youth & Family Services;	Participation on strategic working and action groups related to young people Collaborative forums related to youth issues supported by Council Representation of Council at local, regional and state wide youth related forums
A: Priority Area One - Leading collaborative service provision for young people					
Reference	Objective	Action	Timeframe	Responsibility	Outcome/ Indicator
	A2 Collaborate with stakeholders to strengthen sector responses to young people's needs	a. Facilitate capacity building for service providers across the sector to better respond to concerns for young people. b. Provide opportunities for networking, information sharing and professional development for those who work with young people	Short-term Ongoing	Youth & Family Services; City of Casey, Cardinia Shire; State Government Youth & Family Services; Peak bodies, local governments, community agencies	Capacity building activities delivered for youth sector professionals Number of Greater Dandenong Youth Network meetings facilitated Number of Greater Dandenong Youth Network e-bulletins distributed

YOUTH STRATEGY ACTION PLAN 2016-2019 1.

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

A: Priority Area One - Leading collaborative service provision for young people					
Reference	Objective	Action	Timeframe	Responsibility	Outcome / Indicator
CP1.9.4	A3 Support Council's sustainable service delivery for young people	a. Pursue relevant external grant opportunities to ensure sustainability and deliver responsive services for young people and their families	Ongoing	Youth & Family Services; Community Development; Social Planning	Level of external funding secured to support Council to provide services and targeted initiatives for young people
		b. Collaborate with stakeholders to identify and deliver sustainable service responses	Ongoing	Youth & Family Services; Community agencies	Number of activities and initiatives delivered with external stakeholders
B: Priority Area Two - Opportunities to work, learn and engage					
Reference	Objective	Action	Timeframe	Responsibility	Outcome / Indicator
	B1 Support opportunities to enhance personal development and work readiness skills	a. Create opportunities to improve the skills required for young people to confidently and competently seek employment	Ongoing	Youth & Family Services; South East Business Network; Greater Dandenong Business; SELLEN; Education settings	Number of programs delivered in partnership with agencies to assist young people to prepare for employment Opportunities for young people to engage with employers and industry professionals
CSP 2.4.1		b. Collaborate with partners to provide opportunities for personal development and growth for young people	Ongoing	Youth & Family Services; Community agencies; Education settings	Programs delivered in partnership that aim to improve young people's social skills and personal development
CWP 5.3.19 CP 1.3.4		c. Provide opportunities for young people to develop and apply leadership skills	Ongoing	Youth & Family Services; Community agencies	Number of young people involved in programs incorporating leadership components

2. CITY OF GREATER DANDENONG

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

B: Priority Area Two - Opportunities to work, learn and engage					
Reference	Objective	Action	Timeframe	Responsibility	Outcome / Indicator
	B2 Encourage active engagement in community activities to promote social inclusion	a. Advocate for and facilitate opportunities for youth participation in the planning and delivery of community events and activities	Ongoing	Youth & Family Services; Festival and Events; Community Development	Young people involved in the design, implementation and participation of events
CP 2.2.1 & 2.3.2		b. Work with internal partners to incorporate youth friendly components of community festivals and events	Medium-term	Youth & Family Services; Cultural Services; Festivals and Events; Sport and Leisure; Libraries	Internal collaboration to increase youth participation in community festivals and events
B: Priority Area Two - Opportunities to work, learn and engage					
Reference	Objective	Action	Timeframe	Responsibility	Outcome / Indicator
	B3 Support opportunities to strengthen belonging, connectedness and self identity for young people	a. In partnership with stakeholders, deliver initiatives to support social cohesion and strengthen community connectedness for young people	Immediate	Youth & Family Services; Community Development; Education settings; Community agencies	Number of social cohesion activities delivered Facilitate and report on social cohesion initiatives for stakeholders
		b. Support vulnerable young people to participate in activities that build a sense of community belonging	Ongoing	Youth & Family Services; Community Development; Community agencies; Education settings	Young people participate in programs that build social connectedness
		c. Delivery of programs and campaigns targeting racism and discrimination	Medium-term	Youth & Family Services; Community agencies	Collaborative initiatives delivered aimed at addressing the impact of racism and discrimination in young people
CSP 1.2.2		d. Develop and implement initiatives for young people to enhance cross cultural and interfaith interactions	Short-term	Youth & Family Services; Education settings; Community agencies; Interfaith Network	Number of initiatives developed and delivered

YOUTH STRATEGY ACTION PLAN 2016-2019 3.

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

B: Priority Area Two - Opportunities to work, learn and engage					
Reference	Objective	Action	Timeframe	Responsibility	Outcome/ Indicator
	B4 Create opportunities to respond to community safety concerns related to young people	a. Activate public spaces to increase positive interaction between young people and the wider community, including families and older persons	Ongoing	Youth & Family Services; Cultural Services; Festivals and Events; Sport and Leisure; Libraries	Report on key activities for young people in public spaces
CSP 1.2.10 CSP 1.2.2		b. Collaborate with stakeholders to deliver a range of programs and initiatives to promote safety for young people	Ongoing	Youth & Family Services; Community Development; Community Agencies	Initiatives delivered for young people including those from new and emerging communities and Indigenous backgrounds



4. CITY OF GREATER DANDENONG

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

C: Priority Area Three - Support the health and wellbeing of young people					
Reference	Objective	Action	Timeframe	Responsibility	Outcome / Indicator
CWP 5.4.6	C1 Collaborate with stakeholders to improve health and wellbeing through coordinated and strategic initiatives	a. Develop partnerships to identify and respond to emerging health and wellbeing concerns for young people	Ongoing	Youth & Family Services; Health and Wellbeing; Resilient Youth Australia; Education settings; Community agencies	Strategic partnerships developed in relation to health and wellbeing of young people Targeted health and wellbeing initiatives delivered for young people
CWP 5.1.3 CP 1.1.2		b. Support health promotion activities addressing systemic barriers to health and wellbeing	Medium-term	Youth & Family Services; Health and Wellbeing; Education settings	Youth health and wellbeing capacity building activities facilitated for professionals working with young people
CP 1.71 CWP 1.1.12 CSP 2.4.3		c. Deliver respectful relationships in education and community settings to reduce the impacts of family violence	Ongoing	Youth & Family Services; Education settings; Community agencies	Number of family violence related programs delivered for young people
CP 1.72		d. Delivery of positive parenting programs that aim to prevent family violence and conflict	Ongoing	Youth & Family Services; Maternal and Child Health; Children's Services; Community agencies	Positive parenting programs delivered for young parents and parents of young people
CWP 5.3.11		e. Collaborate with relevant stakeholders to improve Indigenous health and wellbeing outcomes for young people	Short-term	Youth & Family Services; DDACL; City of Casey	Deliver Indigenous health program in partnership with local community agencies and neighbouring local governments

YOUTH STRATEGY ACTION PLAN 2016-2019 5.

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

C: Priority Area Three - Support the health and wellbeing of young people					
Reference	Objective	Action	Timeframe	Responsibility	Outcome / Indicator
	C2 Collaborate to improve mental health outcomes for young people	a. Collaborate with local and regional service providers to improve access to mental health services for young people and their families	Short-term	Youth & Family Services; Mental health services	Council representation on strategic networks and in partnerships with mental health services
CP 1.9.2		b. Provide flexible and responsive interventions for individuals and groups to support positive mental health for young people and families	Ongoing	Youth & Family Services; Mental health services	Support groups for young people delivered in partnership with stakeholders Number of young people and their families engaged in generalist youth and family counselling
		c. Promote Council and stakeholder activities to raise public awareness of youth mental health	Ongoing	Youth & Family Services; Health and Wellbeing; Community agencies; Mental Health services	Youth mental health awareness campaigns delivered in partnership with stakeholders Information disseminated through Council's networks on youth mental health initiatives



6. CITY OF GREATER DANDENONG

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

C: Priority Area Three - Support the health and wellbeing of young people					
Reference	Objective	Action	Timeframe	Responsibility	Outcome / Indicator
	C3 Young people to participate in the design and delivery of health promotion messages	a. Partner with stakeholders to support young people's involvement in the development and delivery of activities addressing health and wellbeing concerns	Ongoing	Youth & Family Services; Health and Wellbeing; Health services; Mental Health services; Community agencies	Number of youth participation activities addressing health and wellbeing Youth specific health messages created and distributed to the community

D: Priority Area Four - Recognising the strengths of young people as engaged citizens					
Reference	Objective	Action	Timeframe	Responsibility	Outcome / Indicator
CP 1.4.2 CWP 5.2.6	D1 Support opportunities to increase young people's participation in decision making processes	a. Provide opportunities for young people to meaningfully engage in decision making b. Incorporate advocacy skills in youth leadership programs and support opportunities for young people to advocate on issues	Medium-term Ongoing	Youth & Family Services; relevant internal departments Youth & Family Services; Community Agencies	Opportunities for young people to provide input into relevant Council planning processes Sessions related to advocacy and consultation delivered as components of youth services programs Opportunities for young people to advocate to relevant stakeholders
CP 6.2.1		c. Develop training for Council staff to increase capacity in youth engagement and participation across all service areas	Immediate	Youth & Family Services	Youth engagement and participation training package for Council staff developed

YOUTH STRATEGY ACTION PLAN 2016-2019 7.

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

D: Priority Area Four - Recognising the strengths of young people as engaged citizens					
Reference	Objective	Action	Timeframe	Responsibility	Outcome/ Indicator
CP 1.3.5 & 1.9.3	D2 Young people creating and delivering solutions for local youth issues	a. Provide programs that encourage young people to develop and implement community projects and events	Ongoing	Youth & Family Services; Festivals and Events; Libraries; other relevant internal departments	Community projects and initiatives delivered by young people involved in Council programs

D: Priority Area Four - Recognising the strengths of young people as engaged citizens					
Reference	Objective	Action	Timeframe	Responsibility	Outcome/ Indicator
CP 6.1.3	D3 Celebrate and profile the positive contributions of young people in the City of Greater Dandenong	a. Promote positive media coverage of young people	Ongoing	Youth & Family Services; Media and Communications	Positive youth news stories submitted to local media outlets, council publications and social media
		b. Celebrate youth leadership through peer, family and community recognition events	Ongoing	Youth & Family Services; Media and Communications	Events delivered that positively profile young people



2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

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2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

OTHER

YOUTH STRATEGY AND ACTION PLAN 2016-2019

ATTACHMENT 3

**APPENDIX 1
SUMMARY OF COMMUNITY SUBMISSIONS
AND RESPONSES**

PAGES 18 (including cover)

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

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 1: Resident				
- Increase promotion of youth programs among young people living in CGD		✓	Youth and Family Services has developed a promotional strategy which continues to evolve and include social media platforms and other mediums most accessed by young people	The submission supports the Youth Strategy Action Plan as outlined in Priority Area 4.
SUBMISSION 2: Resident				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 3: Resident				
- The strategy is specific targeting relevant and current issues facing young people. - Making young people aware of job opportunities available and ways to be qualified for a job		✓	Youth and Family Services facilitate a number of work readiness programs including 'skilled up', 'work inspirations' and partners with community agencies on expos and forums including 'Try a Trade', 'Migrant Youth Employment Forum'.	The submission supports the Youth Strategy Action Plan as outlined in Priority Area 2. Youth Services work collaboratively with the sector to raise awareness of training and employment pathways as part of work readiness programs.
SUBMISSION 4: Resident				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 5: Resident				
- Covers all areas.		✓	Support for submission noted.	
SUBMISSION 6: Resident				
- No specific comments recorded.		✓	Support for submission noted.	

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 7: Resident				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 8: Resident				
- I personally think it is good. But maybe not everyone would like it. - It may make people feel positive.		✓	Support for submission noted.	
SUBMISSION 9: Resident				
- Youth Services are doing well.		✓	Support for submission noted.	
SUBMISSION 10: Resident				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 11: Resident				
- It is a great idea to help get young people involved. - It will stop people from getting into trouble. - Good job.		✓	Support for submission noted.	
SUBMISSION 12: Resident				
- It is a good idea to help youth with whatever problems they have - It helps them get out of trouble - It helps them with whatever problems they might have		✓	Support for submission noted.	

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 13: Resident				
- Activation of the skate park and the engagement of young people is great. Top Job!	✓		Support for submission noted.	
- Anything that keeps youth active and positive is good.				
- The best cure for crime / drugs etc is prevention. The engagement you do is effective.				
SUBMISSION 14: Resident				
- No specific comments recorded.	✓		Support for submission noted.	
SUBMISSION 15: Resident				
- No specific comments recorded.	✓		Support for submission noted.	
SUBMISSION 16 Resident				
- Try to get more shade at the skate park	✓		Resident advised that the Doveton Skate Park is a recreational facility of the City of Casey. Information provided on where best to direct this feedback.	
- Make Doveton skate park better				
SUBMISSION 17 Resident				
- No specific comments recorded.	✓		Support for submission noted.	
SUBMISSION 18 Resident				
- I think some of the options are a bit limited in relation to the actions that support young people and families in need	✓		The actions outlined in the plan have been deliberately kept quite broad in order to offer flexible and responsive supports to young people and local families in need.	

Summary of COMMUNITY Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Page 3 of 17

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 19 Resident				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 20 Resident				
- No comments recorded.		✓	Support for submission noted.	
SUBMISSION 21 Resident				
- Yes the strategy covers all areas		✓	Support for submission noted.	
SUBMISSION 22 Resident				
- More different events		✓	Youth Services continues to work closely with young people through programs such as Freeza and youth led events committees to plan and deliver a broad range of contemporary programs and events.	
SUBMISSION 23 Resident				
- Freeza gave me the opportunity to perform on Australia Day		✓	See above	
- Keep advertising more and involve different activities			'Youth and Family Services has developed a promotional strategy which continues to evolve and include social media platforms most frequented by young people	
SUBMISSION 24 Resident				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 25 Resident				
- No specific comments recorded.		✓	Support for submission noted.	

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 26 Resident				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 27 Resident				
- I like Freeza its good for young people		✓	Support for submission noted.	
SUBMISSION 28 Resident				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 29 Resident				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 30 Resident				
- It underlines what I believe young people need as being a part of youth services and the communities		✓	The breadth of programs offered by Greater Dandenong Youth and Family Services continues to evolve over time based on need	The submission supports the Youth Strategy Action Plan as outlined in Priority Area 2.
- As a youth member of the City of Greater Dandenong I believe that this draft will reflect on the issues that are more needed			- Including building work readiness skills, independent living and general life skills	Youth Services collaborates with the service sector to implement personal development and life skills activities.
- I would love to see a community which teaches young people about life skills for example how to prepare a CV, how to budget and how to cook healthy meals.				
SUBMISSION 31 Resident				
- No specific comments recorded.		✓	Support for submission noted.	

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 32 Resident				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 33 Resident				
- Young mum's program – good to provide change to MCH, make friends		✓	Support for submission noted.	The submission supports the Youth Strategy Action Plan as outlined in Priority Area 3. Youth Services is facilitating Parenting programs in collaboration with MCH and other stakeholders
SUBMISSION 34 Resident				
- More information on D&A		✓	Support for submission noted.	
SUBMISSION 35 Organisation – Deakin University				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 36 Organisation - YSAS				
- Youth Strategy needs to focus on support for young people aged 8-12 years		✓	The revised youth strategy makes reference to the middle years 8-12 years and will continue to work closely and in partnership with children and family services to best respond to the needs of this cohort of children.	The Youth Strategy defines young people as those aged 12-25 years. Council has a Children's Plan for ages 0-12 years. The revised Strategy makes reference to middle years and working with Children's Services and Family Services.
SUBMISSION 37 Organisation – YSAS				
- No specific comments recorded.		✓	Support for submission noted.	

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 38 Organisation – AMES				
- The youth strategy is reflective of what community service providers and young people face on a day-to-day basis – activities		✓	The Greater Dandenong Youth Network which is coordinated by Youth and Family Services is focusing on the themes of education, training and employment in 2016 with a number of forums for both service providers and young people to be held in the municipality over the course of this year.	The submission supports the Youth Strategy Action Plan as outlined in Priority Areas 1 & 2.
- Agree with the actions in the youth strategy but needs to do more or focus on bringing education and training providers together to focus on education and employment issues – perhaps focus on literacy and numeracy support to young people				This is achieved by service coordination, advocacy, networks and collaboration to remove barriers preventing young people from accessing education training, and employment.
SUBMISSION 39 Organisation – WAYSS				
- It covers the important issues in the community		✓	Support for submission noted.	
SUBMISSION 40 Organisation – CMY				
- Involves mainstream perceptions of CALD community. Definition of social cohesion is not just focused on potential radicalized young people e.g. recent Red Cross Practitioners Forum		✓	Support for submission noted.	The submission supports the Youth Strategy Action Plan as outlined in Priority Area 2.
- It's great to hear the voices of young people in the space. Doing a great job!				The Youth Strategy is inclusive of all young people and includes actions that address social cohesion, racism and discrimination, and enhancing cross-cultural interactions.
SUBMISSION 41 Organisation – Victoria University				
- No specific comments recorded.		✓	Support for submission noted.	

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 42 Organisation – Whitelion				
- Additional Comments – Housing affordability and lack of suitable housing access for young people	✓		The youth strategy and accompanying action plan gives consideration to the range of systemic barriers to young people's health and wellbeing – including housing. Greater Dandenong Youth and Family Services will continue to advocate on behalf of young people and their families in relation to a lack of affordable and suitable housing options for young people.	The submission is addressed in the Youth Strategy Action Plan - Priority Area 1. Participate in strategic activities at local, state and federal levels to position Council as a leader in responding to youth and family concerns.
SUBMISSION 43 Organisation – Whitelion				
- Additional Comments – A focus on housing affordability / housing crisis and stress would also be useful	✓		See response above	The submission is addressed in the Youth Strategy Action Plan - Priority Area 1. Participate in strategic activities at local, state and federal levels to position Council as a leader in responding to youth and family concerns.
SUBMISSION 44 Organisation – Victoria Police				
- Keep it up	✓		Support for submission noted.	
SUBMISSION 45 Organisation – WAYSS				
- We are seeing pressing issues after drug (ice) use and families not having enough support. Sadly it doesn't look like ice use is going to decrease anytime soon so it is so important that there is as much education and support for families and young people.	✓		Support for submission noted.	The submission is addressed in the Youth Strategy Action Plan - Priority Area 3. Develop partnerships to identify and respond to emerging health and wellbeing concerns for young people.

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 46 Organisation – TRY Mentoring				
- Additional Comments: Only new to working in Greater Dandenong but these issues appear to be common across Dandenong, Casey and Cardinia	✓		Support for submission noted.	
SUBMISSION 47 Organisation – Principals Australia Institute				
- Additional Comments: More emphasis on engaging schools to promote the mental health and wellbeing of young people. Prevention, early intervention as staying in education is a protective factor. Greater Dandenong Primary and Secondary schools have a lower uptake of and engagement with our current KidsMatter and MindMatter frameworks (which focus on connectedness, inclusion, resilience, student empowerment etc.	✓		Support for submission noted.	The submission is addressed in the Youth Strategy Action Plan - Priority Areas 1 & 3. Participate in strategic activities at local, state and federal levels to position Council as a leader in responding to youth and family concerns. Support health promotion activities addressing systemic barriers to health and wellbeing.
SUBMISSION 48 Organisation – Not recorded				
- Additional Comments: Q3) Great to see 8-12 years included in strategy. Not comprehensive.	✓		Support for submission noted.	The Youth Strategy defines young people as those aged 12-25 years. Council has a Children's Plan for ages 0-12 years.
- Promote services across CGD to young people			The revised youth strategy makes reference to the middle years 8-12 years and will continue to work closely and in partnership with children and family services to best respond to the needs of this cohort of children.	The submission supports the Youth Strategy Action Plan as outlined in Priority Area 4.

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 49 Organisation – Oakwood School				
- Engagement with a range of services will be key to achieving this strategy. Services need to be able to work with young people and families. Supporting families to support their young people is vital.	✓		Support for submission noted.	The submission supports the Youth Strategy Action Plan as outlined in Priority Areas 2 & 3. The Strategy has a focus on activities that build community belonging, and addresses health and wellbeing concerns for all young people including refugees and asylum seekers.
SUBMISSION 50 Organisation – Life without Barriers				
- Overall great. Would like to see a greater emphasis upon support to refugee and asylum seeker communities. I think potentially more can be done here to engage.	✓		Support for submission noted. The needs of all young people feature in the revised youth strategy. The action plan captures a range of actions that have the flexibility to respond to our newly arrived, refugee and asylum seeker communities. Specifically areas of focus include supporting opportunities to strengthen belonging, connectedness and self-identity.	The submission supports the Youth Strategy Action Plan as outlined in Priority Area 3. Youth Services works in collaboration with stakeholders including Indigenous services to improve Indigenous health and wellbeing outcomes.
- Asylum and refugee sector required for people additional support around drug use abuse and homelessness services.				
- Overall very good.				
SUBMISSION 51 Organisation – Empowered Art Therapy				
- The Youth Strategy reflects the issues most important to young people and families in our community as much as it can – it's up to all of us.	✓		Support for submission noted.	
- I would like to see our Indigenous youth lead the way to social cohesion by welcoming and educating others about our oldest living culture.				

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 52 Organisation – DET – Student Support Services				
- I would like to see even more focus on 8-12 years – I see it as a prevention measure.		✓	Support for submission noted.	The Youth Strategy defines young people as those aged 12-25 years. Council has a Children's Plan for ages 0-12 years.
- Is the youth strategy flexible enough to address emerging issues as the come			The revised youth strategy makes reference to the middle years 8-12 years and will continue to work closely and in partnership with children and family services to best respond to the needs of this cohort of children. The actions contained within the youth strategy have been deliberately kept broad so as to maintain a level of flexibility in responding to emerging trends and needs	
SUBMISSION 53 Organisation – Chisholm Institute				
- Great work – fantastic! - Thank you for such a great program and strategies to support our young and future leaders of our country.		✓	Support for submission noted.	
SUBMISSION 54 Organisation – MIND – YPARC				
- More variety is needed in topics		✓	Support for submission noted.	The submission is addressed in all Priority Areas in the Youth Strategy Action Plan.
SUBMISSION 55 Organisation – Wesley Mission Dandenong				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 56 Organisation – Not noted				
Covers important issues for this region. A great start – keep up the great work		✓	Support for submission noted.	

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 1: Online Respondent				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 2: Online Respondent				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 3: Online Respondent				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 4: Online Respondent				
- The youth strategy answers the needs of young people in this area.		✓	Support for submission noted.	
- The youth strategy reflects the issues most important to young people and families in the community – especially the most recent issues				
- Additional Comments: Very clear strategy. Youth Services has been working in supporting young people in Dandenong especially the vulnerable ones. Keep up the good work. Young people really benefit from your service.				
SUBMISSION 5 Online Respondent				
- It's great.		✓	Support for submission noted.	
SUBMISSION 6: Online Respondent				
- No specific comments recorded.		✓	Support for submission noted.	

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 7: Online Respondent				
<ul style="list-style-type: none">- In most part, I'd be interested to know how these priority areas were formulated and how much influence young people and in the process of devising the priority areas. This could be included in the summary if not already.- I particularly value the action under priority area 3 under supporting health and wellbeing of our young people- In the local profile part of the strategy, would there be room to include some information about the prevalence of mental health issues and young people?- I think the layout, colours and general layout is really nice and professional! One suggestion would be that potentially the action plan is hard to read/interpret for the general public/young people, i.e. the references CP or CWP etc. But just a thought, overall really well done!		✓	<p>Support for submission noted.</p> <p>Young people's input into formulating the priority areas and overall youth strategy were gathered through one-to-one consultations, the youth summit and needs analysis.</p> <p>This information on mental health and priority issues affecting young people is provided in the background information, which underpins the formulation of the youth strategy, notably the local profile and needs analysis. Refer priority area health and wellbeing for associated mental health actions.</p> <p>A glossary of terms will be incorporated within the document for ease of reading.</p>	<p>The submission supports the Youth Strategy as addressed on pages 5, 6 and 7 of the Youth Strategy.</p> <p>The development of the Youth Strategy is based on Federal and State policy, local data/needs analysis and consultation with young people and stakeholders.</p>
SUBMISSION 8: Online Respondent – AMES				
<ul style="list-style-type: none">- AMES Australia's vision is 'full participation for all in a diverse and cohesive community.' It is wonderful to be working with a local council who has a similar vision for its young people. We strongly value the collaborative approach behind the strategy. The opportunities CGD offers to encourage social inclusion and to support young people to reach their full potential are very much appreciated.		✓	<p>Support for submission noted.</p>	

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 9: Online Respondent				
- Covers all the key priority concerns.		✓	Support for submission noted.	-
SUBMISSION 10: Online Respondent – Jess Spargo, CGD – Youth and Family Services				
- I feel that the Council Plan and Community Wellbeing Plan have been aligned very well with the Youth Strategy.		✓	Support for submission noted.	-
SUBMISSION 11: Online Respondent				
		✓	Support for submission noted.	-
SUBMISSION 12: Online Respondent				
- The youth service has been a good organisation to understand the needs of young people in Dandenong. This youth strategy will be great for the young people.		✓	Support for submission noted.	-
SUBMISSION 13: Online Respondent				
- Maybe expand a bit more on the counselling and support		✓	Support for submission noted.	The actions within the youth strategy have been kept deliberately broad so that service responses can be flexible and responsive. The breadth of programs and services offered by CGDYFS is comprehensively captured for public access via Youth and Family Services web page of which the youth strategy is also linked.
- Also add section on type of services CGDYFS offer which include youth programs and events as identified by the youth community and services. The background information is covered well in relation to stats and policies.				
SUBMISSION 14: Online Respondent				
- No specific comments recorded.		✓	Support for submission noted.	

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 15: Online Respondent – Bruce Kitchen, Victoria Police				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 16: Online Respondent – Leah Anderson				
- Loved that my images from Leah Anderson photography was used.		✓	Support for submission noted.	The submission supports the Youth Strategy Action Plan as addressed in Priority Areas 2 & 3.
- Most important I feel it is helping young people get and job and off the streets. And road safety...the amount of times people have run in front of my car while I drive is alarming. Especially around Langhorne Street and the McCrae Street side of the Plaza.				
- Additional Comments: Driving Safety, learning not to get aggressive and tailgate, safety when crossing roads, mental health, getting a job.				
SUBMISSION 17: Online Respondent				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 18: Online Respondent –Emma Firth, Cardinia Shire Council				
- Covers a range of areas. Holistic approach to supporting young people to achieve position outcomes. Great focus on partnerships.		✓	Support for submission noted.	
SUBMISSION 19: Online Respondent – Johnny King, Centre for Multicultural Youth (CMY)				
- Focusing on young people already active is positive but I do feel it remains important to seek involvement of some more marginalised young people as well.		✓	Support for submission noted. The views of a cross section of young people including both those already engaged as well as those marginalised were sought and included via one-to-one consultations, focus groups and surveys	

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses
Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 20: Online Respondent – Heather Steward, Centre for Multicultural Youth (CMY)				
- Supporting access to low cost housing as well would be great. I know it is not a local government responsibility to deliver housing but continuing to advocate on the issue would be great.		✓	Support for submission noted.	The submission supports the Youth Strategy Action Plan as addressed in Priority Area 1.
- Great to see a council with a clear and identified focus on young people				
SUBMISSION 21: Online Respondent				
- Do you believe the youth strategy reflects the issues most important to young people e.g. and families in our community – Perhaps at a broader level. The strategy does not necessarily the key issues that affect/effect young people such as bullying, substance use, mental health, sexual health			- The key priority area of Health and Wellbeing is flexible in identifying and responding to key and prominent health concerns affecting young people including but not limited to bullying, substance use, mental health, sexual health	The submission supports the Youth Strategy Action Plan as addressed in Priority Area 3. Develop partnerships to identify and respond to emerging health and wellbeing concerns for young people.
- Do you think the actions in the youth strategy provide the support young people and families need? At a broad level. The actions don't specify the particular support that will be offered.				
SUBMISSION 22: Online Respondent				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 23: Online Respondent				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 24: Online Respondent				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 25: Online Respondent				
- No specific comments recorded.		✓	Support for submission noted.	

2.5.4 Youth Strategy and Action Plan 2016-2019 (Cont.)

Appendix 1

Summary of Community Submissions and Responses

Greater Dandenong Youth Strategy 2016-2019

Summary of Submission	Amendment to Policy		Response	Additional clarification in Response to Submissions as referred to in the Council meeting of 23 May 2016
	YES	NO		
SUBMISSION 26: Online Respondent				
- No specific comments recorded.		✓	Support for submission noted.	
SUBMISSION 27: Online Respondent – Darren Grogan				
- The skate park activities are great.				
- I think the events like 'King of Concrete' and The Moss Jam at Noble Park Skate Park are great. I would like to request more like that!		✓	Support for submission noted	

2.5.5 Response to Notice of Motion No. 89 - Senior Citizens Clubs and Community Buses

File Id:	A3716343
Responsible Officer:	Director Community Services
Attachments:	Notice of Motion No. 89 - Senior Citizens Clubs and Community Buses. Minute No. 1302 (CM 29 March 2016).

Report Summary

Notice of Motion No. 89 – Senior Citizens Clubs and Community Buses required that the following be considered as part of the 2016-17 draft budget considerations in April 2016 and that costings be prepared for each of the following recommendations:

1. Abolishing the radial zone boundary with Greater Dandenong for senior resident passenger pickups; and
2. The matter of shortage of senior citizen buses and the costing options of extra buses to address that shortage.

Recommendation Summary

This report recommends a review of community transport with a view to presenting Council with an alternative community transport program and service within six months. The review would provide advice on costings and program options to engage a wider number of seniors in the City.

The review would examine:

- How a new program may be funded using existing Council resources; or
- Changing the mix of current services to seniors to fund a new program; or
- What additional resources may be required.

The overall intention is to provide Council with a program option that engages more seniors in a valuable service.

2.5.5 Response to Notice of Motion No. 89 - Senior Citizens Clubs and Community Buses (Cont.)**Background**

The community transport service provides door to door transport to senior clubs and groups, the Planned Activity Groups, shopping centres, leisure and recreation destinations and the library.

There are approximately 80 senior citizens clubs and groups in the City of Greater Dandenong. Of these, 14 clubs are provided with weekly or fortnightly transport. It is understood that the clubs using the community transport service are those which have been established for a long period of time. A number of clubs access their own transport through other means such as the RSL, local churches, or their own bus. However, it has been identified through various surveys and consultations that access to transport and social isolation for older people are significant issues.

In 2016, approximately 23,300 people in Greater Dandenong – or one in ten residents – were aged 65 years or more. In the decade to 2026, this number is expected to increase by 6,500, or 28%, to 29,800. In the meantime, the population aged 85+ is forecast to swell from 3,000 to 4,100, a rise of 37%.

In 2006 the community transport program introduced the allocation of bus seats through each seniors club instead and based on their past usage. A radius of 2.5km was established with clubs being able to identify their club members most in need of transport. This process was introduced to ensure the maximum use of the buses for the clubs at that time. These management processes have remained unchanged since 2006.

However, since 2006 the demand for community transport has increased considerably. A review of community transport in 2013 resulted in the purchase of an additional bus to increase shopping trips, a review of scheduling of buses to increase service efficiency and additional provision was made in relation to shopping assisted bus trips. Currently issues have arisen regarding the geographical restriction for residents seeking to access a club currently using the community transport buses.

The Notice of Motion No. 89 required that costings be prepared in order to alter the current management practices in the provision of community transport to service residents.

Initial research and costing analysis has resulted in the following findings:

1. Removal of the radius restriction to allow consideration of a City wide pick up and return for each club would add somewhere between 40-60 minutes bus travel time per trip.
2. Previous feedback from residents accessing the buses has been that shorter trips are preferable and better from a health perspective.
3. The addition of staff assistance on the current club bus runs would add an additional cost of \$100,000 recurrent salary cost per annum.
4. Currently there are a low number of the approximately 80 clubs and groups in the City accessing the transport program.
5. The cost of an additional bus with a chair lift and secure space for walking frames assistance is approximately \$115,000 plus \$9,000 per annum in running costs.

2.5.5 Response to Notice of Motion No. 89 - Senior Citizens Clubs and Community Buses (Cont.)

In summary, the provision of additional resources without first considering a broad based review of the service and the management approach may prove expensive relative to any impact achieved. A review of the community transport service is a preferred first step to determine the most efficient way of engaging more seniors.

It should also be noted that approximately 70% of the Council funded community transport bus fleet of 7 buses is allocated to transporting clients involved in the Home and Community Care (HACC) funded Planned Activity Groups and a review of the community transport service will require an assessment of how support for the Planned Activity Groups is also arranged.

The Council funded community transport service represents a significant contribution to the health and wellbeing of senior citizens. Council purchases and maintains a fleet of 7 buses (11 seater) with modifications for disability access and mobility aids. The service model has remained unchanged for many years and the number of senior citizens clubs and seniors has grown. In addition, the service has also underpinned the provision of HACC funded Planned Activity Groups and other home support programs. It is considered timely to review the investment by Council in the community transport service as an outcome of Notice of Motion No. 89. The expected outcome would be an involvement of more seniors through an equitable service.

Proposal

Based on the key findings, it is proposed that consideration be given to the development of an alternative community transport program and service. It is further proposed that the review be undertaken with the advice of the Positive Ageing Advisory Group and local clubs and groups involved with older people, and in consideration of the current review of the Positive Ageing Plan.

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
- *Travel and Transport* – Easy to get around

2.5.5 Response to Notice of Motion No. 89 - Senior Citizens Clubs and Community Buses (Cont.)

Opportunity

- *Education, Learning and Information* – Knowledge
- *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:

People

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

Place

- A city planned for the future

Opportunity

- A Council that listens and leads

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

- Ageing is about Living Strategy 2012-2015
- Disability Action Plan 2010-2014
- Community Wellbeing Plan 2013-2017

Related Council Policies

- Disability Policy

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

The conduct of the review can be undertaken within existing financial resources and the outcomes of the review can be considered as part of the Council budget process.

Consultation

The Community Engagement Framework will guide the development of a consultation program.

2.5.5 Response to Notice of Motion No. 89 - Senior Citizens Clubs and Community Buses (Cont.)

Conclusion

The development of an alternative community transport program and service will assist in resolving the issues identified in Notice of Motion No. 89 seeking additional resources for the community transport program.

Recommendation

That:

- 1. Council undertake a review of the community transport service with a view to providing recommendations within six months on the preferred service model and costings;**
- 2. The purpose of the review is to develop a community transport service that can engage a wider number of seniors through a relevant and equitable service model;**
- 3. Recommendations on the revised service model include how the service could be funded using existing Council resources or how the current mix of services to seniors could be reconsidered to fund a new program or if additional resources are required; and**
- 4. Seniors and relevant seniors groups be included in consultations regarding the development of a new community transport service for Council consideration.**

MINUTE 1381

Moved by: Cr Maria Sampey

Seconded by: Cr Sean O'Reilly

That:

- 1. Council undertake a review of the community transport service with a view to providing recommendations within six months on the preferred service model and costings;**
- 2. The purpose of the review is to develop a community transport service that can engage a wider number of seniors through a relevant and equitable service model;**
- 3. Recommendations on the revised service model include how the service could be funded using existing Council resources or how the current mix of services to seniors could be reconsidered to fund a new program or if additional resources are required; and**
- 4. Seniors and relevant seniors groups be included in consultations regarding the development of a new community transport service for Council consideration.**

CARRIED

2.5.5 Response to Notice of Motion No. 89 - Senior Citizens Clubs and Community Buses (Cont.)

OTHER

**RESPONSE TO NOTICE OF MOTION NO. 89 – SENIOR CITIZENS CLUBS
AND COMMUNITY BUSES**

ATTACHMENT 1

**NOTICE OF MOTION NO. 89 - SENIOR
CITIZENS CLUBS AND COMMUNITY BUSES.
MINUTE NO. 1302 (CM 29 MARCH 2016).**

PAGES 2 (including cover)

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

2.5.5 Response to Notice of Motion No. 89 - Senior Citizens Clubs and Community Buses (Cont.)

City of Greater Dandenong

ORDINARY COUNCIL MEETING MINUTES

TUESDAY, 29 MARCH 2016

3.2 Notice of Motion No. 89 - Senior Citizens Clubs and Community Buses

Author:

Cr Maria Sampey

Preamble

It is unfair and unreasonable that any senior resident cannot go to the Senior Citizen's club of their choice in their municipality with the group they feel at home with.

Similarly I have had reports from senior residents that there are not enough senior citizen buses in the municipality and that some clubs of similar size have access to more buses than others.

Motion

That the following be considered as part of the upcoming 2016-17 draft budget discussions in April and that costings be prepared for each in preparation for those discussions:

1. abolishing the radial zone boundary within Greater Dandenong for senior resident passenger pickups; and
2. the matter of shortage of senior citizen buses and the costing options of extra buses to address that shortage.

MINUTE 1302

Moved by: Cr Maria Sampey

Seconded by: Cr Matthew Kirwan

That the following be considered as part of the upcoming 2016-17 draft budget discussions in April and that costings be prepared for each in preparation for those discussions:

1. abolishing the radial zone boundary within Greater Dandenong for senior resident passenger pickups; and
2. the matter of shortage of senior citizen buses and the costing options of extra buses to address that shortage.

CARRIED

2.5.6 Response to Notice of Motion No.90 - Advocacy for a P-12 School to be built in the New Estates of Keysborough

File Id:	A3754618
Responsible Officer:	Director Community Services
Attachments:	Notice of Motion No. 90 – Advocacy for a P-12 School to be built in the New Estates of Keysborough. Minute No. 1316 (CM 11 April 2016).

Report Summary

In April 2016, Council resolved to adopt Notice of Motion No. 90, requiring a range of actions including selection of initiatives to advocate for the establishment of a P-12 government school in Keysborough South.

This Notice of Motion responds to the needs of over 2,040 school-aged Keysborough South residents who presently have no local access to a government primary and secondary school.

In addition, the Notice of Motion highlights the important issue of securing land for the provision of a government school as the remaining supply of appropriate sized land in the Keysborough South area is limited and will continue to come under pressure for alternative development.

In response to the advocacy from the Keysborough South community, Council has conducted a number of activities to advance the issue of appropriate education for young families in the growing population of the area including writing to the Minister for Education, coupled with communication with senior Departmental officials. Council has also led an extensive community consultation campaign and there has been ongoing advocacy from community groups and residents about educational and community service needs of residents in the Keysborough South area.

Recommendation Summary

This report recommends that Council note the outcomes to date, and future plans, against the key expectations expressed in Notice of Motion No. 90.

2.5.6 Response to Notice of Motion No.90 - Advocacy for a P-12 School to be built in the New Estates of Keysborough (Cont.)

Background

Residential growth in Keysborough South commenced in 2006, reaching 2,520 households by 2016 and a population of 9,520 residents. The expected addition of a further 930 households in the next decade will raise its population by 3,160, to a forecast population of 12,680.

During the same decade, the number of primary-age residents in Keysborough South is expected to remain relatively stable at approximately 1,150, while the secondary-age population rises from 890 to 1,130 – an increase of 240, or 27%, over its present number.

Overall, the number of residents of school age is expected to swell from 2,040 at present, to 2,310 by 2026.

Mayoral letters urging consideration of the educational and other needs of residents in Keysborough South were sent to the Minister of Education in June and August 2015, and in April 2016. These representations have been reinforced by meetings between Council representatives and officials of the Department of Education and Training. Council has also continued to advocate and involve the local community in these efforts, through print and social media.

To investigate the educational and other needs of Keysborough South residents, community consultations have been conducted, including face-to-face and on-line surveys, Councillor Ward meetings and a reference group meeting.

These consultations have confirmed a resilient expectation for primary and secondary education facilities to serve the residents in the Keysborough South area. Wider-reaching benefits, as expressed by the community, include the opportunity for pupils to walk to a school which they share with others from their neighbourhood, reduction in travel times for parents who drive their children to school, and the availability of an affordable, local, quality school for primary- and secondary-age pupils.

The establishment of a P-12 government school in Keysborough South to accommodate local residents has therefore become a matter of pressing and growing urgency from a local resident perspective.

Funding has been allocated in the Victorian State budget 2016-17 for the purchase of land for a primary school in Keysborough South.

2.5.6 Response to Notice of Motion No.90 - Advocacy for a P-12 School to be built in the New Estates of Keysborough (Cont.)**Proposal**

The following points relate to the key expectations raised as part of Notice of Motion number 90, proposing measures to advocate for the establishment of a P-12 school in Keysborough South.

1. ***Council writes separately to the Minister of Education and the State MP for Keysborough, copying each other and other local lower house and upper house members of State Parliament and the local Federal member, requesting a P-12 school be developed for the new estates of Keysborough, or if they have an alternative plan responding (with data) as to why a P-12 school is not the best approach and also outlining an alternative plan to address both the current and future government secondary and primary school demand for the new estates and surrounding suburbs in both Greater Dandenong and Kingston.***

A letter has been sent by the Mayor to the Minister for Education underlining the need for a P-12 government school for young people in the Keysborough South area. Council is presently awaiting a reply to this correspondence.

2. ***Council officers, in parallel, contact the Department of Education to initiate discussions to support this advocacy position.***

Council officers discussed the educational needs of children and young people and provision of a government primary and secondary school for the Keysborough South area with the Department of Education and Training on Thursday 21 April and Monday 2 May and a commitment was made to ongoing meetings.

A further meeting is being sought to specifically discuss the timeframe for the acquisition of land, the scope to include a community hub and the extent of land to allow for a P-12 school.

3. ***Council, in the meantime, continues to provide limited support to any residents or resident groups advocating for a P-12 school for the new estates of Keysborough.***

Council officers contacted the Keysborough South action group and offered ongoing support with their P-12 advocacy campaign. There was significant advocacy and planning in the lead up to the announcement of the State budget on Wednesday 27 April. Council officers and the Keysborough South action group have arranged to undertake further discussions following the budget.

2.5.6 Response to Notice of Motion No.90 - Advocacy for a P-12 School to be built in the New Estates of Keysborough (Cont.)

4. ***Options come back to a Council meeting before the end of May 2016 regarding a lobbying campaign, including more extensive joint advocacy with residents and resident groups along with any responses to the aforementioned advocacy letter to date.***
- a) New letter of thanks from Mayor to the Minister of Education regarding the announcement of land.
 - b) Seeking clarity from the Minister on what land will be purchased and if this is for both a Primary and Secondary school.
 - c) Schedule meeting with Department of Education and Training (DET) requesting:
 - a timeframe of when the school will open.
 - how Council can progress the co-located Community Hub on the identified site and commence planning, design and construction.
 - d) Engaging with the community to galvanise community support through Council's website and Keysborough South Facebook Group.
 - e) Providing advice and support to the local resident action group.
 - f) Regular briefing to media outlets.

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

- *Lifecycle and Social Support* – The Generations supported

Place

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

Opportunity

- *Education, Learning and Information* – Knowledge
- *Leadership by the Council* – The leading Council

2.5.6 Response to Notice of Motion No.90 - Advocacy for a P-12 School to be built in the New Estates of 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

- A city planned for the future

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

The Council Plan 2013-17, 'City Planned for the Future, 4.3.5, includes the action to 'Advance the development of an integrated community hub in the area referred to as Keysborough South to cater for population growth'.

The Community Wellbeing Plan 2013-17 'Building Healthy and Sustainable Communities' includes the strategic action to 'Plan for community facilities that are flexible and adaptable to changing needs over time with a multi-generational and multi-user focus' with the associated indicator of 'Facilities Planning for Keysborough South, Dandenong and Springvale Civic precincts undertaken'.

The Children's Plan 2015-19, 'Safe and Accessible Communities for Children' includes the action to 'Plan and develop a best-practice integrated Community Hub in Central Dandenong and Keysborough South, incorporating services for children and young people'.

Related Council Policies

Community Wellbeing Plan 2013-17
Community Development Framework
Community Hubs Framework
Children's Plan 2015-19
Multipurpose Use of Community Facilities Policy

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

There are no financial implications associated with this report.

2.5.6 Response to Notice of Motion No.90 - Advocacy for a P-12 School to be built in the New Estates of Keysborough (Cont.)

Consultation

In 2014-15 Council undertook a number of consultative activities to ensure that the Keysborough South Community Hub include facilities and services that are important to the community. Consultation methods included an 'Our Say' survey, face-to-face surveys accompanied by resident mail-out and a meeting of service providers. Findings of the consultation revealed that a government school was a critical need for local residents.

In late 2015 to early 2016, Council commissioned Planisphere and Brand Architects to consult with the local community about where a community hub should be located and what services are required, including an emphasis for a new government school. Methods included a community event, on-line and face-to-face surveys, Facebook group and Twitter hashtag, focus group meetings, reference group meeting and interviews with surrounding schools. Consultation findings revealed emphatic local support for a P-12 government school in Keysborough South.

Conclusion

There is significant evidence with population data and community opinion to support the provision of a government P-12 school in the Keysborough South area.

It is critical that the State Government provides essential services to the residents of the Keysborough South area and surrounding suburbs and ensures this priority is addressed while there are still limited land options available.

Recommendation

That Council:

1. **acknowledges the State Government budget decision to acquire land in Keysborough South for a government school and congratulates the Government for this decision;**
2. **continues to advocate the State Government to progress acquisition plans as soon as possible and to allow for the provision of a P-12 school; and**
3. **seeks State Government consideration for the inclusion of a community hub on the same site as the government school to allow for the best possible outcome for residents through a multipurpose facility and that planning proceed through officers to determine the feasibility of this plan.**

2.5.6 Response to Notice of Motion No.90 - Advocacy for a P-12 School to be built in the New Estates of Keysborough (Cont.)

MINUTE 1382

Moved by: Cr Matthew Kirwan

Seconded by: Cr Sean O'Reilly

That Council:

1. continues to advocate to the State Government to progress land acquisition plans as soon as possible and to allow for the provision of a P-12 school on the same site or provide details of alternate plan for Government Secondary education provision;
2. seeks State Government consideration for the inclusion of a community hub on the same site as the government school to allow for the best possible outcome for residents through a multipurpose facility and that planning proceed through officers to determine the feasibility of this plan;
3. enables the engaging of the community to galvanise community support for a P-12 school through Council's website and Keysborough South Facebook group;
4. continues to provide advice and support to the local resident action group;
5. provides regular updates to residents via Council publications and social media; and
6. provides regular briefings to media outlets.

MINUTE 1383

Moved by: Cr Sean O'Reilly

Seconded by: Cr Angela Long

That Cr Matthew Kirwan be granted an extension of time of two minutes to speak in support of the motion.

CARRIED

CARRIED (REFER TO MINUTE NUMBER 1382)

2.5.6 Response to Notice of Motion No.90 - Advocacy for a P-12 School to be built in the New Estates of Keysborough (Cont.)

OTHER

**RESPONSE TO NOTICE OF MOTION NO. 90 – ADVOCACY FOR A P-12
SCHOOL TO BE BUILT IN THE NEW ESTATES OF KEYSBOROUGH**

ATTACHMENT 1

**NOTICE OF MOTION NO. 90 - ADVOCACY
FOR P-12 SCHOOL TO BE BUILT IN THE
NEW ESTATES OF KEYSBOROUGH. MINUTE
NO. 1316 (CM 11 APRIL 2016).**

PAGES 4 (including cover)

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

2.5.6 Response to Notice of Motion No.90 - Advocacy for a P-12 School to be built in the New Estates of Keysborough (Cont.)

City of Greater Dandenong

ORDINARY COUNCIL MEETING MINUTES

MONDAY 11 APRIL 2016

3 NOTICES OF MOTION**3.1 Notice of Motion No. 90 - Advocacy for a P-12 School to be built in the New Estates of Keysborough**

File Id: A3734730
Author: Cr Matthew Kirwan

Preamble

Based on a study by the Grattan Institute published in "The Age" on 17 January 2016 (<http://www.theage.com.au/victoria/schools-shortage-crisis-hits-victoria-20160113-gm4wzq.html>) school pupil growth in Greater Dandenong is due to grow by 25% in the next decade. This is due to medium density development, demographic change and new residential developments in the southern, newer part of Keysborough. Interestingly, this makes us comparable in percentage terms to growth suburbs – the City of Casey is expected to grow by almost the same percentage amount.

In the last twenty-five years, two government secondary schools and six government primary schools have been closed (Coomoora Secondary College, Springvale Secondary College, Keysborough Park Primary School, the original Keysborough Primary School in Chapel Rd, Oakwood Primary School, Greenslopes Primary School, Southvale Primary School and most recently Maralinga Primary School) in Greater Dandenong.

Census data has indicated that the number of new secondary school age children in the new estates of Keysborough alone will reach 1239 in 2021 – only five years away. While many of the earlier residents that settled in the new estates (those in Crystal Waters, The Keys, Hidden Grove, Sanctuary and College Green estates) chose the area because it was close to Haileybury College and Lighthouse Christian College, newer residents in the large Somerfield estate are looking for a nearby government primary and secondary school.

This figure does not take into account demand from any nearby suburbs in the City of Kingston such as Dingley, Chelsea Heights, Aspendale Heights or the more recently developed Waterways, nor does it deal with the fact that Keysborough College itself is near capacity. Distance wise, parts of the new estates of Keysborough are almost 6 km away from either of the campuses of Keysborough College. Keysborough College has only one bus service that only covers part of the new estates – running down Chapel Rd, Westwood Boulevard and up Perry Rd.

The demand in this area is so great that Wellington Secondary College in Mulgrave now has a bus service that runs down to the new estates to parts not covered by the Keysborough College bus. Unfortunately this has the same effect as what is occurring with the lack of a primary school – students are not going to school with their neighbours – but to many different schools in many different suburbs to cope with the demand.

2.5.6 Response to Notice of Motion No.90 - Advocacy for a P-12 School to be built in the New Estates of Keysborough (Cont.)

City of Greater Dandenong

ORDINARY COUNCIL MEETING MINUTES

MONDAY 11 APRIL 2016

3.1 Notice of Motion No. 90 - Advocacy for a P-12 School to be built in the New Estates of Keysborough (Cont.)

Now, while land is still available, and the demand has not yet peaked, it is the right time for the State Government to buy land in the new estates of Keysborough and to fund the development of a P-12 school for the new estates of Keysborough and surrounding suburbs, rather than wait another five years and find that there is an even more urgent need for a secondary school in the new estates but where either land is no longer available or a new lobbying campaign which could take many years needs to be started up.

Motion

That:

1. ***Council writes separately to the Minister of Education and the State MP for Keysborough, copying each other and other local lower house and upper house members of State Parliament and the local Federal member, requesting a P-12 school be developed for the new estates of Keysborough, or if they have an alternative plan responding (with data) as to why a P-12 school is not the best approach and also outlining an alternative plan to address both the current and future government secondary and primary school demand for the new estates and surrounding suburbs in both Greater Dandenong and Kingston;***
2. ***Council officers, in parallel, contact the Department of Education to initiate discussions to support this advocacy position;***
3. ***Council, in the meantime, continues to provide limited support to any residents or resident groups advocating for a P-12 school for the new estates of Keysborough; and***
4. ***options come back to a Council meeting before the end of May 2016 regarding a lobbying campaign, including more extensive joint advocacy with residents and resident groups along with any responses to the forementioned advocacy letter to date.***

2.5.6 Response to Notice of Motion No.90 - Advocacy for a P-12 School to be built in the New Estates of Keysborough (Cont.)

City of Greater Dandenong

ORDINARY COUNCIL MEETING MINUTES

MONDAY 11 APRIL 2016

3.1 Notice of Motion No. 90 - Advocacy for a P-12 School to be built in the New Estates of Keysborough (Cont.)

MINUTE 1316

Moved by: Cr Matthew Kirwan

Seconded by: Cr Angela Long

That:

1. *Council writes separately to the Minister of Education and the State MP for Keysborough, copying each other and other local lower house and upper house members of State Parliament and the local Federal member, requesting a P-12 school be developed for the new estates of Keysborough, or if they have an alternative plan responding (with data) as to why a P-12 school is not the best approach and also outlining an alternative plan to address both the current and future government secondary and primary school demand for the new estates and surrounding suburbs in both Greater Dandenong and Kingston;*
2. *Council officers, in parallel, contact the Department of Education to initiate discussions to support this advocacy position;*
3. *Council, in the meantime, continues to provide limited support to any residents or resident groups advocating for a P-12 school for the new estates of Keysborough; and*
4. *options come back to a Council meeting before the end of May 2016 regarding a lobbying campaign, including more extensive joint advocacy with residents and resident groups along with any responses to the forementioned advocacy letter to date.*

CARRIED

2.5.7 Report on Matters Discussed at Councillor Briefing Sessions - 26 April & 2 May 2016

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 in April and May 2016.

Recommendation Summary

This report recommends that the information contained within it be received and noted.

2.5.7 Report on Matters Discussed at Councillor Briefing Sessions - 26 April & 2 May 2016 (Cont.)**Matters Presented for Discussion**

Item		Briefing Session
1	<p><i>Executive Updates/Discussion</i></p> <p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> a) Correspondence received from the Bangholme Landowners Association in relation to the Green Wedge Management Plan. b) Proposals for the redevelopment of Parkmore Shopping Centre. c) Civic Centre basement car parking issues. d) Agenda items for the Council Meeting of 26 April 2016. 	26 April 2016
2	<p><i>Abbotts Road Grade Separation Project</i></p> <p>Councillors were presented with options from representatives for the Level Crossing Removal Authority regarding removal of the level crossing at Abbotts Road in Dandenong South. Council noted the further phases of community consultation planned by the authority on these options.</p>	2 May 2016
3.	<p><i>Dandenong Masonic Hall</i></p> <p>Councillors were presented with concept plans by Lyons Architects for the restoration and redevelopment of the Masonic Hall in Dandenong. The project will proceed to the detailed design phase in 2106/17 with Council to seek external funding assistance for the project completion.</p>	2 May 2016
4.	<p><i>Dandenong Market Pty Ltd Budget</i></p> <p>Councillors were presented with the business plan by the Dandenong Market Pty Ltd for the next financial year. Council views and input were sought prior to this item being formally discussed by Council. This item will be listed again at the forthcoming briefing session due to late distribution of the business plan.</p>	2 May 2016

2.5.7 Report on Matters Discussed at Councillor Briefing Sessions - 26 April & 2 May 2016 (Cont.)

5.	<i>Walker Street Carpark Artwork Update</i> Councillors were presented with the project outline for artwork on the eastern façade of the Walker Street multi-deck car park. Councillors were made aware of the project Vision and Guiding Principles.	2 May 2016
6.	<i>Response to Notice of Motion 91 – Improving the Community Response Grants Program Process</i> Councillors discussed the Community Response Grants Program process and a way forward which meets legislative requirements.	2 May 2016
7.	<i>Response to Notice of Motion 90 – Advocacy for a P-12 School to be built in the New Estates of Keysborough</i> Councillors discussed the State Government's recent budget announcements for spending on education and advocacy for a P-12 school in the Keysborough areas.	2 May 2016
8.	<i>Executive Updates/Discussion</i> Councillors and Council officers briefly discussed the following topics: a) Dandenong Park update on demolition of buildings. b) 8 Balmoral Ave Car Park, Springvale and an update on structural engineering work. c) Rain and grass growth expected. d) Agenda items for the Council Meeting of 9 May 2016.	2 May 2016

Apologies

Nil.

Recommendation

That the information contained in this report be received and noted.

2.5.7 Report on Matters Discussed at Councillor Briefing Sessions - 26 April & 2 May 2016 (Cont.)

MINUTE 1384

Moved by: Cr Angela Long

Seconded by: Cr Roz Blades AM

That the information contained in this report be received and noted.

CARRIED

2.5.8 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 25 April-6 May 2016

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 25 April-6 May 2016.

Recommendation

That the listed items provided in Attachment 1 for the period 25 April-6 May 2016 be received and noted.

MINUTE 1385

Moved by: Cr Matthew Kirwan
Seconded by: Cr Youhorn Chea

That the listed items provided in Attachment 1 for the period 25 April-6 May 2016 be received and noted.

CARRIED

2.5.8 List of Registered Correspondence to Mayor and Councillors (Cont.)

OTHER

**LIST OF REGISTERED CORRESPONDENCE TO MAYOR AND
COUNCILLORS 25 APRIL – 6 MAY 2016**

ATTACHMENT 1

**CORRESPONDENCE RECEIVED 25 APRIL–6
MAY 2016**

PAGES 2 (including cover)

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

2.5.8 List of Registered Correspondence to Mayor and Councillors (Cont.)

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to Mayor and Councillors received between 25/04/2016 & 06/05/2016 - for officer action - total = 1

Department:**Mayor and Councillors****Category:** Mayor & Councillors General Correspondence**Correspondence Name**

Letter of complaint from Springvale South resident regarding soccer activities at Heatherhill Secondary College Oval 05-05-2016 08:47:13

Date Created

5-May-16

Objective ID

fA106247

User Assigned

Residential Amenity

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to Mayor and Councillors received between 25/04/2016 & 06/05/2016 - for information only - total = 2

Correspondence Name

The Community Impact of Golf Victoria Report 2016 from Golf Victoria

Date Created

5-May-16

Objective ID

A3773737

User Assigned

M&C EA

Advice from the Minister for Local Government regarding the next round of funding for the Municipal Emergency Resourcing Program

5-May-16

A3773743

M&C EA

3 NOTICES OF MOTION

Nil.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

Cr Matthew Kirwan left the Chamber at 7.42pm.

Comment

Cr Youhorn Chea

On Wednesday 11 May 2016, I attended the Springvale Learning and Activity Centre (SLAC) Publication launch of "Building Community Connections. 70 Years of Doing it Right: History, Challenges, Achievements, People and Memories," along with Councillor Blades AM. It was a well-attended event with some great performers.

On Thursday 12 May 2016, I attended the Springvale Masterplan Implementation Group (SMIG) meeting at the Springvale Town Hall along with Councillor O'Reilly. The meeting was to provide SMIG members with an update on the Springvale Town Hall Refurbishment.

On Sunday 15 May 2016, I attended the Vesak Day celebrations at the Giac Hoang Pagoda in Noble Park, along with the Mayor, Councillor Tak, Councillor Truong and Councillor O'Reilly. Vesak Day is a holy day celebrated by Buddhists. It represents the birth, the enlightenment and the death of Buddha. The event was well-attended by the Vietnamese community.

On Monday 16 May 2016, I attended the Disability Advisory Committee meeting.

On Tuesday 17 May 2016, I attended the Smart Manufacturing VIP Function at the Drum Theatre along with the Mayor, Councillor Tak and other Councillors. The function was also attended by the Mayors and Councillors from the City of Casey and the City of Kingston to show their appreciation of what Dandenong Council is doing, in supporting the business sector in Greater Dandenong.

On Wednesday 18 May 2016, I attended the Citizenship Ceremony at the Springvale Town Hall along with Councillor Long.

On Sunday 22 May 2016, I attended the celebrations for the Vesak Day at the Dhammaram Buddhist Temple in Springvale.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Sean O'Reilly

I have noticed that Council recently received a grant of approximately half a million dollars to provide CCTV cameras in Springvale. I think this is great news for the City of Greater Dandenong. My understanding is that throughout the last 20 years, there has been a downward trend in the crime rate in Springvale. Anything this Council can do in conjunction with other levels of government to further stamp out any signs of crime around Springvale is most welcome. My question to Jody Bosman, Director City Planning, Design and Amenity is, what are Council's plans for CCTV cameras in Springvale?

Cr Matthew Kirwan returned to the Chamber at 7.46pm.

Response

Jody Bosman. Director City Planning, Design and Amenity

Council's CCTV network across the City is a really impressive one. The new Federal Government grant will facilitate expansion into the heart of central Springvale, including a number of high priority locations.

Council is looking at Buckingham Avenue, Springvale Road, Balmoral Avenue, Windsor Avenue and the Warwick Avenue car parks. These are the areas deemed by Victoria Police, Council, and stakeholders whom the Planning Department have spoken to amongst the business owners in central Springvale, as high priority locations.

The expansion of the program into central Springvale will allow for real time vision to be directly transmitted to the Springvale Police Station. The goal is to achieve a broad range of objectives, including the promotion of safe community access and use of public spaces. The focus is on improving pedestrian links between Springvale's key transport hub and its commercial and retail precincts to improve actual and perceived levels of safety within Springvale.

Councillor O'Reilly is correct in saying that the crime rate has reduced but, that is only through ongoing efforts such as these: to reduce levels of crimes and the incidents of anti-social behaviour; to assist Victoria Police in the detection and prosecution of offenders; to provide a safe and secure environment for those who live, work and visit the municipality; and to provide a line of enquiry for Victoria Police and Council's authorised officers when anything needs to be followed up.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Springvale is recognised as one of the major retail and commercial precincts in Melbourne's growing South-East sector. There are 512 tenancies and businesses in the area. This reflects the predominant influence of the local Asian community. Some of the community members have expressed ongoing concerns for personal safety which detracts from the perceptions of safety and investment in the locality. Council wants to make sure that the image of Springvale remains a positive one and this will go a long way towards achieving that. The CCTV infrastructure in the identified localities will certainly improve that perception and the safety of the area; and will contribute to the prevention of crime. The focus is for other community initiatives to complement the safe CCTV program.

Comment**Cr Sean O'Reilly**

I would like to ask Council to note and express its condolences for the recent passing of a great community leader, Ms Annette Hilton, Principal of Springvale Rise Primary School. Ms Hilton led the community in such an outstanding way.

I have been involved with the Springvale Rise Primary School for about eight years as a member of the School Council and as the School Council President. Being in a lower socio-economic area, Ms Hilton brought to the Springvale Rise Primary School her own method of teaching called 'Personalised Point of Need Education'. For the students, it was not just about impressing their peers or being assessed in relation to their peers. Students were setting their own individual benchmarks and they worked hard towards achieving those.

Ms Hilton introduced a reward system called 'Trust Licences' whereby students who displayed skills in certain areas were entrusted with extra responsibilities. As many of the students are from non-English speaking backgrounds, this learning method had great impact on the students and was reflected on their NAPLAN test results.

People such as Ms Hilton who are visionary and inspirational particularly in the area of education which we know is the main way of preparing people to scale the ladder of opportunities and elevate themselves from a lower socio-economic background, is something that I would like Council to note in this meeting.

I certainly am personally affected and quite devastated that Ms Hilton, after a short illness, has left us. I will always remember her attitude, her great intention and most importantly the impact that she had on the students of Springvale Rise Primary School.

Question**Cr Roz Blades AM**

Following on from Councillor O'Reilly's comments, if it is appropriate, could the Mayor write a letter of condolences to Ms Hilton's family and acknowledging the work that she did for the children in the City of Greater Dandenong?

Response**Cr Heang Tak, Mayor**

Yes. That is more than appropriate.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)**Comment****Cr Roz Blades AM**

Without going into the details of all the events I attended, I would like to highlight the Noble Park Community Action Forum on Wednesday 11 May 2016, which I attended along with Councillor Kirwan, Julie Reid, Director Engineering Services and Lucas Sikiotis, Manager Strategic Transportation and Planning. I would like to thank the Council officers for outlining Council's perspective to the Level Crossing Removal project and there were several issues and concerns raised by the community, some of which Council is already aware of.

One of the issues which keeps surfacing, not only at the Community Action Forums but from the residents of Noble Park, is the inclusion of a Noble Park Police Station. It has been many years since there was a Police Station in Noble Park. I cannot quite remember how many years exactly but I think it was before I was elected as a Councillor, that a Police Station was at the corner of Douglas Street and Stuart Street. This is something that the people of Noble Park are very keen to see.

The residents were also concerned that the 'bridge like' structures of the elevated rail may be used as shelters for the homeless. One of the questions raised relates to the State paid maintenance costs for only 10 years when the infrastructure is being built for at least 50 years. There were concerns about the emission of diesel particles from freight train engines being a threat to the safety of the people. Suggestions were made of options in examining the configuration of the intersection of Ian Street with Heatherton Road. There was also a suggestion for Council to put an emphasis on Noble Park becoming a 'sporting centre' and enhance its profile, based on the sporting facilities which are already established in the area.

Question**Cr Roz Blades AM**

I have a question in relation to the intersection of Chandler Road and Cheltenham Road in Keysborough and the increase in traffic from Kirkham Road West which have not been catered for by the presence of the intersection traffic lights. I have already advised Julie Reid, Director Engineering Services, that this intersection has been poorly managed. There has been no attempt to address the worsening situation, especially given the addition of traffic from the Dandenong Bypass, EastLink and the growing industrial development in the area. The problem has now reached a critical point. What is Council's course of action?

Response**Julie Reid, Director Engineering Services**

Council's Traffic Engineers are aware of the issues raised regarding traffic congestion and safety issues at the intersection of Cheltenham Road and Chandler Road, including Kirkham Road West. The Engineering Department has previously made requests to VicRoads, who are the relevant authority responsible for the management and maintenance of this intersection, for the construction of an extended left-turn slip lane which would address many of these issues raised.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

VicRoads were not supportive of a provision, identifying it would likely result in attracting more traffic to the intersection. VicRoads want to encourage any traffic coming from the south to use the Dandenong Bypass and Perry Road to access Cheltenham Road as that intersection has better provisions.

Council's Traffic Engineers are investigating alternative measures which will likely involve the construction of a kerb outstand, which should prevent vehicles from attempting to pass queued traffic on Chandler Road by travelling on the unsealed shoulder.

Engineering Services will make additional requests to VicRoads to review the traffic signal timings to ensure that they operate in a more efficient manner particularly during peak periods.

It can be noted however that Engineering Department has had a little bit of success previously which it may have lost sight of when it advocated some time ago to VicRoads to address some of these issues at this intersection which consequently led to getting the additional right turn phase introduced. It was a little bit of a win there and Engineering Services will attempt again to put pressure on and maybe have that issue addressed.

Question

Cr Maria Sampey

On page 6 of tonight's Agenda: Item 2.3.1 Receipt of Petitions and Joint Letters, Council received a joint letter from 31 students at Silverton Primary School objecting to the removal of the recycling bins at Silverton Primary School. Why were the recycling bins removed?

Response

Julie Reid, Director Engineering Services

To give Councillors an update on the response to this petition, officers from Council's Parks Department have met with Silverton Primary School last week and arranged to supply four co-mingled recycling bins to the School. It seems that the School had previously been supplied with recycling bins. However, it appears that the recycling bins were removed as part of The Great Bin Swap. The issue has now been addressed via discussions with the School staff members who are very happy that the bins will be provided and the service will be continued.

Following on from this matter, discussions were made with the Environmental Officer for the School highlighting the importance of encouraging students to recycle during school hours. A positive outcome has been achieved from this situation.

Question

Cr Maria Sampey

With regards to the Federal Government spending money in Springvale for the CCTV screens, I think it is a great idea but, I am hearing from a lot of residents that they are very upset that the Police Stations are closed late at night. Even though CCTV screens have been installed and I understand that the closing time for Police Stations is outside Council's jurisdiction, I am trying to address the concerns of residents that the Police Stations are closed at night. Can Council do anything about it?

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Mark Doubleday, Director Community Services

The simple answer is yes. Council can look into it and advise Councillors.

Comment

Cr Sean O'Reilly

I could assist Councillor Sampey with some information on that issue. My understanding was that due to the low number of people going into the Police Station at night, a decision was made by Greater Dandenong Police Command to deploy the officers that would be behind the counter overnight, onto the roads so that they are more effective being mobile and not limited to the offices when only one or two people come in. If it means that residents get a better police response because they can drive from one place to another rather than be behind a counter then I would support Councillor Sampey's request. I can understand that because they are less visible, residents may see it as a reduction in their presence but if the net effect is that there are more police available on the roads to respond to emergency calls then I support Councillor Sampey.

Question

Cr Maria Sampey

Council might need to advertise that in the City magazine in various languages so people are aware of it because sometimes people might go to the Police Station rather than calling the emergency number (000) after 11pm or thereabouts.

Comment

John Bennie PSM, Chief Executive Officer

I think Council will take all of those ideas onboard, notwithstanding that it is a State Government matter and I would not argue with the State Government to communicate how it is running its service.

If Council can bring more attention to the Greater Dandenong community, that would be a good thing. There is a new and recently appointed local area inspector, Inspector Narelle Beer, who is replacing Bruce Kitchen. An invitation has been forwarded to Inspector Beer to meet with Councillors in the next couple of weeks. This may be a matter that Councillor Sampey would want to raise with Inspector Beer, and discuss with her how Victoria Police and the Greater Dandenong City Council jointly, can better communicate some of these matters to the Greater Dandenong community.

Question

Cr Maria Sampey

Council has tonight, endorsed to schedule a meeting to sign the code of conduct. Members of Parliament do not have to sign the Code of Conduct. I have been told that Council staff have been represented by Unions and now they have the option of whether to sign the Code of Conduct or not. If the Members of Parliament do not have to sign it and if Council staff are given an option, why is it necessary for Councillors to sign the Code of Conduct?

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Mick Jaensch, Director Corporate Services

The answer is quite simple. The State Government has passed legislation requiring Councillors to sign the Code of Conduct, so it is a legislative requirement on Council.

Question

Cr Maria Sampey

So if Council staff members are represented by the unions such as the Australian Services Union (ASU), does the Municipal Association of Victoria (MAV) represent the Councillors? What support or representation is there for Councillors?

Response

Mick Jaensch, Director Corporate Services

The Municipal Association of Victoria (MAV) is a peak body in Local Government, as is the Victorian Local Governance Association (VLGA). Typically the VLGA is probably more of a Councillor representation body. They would be the two bodies that Councillors may refer to.

Question

Cr Maria Sampey

What happens if a Councillor does not sign the Code of Conduct?

Response

Mick Jaensch, Director Corporate Services

The Councillor has 30 days after the Council moves a resolution in which an individual Councillor must sign the Councillor Code of Conduct. If they do not sign it, that will be a matter for the State Government to address, but it may result eventually in that Councillor being disqualified from being a Councillor.

Comment

Cr Maria Sampey

I am talking about Politicians, I am talking about Members of Parliament that they do not have to sign the Code of Conduct and Councillors get knocked on the head for all sorts of things.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Comment

Cr Matthew Kirwan

On Tuesday 10 May 2016, I attended the Greater Dandenong Volunteer Resource Service Recognition Breakfast along with the Mayor, Councillor Tak and Councillor Long. This event recognised the contribution of volunteers recruited by the Volunteer Resource Service in their first year and was very well attended. Later that afternoon, I attended the Greater Dandenong Volunteer Week celebration at the Supper Room in Springvale along with the Mayor, Councillor Tak, Councillor Blades and Councillor Long, where Council recognised the volunteers and its own Councillor Volunteer Program.

On Wednesday 11 May 2016, I attended the Community Safety Advisory Committee along with Councillor Long and Councillor Sampey. Later that day, as Councillor Blades has mentioned, I attended the Noble Park Community Action Forum.

On Sunday 15 May 2016, I attended the Mothers' Mean Business Breakfast event at the Dandenong Market along with Councillor Blades. This event showcased women from refugee backgrounds who had started their own businesses to achieve financial independence. I would like to commend Elaine and the other people from the Victorian Women's Refugee Coalition for organising this event.

On Monday 16 May 2016, I attended a meeting with the Disability Advisory Committee along with Councillor Chea, Councillor Long and Councillor Sampey.

On Tuesday 17 May 2016, I attended a series of events at the Smart Manufacturing 16 showcase with other Councillors. This event was organised by the community for Dandenong and South East Melbourne Manufacturing Alliance (SEMMA). It was a great event, larger and more diverse than last year, and provided a great showcase of the South East region's manufacturing efforts. What was particularly pleasing is they took a risk with their symposia at the Drum Theatre and it was very well attended. I commend them on the event itself and taking a risk with a mix of things in the program which went very well.

On Wednesday 18 May 2016, I attended a meeting with the Greater Dandenong Warriors Hockey Club at Mills Reserve along with Councillor Blades and Councillor Long, and some Council officers.

On Thursday 19 May 2016, I attended the Dandenong Family Violence Forum organised by Ms Gabrielle Williams MP, State Member for Dandenong, along with Councillor Long.

On Friday 20 May 2016, I attended the Carers of Africa 3D (dance, dinner and donate) event along with the Mayor, Councillor Tak and Councillor Blades. The event was to raise money for the important charity work that the Carers of Africa who are actually based in Dandenong, do both in Melbourne and in Africa, particularly for the disabled.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

The last thing I wanted to mention was that I can also report that planning has commenced in earnest for a forum to be held by Council in Dandenong on Legislative Reform to regulate Shisha via the Tobacco Act. There was a strong response from other Councils in supporting the lead of Greater Dandenong Council by sending the Minister of Health letters of support for regulating Shisha as part of the current reform of the Tobacco Act. Invitations were sent out last week to Councils and peak health bodies like the Cancer Council of Victoria, for a forum to be held here at the Dandenong Civic Centre on 12 July 2016, at 2-4pm to discuss further advocacy on this important health issue.

Question

Cr Matthew Kirwan

My first question relates to a question I asked a few months ago on whether Dandenong Council is going to follow the lead of Monash, Whittlesea and Moreland Councils and investigate the enhanced advocacy options for gambling reform being developed by the Alliance for Gambling Reform of which Council is a member. Can the appropriate officer please give an update on this?

Response

Mark Doubleday, Director Community Services

Council has recently received advice from the Alliance for Gambling about their advocacy program. I believe other Councils have also received that progressively over the last couple of weeks or so. In simple terms, Council will have a look at it and seek an opportunity to brief Council so that its position can be determined on that.

Comment

Cr Matthew Kirwan

The significance of mentioning Monash, Whittlesea and Moreland Councils is they were the key participants along with Greater Dandenong, in the 'Enough Pokies' campaign which was started by Councillor Geoff Lake at the City of Monash.

Question

Cr Matthew Kirwan

What is the latest information from the Office of Multicultural Affairs and Citizenship (OMAC) regarding the formation of a steering committee for Little India both in terms of the nature of the committee and timeframes for it being set up?

Response

Paul Kearsley, Group Manager, Greater Dandenong Business

I would like to advise Council that there is a meeting scheduled for Monday 30 May 2016, with the Office of Multicultural Affairs and Citizenship (OMAC), and representatives from Places Victoria to review the issues related to the Terms of Reference for the Steering Committee and also to look at who are best placed to then seek nomination to be on that Committee. Once that meeting has been undertaken and a sense of future direction is known, I would be happy to bring further briefings back to Council on that. I think the details will not be settled until mid-late June 2016.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

One of the exciting aspects of the Draft Budget is the detailed design of the Masonic Hall renovation which will allow for it to be converted into a gallery with three times the exhibition space than the current Walker Street Art Gallery. As part of the detailed design process, what kind of community consultation will take place?

Response

Paul Kearsley, Group Manager, Greater Dandenong Business

What I can inform Council is that there will be some form of consultation undertaken with the design process as Councillor Kirwan referred to. Council has allocated funds of approximately \$300,000 for detailed design work, so Greater Dandenong Business will be engaging the community in that process.

What I am unable to confirm at this stage is the actual details of the form of community consultation as Councillor Kirwan has requested. I will take this part of the question on notice,

I would need to liaise with some of Mark Doubleday, Director Community Services' team, namely Lee Robson, Manager Community Art, Culture and Libraries and others with regards to the nature of that kind of consultation. It will essentially be similar to other projects that Greater Dandenong Business has undertaken through Council's consultation program. In terms of details, I can provide that closer to the time of consultation.

Question

Cr Matthew Kirwan

I refer to an item discussed earlier in tonight's Agenda – Item 2.4.2 Planning Scheme Amendment C194: 10 Homeleigh Road and 209 Chapel Road, Keysborough – Consideration of Submission and Planning Panel. Given Council's position in advocating for a P-12 school for the new estates of Keysborough, what were the reasons for the Recommendation to proceed to the Panel with the Planning Scheme Amendment?

Cr Sean O'Reilly left the Chamber at 8.12pm.

Response

Jody Bosman, Director City Planning, Design and Amenity

In summary, the property is zoned for residential development. The development plan has a note on it that says it is in a sense constrained for use by a school, it is identified for school use, and the effect of that is, the notation prohibits or constrains the site being developed for its residential purposes. Up until recently, the State Government has indicated that it is not in a position to purchase the property.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

The property in question was identified by the State Government at the time that the Keysborough South - Stages 2 and 3, which are the developments that are now in that area, primarily Somerfield and the other estates, were rezoned for development, the State Government indicated that, that was the ideal site. Over the passage of time they have been unable to commit to the purchase of that site, and to continue to constrain that site for development for the residential purposes that it is zoned, is unfair on the property owners.

The Amendment has been done to uplift that constraint. Council has received one submission from the Department of Education asking for the Amendment to be deferred. There is no real purpose in deferring the Amendment. Council has given a number of years for the Education Department to commit. Recently in the State Budget, over \$700M has been committed to the purchase of schools and amongst those schooling in the Keysborough South area but without having nominated a site.

The bottom line is that, irrespective of whether the constraint is on that site or not, it does not affect the purchase price to the State Government of that site. In fact, at the end of the day another site might be selected for the development of the school. It might not be this site. To keep this site in limbo indefinitely or while the process is continuing between the State Government deciding which site it will develop; and the owner of this property wishing to develop the site; there is no real advantage in keeping or delaying the Planning Scheme Amendment.

The reason for going forward to the Panel is that, as part of the normal process where there are submissions to Planning Scheme Amendments, the next step is to refer that submission to the Panel who will then make a recommendation to both Council and the Minister in terms of going forward. At the time, in a scenario where maybe the State Government does in fact commit to purchasing that property, it is not going to make any difference to whether or not they can build a school on the site; whether that constraint is there or not. It is just part of the process of going forward in finalising the Planning Scheme Amendment. There would be no advantage in not doing so at this stage.

Cr Sean O'Reilly returned to the Chamber at 8.13pm.

Question**Cr Matthew Kirwan**

Just reflecting on one aspect of my question relating to the Recommendation in the report, is it in conflict with Council's advocacy position for a P-12 School and if not, why not?

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Jody Bosman, Director City Planning, Design and Amenity

It is absolutely not in conflict at all. Council is still fully committed to advocating for a school in the area but does not necessarily advocate that it has to be on that site. As I mentioned earlier, whether ultimately the State Government selects that site or another site in the vicinity, would be up to the State Government to do so. It is not in conflict with Council's desire to see a school there at all.

What it does though is that, if the State Government develops the site that is the subject of this Planning Scheme Amendment, it is no worse or better off by having had the Planning Scheme Amendment go through. If it selects another site and the Planning Scheme Amendment does not go through, the owner of this property would certainly be worse off. It is certainly not in conflict with Council's advocacy position at all.

Question

Cr Matthew Kirwan

What are Council's plans of communicating the various effects of the revaluation process across the municipality and the effect of rate rises from one suburb to another?

Response

Mick Jaensch, Director Corporate Services

In line with the Communication Plan that was outlined recently to Council, the proposed methods include a range of different communication techniques.

There will be an article in the June edition of The City magazine which will feature prominently on page 3. Council also wishes to press release information with the Budget and I thank both local newspapers for featuring this article quite prominently. Council will develop information for its website. An explanatory insert will be issued with the rates notices and Council will use social media to communicate on this issue closer to the point of the rate notices being issued.

Council will also look to include both the 2016 valuation and the previous year's valuation on the rates notices which will allow residents to directly compare the movement in their valuations. Finally, Councils will also use collateral produced by the Municipal Association of Victoria (MAV) that also explains the impact of revaluations. In the event that the MAV produces video information, Council will also display this information on its urban screen.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

I received an enquiry relating to the Abbotts Road Widening project last week from a person who works in the area. The following questions were asked:

- (a) Why was the road not being widened between Park Drive and Frankston-Dandenong Road?
- (b) For the Park Drive and Frankston-Dandenong Road section, is the road already wide enough that with altered road markings it could be made into two lanes each way already? (c) If not, why is the road not changed so that the two lanes will go from west to east rather than from east to west which is the current setup?

In the view of the enquirer, that would better reflect the volume of traffic.

Response

Julie Reid, Director Engineering Services

(a) Significant traffic modelling has been done for this area and the proposed main east/west route through here will eventually be via Produce Drive and Colemans Road to Remington Drive, not Abbotts Road west of the Eumemmerring Creek. The road section between Park Drive and Frankston-Dandenong Road is situated outside the Lyndhurst Development Contributions Plan (DCP) and, whilst widening would be desirable, funding from this source was not available.

(b) No. It is not. In industrial commercial areas where there are higher volumes of trucks and with direct property access, a minimum 3.5 metre lane is required. A wider kerbside lane is preferred to allow these large vehicles to sweep into and out of adjacent properties without the need to swing into other lanes. The current pavement width is 13.5 metres which is too narrow to provide 2 x wide kerbside lanes plus 2 x 3.5 metre traffic lanes. It is also preferable to provide a median but there is insufficient width available for that.

(c) Recent traffic data has identified that there is a slightly higher demand for westbound traffic on Abbotts Road. By way of background, the current configuration, the one lane eastbound, two lanes westbound, has evolved as a result of adjacent development over a period of time. As properties to the south were redeveloped, there was an opportunity to widen the carriageway on the southern side. Additionally it is preferable to have multiple lanes on the approach to the Frankston-Dandenong Road intersection where right and left turn lanes are required as opposed to having two lanes merge into one where the road narrows further to the east.

There is a lot of information on that and if Councillor Kirwan wants me to provide that information to the person who enquired, I am more than happy to get in contact with them and have Council's Traffic Engineers speak to them directly.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

Can Council look at the tree coverage at the Noreen Cox Reserve in South Dandenong? I received a call from a resident this afternoon living nearby complaining about the amount of trees in the park, particularly on the section of Usher Court to Patchell Road and also in the reserve generally. Can Council please see if more plantings are possible?

Response

Julie Reid, Director Engineering Services

I will take that on notice.

Question

Cr Matthew Kirwan

A group of residents in Rodina Terrace, Dandenong have asked for a site meeting to discuss the following issues in that street and neighbouring streets. They are as follows: the safety of the Rodina Terrace, Willum Way intersection; type and quality of landscaping in the estate, and that includes the maintenance of it; lack of footpaths and the lack of provision of on-street car parking, particularly as the estate is having now more teenage children and the amount of cars in the estate, which if you saw the design of it, has not been designed for very little on-street parking unlike a normal residential area. They felt that previous reports about the issues have become unheeded and want to discuss it with officers first-hand. Can Council officers arrange such a site meeting?

Response

Julie Reid, Director Engineering Services

If Councillor Kirwan would like to pass on the details of the resident then I will contact them directly as soon as possible to discuss the options available.

Comment

Cr Matthew Kirwan

I will have to pass on contact details for a group of residents because it was a group of residents who requested a site meeting.

Comment

Cr Angela Long

These are some of the events I have attended since my last formal meeting.

On Tuesday, 10 May 2016, I attended the Greater Dandenong Volunteer Resource Recognition Breakfast. That afternoon I attended the City of Greater Dandenong Volunteers Award Ceremony. That night I attended the Road Safety meeting in Dandenong.

On Wednesday 11 May 2016, I attended the Community Safety meeting.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

On Thursday 12 May 2016, I attended the Independent Commission against Corruption (ICAC) meeting in Casey where we were shown a presentation of the new civic building which they have named Bunjil, an Aboriginal word for the eagle.

On Saturday 14 May 2016, I attended a soccer match between Dandenong City and Nunawading City teams where Dandenong team won 7-nil. That night I attended the soccer match between the Dandenong Thunders and Eastern Lions. Dandenong Thunders won 6-nil.

On Sunday 15 May 2016, I attended a fundraiser for breast cancer organised by the HAVOC Motorbike and Car Club at Cafe C'Est la Vie in the Harvey Norman complex along Frankston- Dandenong Road in Dandenong South. There was also a display of Harley Davidson motorbikes.

On Tuesday 17 May 2016, I attended the Smart Manufacturing 16 Showcase in Harmony Square and surrounding streets. That night I attended the Smart Manufacturing 16 VIP function at the Drum Theatre in Dandenong.

On Wednesday 18 May 2016, I attended the Citizenship Ceremony at Springvale where 150 people became new citizens of Australia.

On Thursday 19 May 2016, I attended the Mother's Day lunch at the Napoli Family Club in Dandenong North. Later that evening, I attended a Forum on Family Violence organised by Ms Gabrielle Williams MP, State Member for Dandenong. The guest speaker was the Hon. Fiona Richardson MP, Minister for Women and the Prevention of Family Violence.

On Saturday 21 May 2016, I attended a soccer match between Dandenong Thunder team from Dandenong South and the White Eagles team from Springvale. The score was 1-0 to Dandenong Thunder team.

On Monday 23 May 2016, I attended the Dandenong Benevolent Society meeting at the Dandenong RSL.

Comment

Cr John Kelly

I also attended the Smart Manufacturing 16 Showcase on Tuesday 17 May 2016. It certainly impressed me once again what is made in this City. From trains and boats to small ultrasound machines. I then had the opportunity to attend one of the presentations at the Drum Theatre on the same afternoon and was very surprised at how informative it was, particularly with regards to people who want to apply for Defence Contracts. They have to be 100 percent accurate to qualify, not 99 percent. The presenters referred to one particular global company with a base in Australia, producing components for warships in the United States of America. About 70 percent of the production is from Australia with a portion produced in England.

In Victoria alone, 7,000 people are employed in the Defence Services. From what the experts were saying, it is encouraging to hear that these Contracts will be tendered not only to more Australian companies, but also that those companies receive assistance from the Government.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

I think the Federal Government has given nearly a billion dollars to help these companies qualify for Defence Contracts and train them to be good manufacturers. In the next five to ten years, there will be more people putting up their hands for these Contracts.

I would like to also acknowledge the efforts of Paul Kearsley, Group Manager, Greater Dandenong Business and his team; and the various groups who organised the event; and pass on Council's congratulations because, as Councillor Kirwan said, it is getting bigger and better and stronger. To have it all displayed on the main streets, it was hard not to notice so well done to everyone involved.

Question

Cr John Kelly

With regards to the Notice of Motion No. 87 – Removal of Right Turn Bans at the Corner of Foster and Lonsdale Streets, submitted in March 2016, has there been a response from VicRoads?

Response

Julie Reid, Director Engineering Services

Engineering Services have followed up but there has been no response received yet from VicRoads and the Minister at this point in time. Councillors will be advised when a response is received.

Question

Cr John Kelly

Throughout last week, the news has been dominated by the effect of decreasing milk prices on farmers. The State Government has kindly assisted by contributing funds towards counselling for farmers and the reduction in the price of milk. Many years ago, Dandenong Council set up a small sister-city relationship with farmers and I had the opportunity to go to Gannawarra Shire in Kerang along with Councillor Blades, Councillor Long.

I would like to ask John Bennie, Chief Executive Officer if he could contact the Chief Executive Officer of Gannawarra Shire to see how Dandenong Council can support the dairy farmers and the dairy industry in the area during these difficult and challenging times.

Response

John Bennie PSM, Chief Executive Officer

I would like to thank Councillor Kelly for the question and the thoughts. As he had indicated, this Council has attempted to develop an ongoing relationship with Gannawarra Shire. It has never been absolutely successful but I think the relationship between the two Councils is strong enough, for Council to make contact with them to understand the true effect of this dairy economics that I do not think anyone can understand, but we are all disturbed about. I understand the effect of that on a small municipality like Gannawarra Shire, but of course we do not need to think too much further from home, here in the South-East of Melbourne where a number of Gippsland Councils would be feeling the same sorts of stresses and pressures.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

I will without hesitation, along with the Mayor, Councillor Tak, jointly write to the Chief Executive Officer and the Mayor of Gannawarra Shire, seeking to better understand the impact of this situation on their Shire, on their farmers and how in any way that the people of this City or this Council might support them. I think the answer to that might also apply to South Gippsland Shire, East Gippsland and all of those, not too far to the South-East of Greater Dandenong. Thanks again for the question and Council will take the matter forward.

Comment

Cr John Kelly

I would like to acknowledge Noel Bailey who passed away a few weeks ago. Noel was the City Engineer at Dandenong when I was first elected into Council in 1991. He was very much appreciated and helpful to everyone in Council including new Councillors who came on board.

I attended his funeral in Warragul. It was amazing to witness and listen to the speeches on the rapport he had with staff even though he had retired from Council about 15-20 years earlier. It was good to see a lot of former staff members at the service.

The letter of condolences from the Mayor was read out and acknowledged at the funeral service and was very much appreciated by Mrs Bailey and family members. He was a great Engineer who contributed a lot to this City.

Comment

Cr Heang Tak

I attended a lot of events but I would like to join other Councillors by echoing the fantastic work done at the Smart Manufacturing 16 Showcase on Tuesday 17 May 2016.

It was not only amazing to see the train and the tram on trucks but also other displays which were a real eye opener. More importantly, to see more than 800 students come through was a fantastic achievement. Congratulations to the South East Melbourne Manufacturers Alliance (SEMMA) who made it possible and of course to Paul Kearsley, Group Manager, Greater Dandenong Business and his team for the great effort which made it a successful event. I look forward to next year's event.

I would like to table all the events I attended for Council records.

Tuesday, 10 May 2016

- Greater Dandenong Volunteer Resource Service Recognition event
- City of Greater Dandenong National Volunteer Week celebration

Thursday, 12 May 2016

- Quest Dandenong Official re-launch

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Sunday, 15 May 2016

- Vesak Day celebration at Giac Hoang Pagoda, Noble Park
- Seventh Committee of the Oceania Federation of Chinese Organisations from Vietnam, Cambodia and Laos Inc.

Monday, 16 May 2016

- Tour of the Bestchance Child Family Care, including Cheshire (*Cheshire Primary School provides a specialised 12 month intervention program to support children who have demonstrated social, emotional and behavioural problems in their mainstream school*)
- Councillor Briefing Session

Tuesday, 17 May 2016

- Smart Manufacturing 16 Showcase at Harmony Square

Wednesday, 18 May 2016

- Think Women for Local Government's GOWomenLG2016 Project (*networking lunch aimed at increasing the numbers and diversity of women candidates in the 2016 Local Government elections*)
- Citizenship Ceremony at Springvale Town Hall

Friday, 20 May 2016

- Carers of Africa event

Sunday, 22 May 2016

- Official Grand Opening of 3ZZZ (Melbourne Ethnic Community Radio) new premises in Brunswick

Monday, 23 May 2016

- Council Meeting, Dandenong Civic Centre

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
09/05/16 CQT21	Cr Youhorn Chea	Installation of Traffic Lights near the Springvale Library Can Council write a letter to the State Government to install traffic lights closer to the Library at the intersection of Springvale Road and Hillcrest Grove Avenue, Springvale. It is difficult for motorists to turn right particularly at school pick up time.	Director Engineering Services	19/05/16	Correspondence has been sent to VicRoads seeking their response to the request for signals to be installed at this intersection.
09/05/16 CQT13	Cr Roz Blades	Letter of acknowledgement for Club Noble At the last meeting I requested that a letter from the Mayor be sent to Club Noble in relation to their winning an award for the Clubs Victoria and also the Best President and I would like to know if that has occurred.	Executive Assistant for the Mayor & Councillors	10/05/16	A letter has of congratulations has been sent to Club Noble and to Barry Bradshaw, Club Noble President congratulating him on his award from the Mayor, Councillor Tak.

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

Question

Michael Gibbens, Keysborough

I live in the new part of Keysborough and I cannot find any information on Council's website about the Keysborough South Maintenance Levy, including what is the boundary of the area that pays it, what it is spent on and why the Council makes us pay it and not other residents. Are Tatterson Park and Springers Leisure included? The sporting ovals and Springers Leisure Centre are for everyone. Why are we paying for the building and maintenance of these sporting ovals? Is money for the new sporting pavilion coming from the levy as well? Please give me answers to these questions and put them on Council's website as well.

Response

Mick Jaensch, Director Corporate Services

There are a number of questions there which require responses.

The first point I would like to make is that in November 2013, Council issued the 'Keysborough South Maintenance Levy, Information/Newsletter to Owners' brochure to all residents. Council has now updated this information and it is available for viewing and reading on Council's website.

What is the boundary of the area that pays for it? In essence the boundary is the area south of the Dandenong Bypass bordered by Cheltenham Road, Chandler Road, Greens Road and Springvale Road.

Why does the levy exist? The levy exists as this area has been developed with an open space component of 20 percent compared to traditional open space requirements of 5 percent, which means that Council's costs in maintaining the open space is much greater than in normal residential areas.

Are Tatterson Park and Springers Leisure Centre included? Tatterson Park is included but Springers Leisure Centre is not included. Tatterson Park forms part of the additional open space in this area and therefore 75 percent of its maintenance comes from this levy.

Is money from the new sporting pavilions coming from the levy as well? No, there will be no funds for this pavilion that is paid from this levy.

In closing, I would like to highlight again that the information is now on Council's website. I would urge all residents with questions, to visit the website and have a look at that brochure again.

5 QUESTION TIME - PUBLIC (Cont.)**Comment****John Bennie PSM, Chief Executive Officer**

The next question is an extensive question which in effect makes a complaint against Council officers. Under the provisions of the Meeting Procedure Local Law, it is more appropriate that the matter be fully investigated and communicated back to the questioner. However, I should say that the question outlines some concerns about the dealings that Council officers had, with a member of the public in Harmony Square, Dandenong, some time ago. I should also say that investigations immediately commenced upon receipt of the question and to date I am advised that the outcome of that investigation would indicate that the officers had acted appropriately in dealing with a very complex issue in the Square.

I would also like to take the opportunity to highlight that the management of public conduct in the Civic Square is a complex matter. It is not an easy thing for Council officers to deal with on an ongoing basis. Council has a wonderful asset in Harmony Square and on the whole the significant majority of people attend Harmony Square for enjoyment other than for any other reason. From time to time though, Council officers experience visitors to the Square whose conduct need to be challenged and questioned. This complaint relates to one of those instances.

What was observed by the complainant was the latter part of an incident and all of those details as I have said, will be shared with the questioner in this instance but I think, it is worth repeating that the priority for Council is to manage conduct in the Square so that the Square continues to be enjoyed by all participants. Again I say that all of those details will be shared with the questioner.

Question**Nina, Keysborough**

Can Council please outline the business hours parking strategy servicing the area around the Council Office, Harmony Square, Dandenong Library and local businesses? In the past fortnight alone, I attended two separate volunteer meetings at the Council Offices and was unable to locate a two hour car park within 25 minutes. On both occasions I was unable to find a spot under the Council building, Walker Street or Thomas Street multi-level car park and Dandenong Plaza McCrae Street entrance.

I finally located a two hour car park in Dandenong Plaza on the Market side from the Clow Street entrance; and then walked through Dandenong Plaza to attend my meetings. It is wonderful to see that the Revitalisation of Central Dandenong plan is working however, this car parking issue is limiting access for all residents in Greater Dandenong who have limited access to public transport options.

Response**Julie Reid, Director Engineering Services**

I understand the frustration that occurs when one is not able to find a convenient car parking space. Council's parking management principles generally provide short term restrictions of two hours or less, within the core area of the Dandenong activity centre and with longer term parking located in off-street areas or further out from the Centre. This ensures parking spaces in the core area have consistent turnover providing visitors and customers with an increased likelihood of finding a convenient space in high demand areas.

5 QUESTION TIME - PUBLIC (Cont.)

In areas of very high demand, shorter restrictions such as an hour or half an hour may be used to provide even greater turnover. However, the parking restrictions need to consider the type of activity occurring nearby. During periods of high demand, parking occupancy rates in certain areas of Central Dandenong, including Council's own underground car park, can exceed 90 percent capacity. This can make it difficult to find a car parking space in those areas. However, recent parking occupancy survey results identified peak occupancy rates of 76 percent for spaces with a two hour or longer restriction in the core area. Often off-street parking areas in Scott Street and Robinson Street which have longer restrictions and are only a short walk away from the Civic Centre are under-utilised. Parking management is not black and white but rather it is an art form that needs to be flexible and attempts to balance the needs of many users and varying requirements.

Question**Cr Matthew Kirwan.**

Has Council worked out with staff at the Drum Theatre if parking not being available close to the Drum Theatre is deterring the use of the Drum Theatre?

Response**John Bennie PSM, Chief Executive Officer**

There has been some feedback from the patrons of the Drum Theatre that they have experienced some concerns, if I could say that, generally around parking. Most of the feedback has been related to adjustments but there has been nothing really specific that has been highlighted to the Drum Theatre management about that.

Question**Cr Matthew Kirwan.**

What does John Bennie, Chief Executive Officer mean by adjustments?

Comment**Cr John Kelly.**

Point of order. This is Question Time, Public, not Question Time for Councillors.

Comment**Cr Matthew Kirwan**

I am not sure if Councillor Kelly is saying that the meeting rules are being breached.

Comment**Mick Jaensch, Director Corporate Services**

I would agree with Councillor Kelly. It is really for the Mayor to rule but it is Public Question Time and the Meeting Procedure Local Law says that Councillors do not engage in debate with the Public Questions.

5 QUESTION TIME - PUBLIC (Cont.)

Question

Claude Joseph, Keysborough

Could some biscuits or sandwiches be put out for people attending the meeting? Refreshments are appreciated of course however, at times meetings are lengthy and, as for myself, I would like to have some snacks or biscuits. By the way, we pay our taxes.

Response

John Bennie, Chief Executive Officer

In response to Mr Joseph, our apologies for any oversight or inconvenience. I am assured that the biscuits tonight were an oversight, not the first step in a rate capping action plan that Council is implementing. I understand that once Ms Roberts understood that the biscuits were not there she brought them out for Mr Joseph.

6 URGENT BUSINESS

No urgent business was considered.

The meeting closed at 8.44 PM.

Confirmed: / /

CHAIRPERSON