



**GREATER
DANDENONG**
City of Opportunity

MINUTES

ORDINARY COUNCIL MEETING

MONDAY, 23 OCTOBER 2017

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 Roz Blades AM
Cr Zaynoun Melhem

Councillors Present

Cr Jim Memeti (Chairperson)
Cr Youhorn Chea, Cr Tim Dark, Cr Matthew Kirwan, Cr Angela Long, Cr Sean O'Reilly, Cr Maria Sampey, Cr Heang Tak, Cr Loi Truong

Officers Present

John Bennie PSM, Chief Executive Officer; Jody Bosman, Director City Planning, Design and Amenity; Martin Fidler, 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 Rev. Fr Jean Mawal from St Paul Antiochian Orthodox Church, Dandenong a member of the Greater Dandenong Interfaith Network, read the opening prayer:

" Almighty God and Creator, You are the Father of all people on the earth. Guide, I pray, all the nations and their leaders, especially those who lead and govern this city in the ways of justice and peace. Protect them from the evils of injustice, prejudice, exploitation, conflict and war. Help them to put away mistrust, bitterness and hatred. Teach them to cease the storing and using of implements of war. Lead them and us to find peace, respect and freedom. Unite them and us in the making and sharing of tools of peace against ignorance, poverty, disease and oppression. Grant that we may grow in harmony and friendship as brothers and sisters created in Your image, to Your honour and praise. Amen."

1.3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 9 October 2017.

Recommendation

That the minutes of the Ordinary Meeting of Council held 9 October 2017 be confirmed.

MINUTE 417

Moved by: Cr Youhorn Chea

Seconded by: Cr Sean O'Reilly

That the minutes of the Ordinary Meeting of Council held 9 October 2017 be confirmed.

CARRIED

1.4 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 4 October to 18 October 2017:

Date	Meeting Type	Councillors Attending	Topics Discussed & Disclosures of Conflict of Interest
04/10/17	Springvale Community Precinct Project Group	Roz Blades, Youhorn Chea, Matthew Kirwan, Sean O'Reilly, Maria Sampey (part), Heang Tak	- Springvale Community Precinct Project Briefing Session.
05/10/17	Asylum Seeker and Refugee Advisory Committee	Roz Blades, Matthew Kirwan	- Asylum Seeker and Refugee Advisory Committee Meeting.
09/10/17	Councillor Briefing Session	Roz Blades, Youhorn Chea, Tim Dark, Matthew Kirwan, Angela Long, Zaynoun Melhem, Jim Memeti, Sean O'Reilly, Maria Sampey (part), Heang Tak, Loi Truong	- Proposed buffer zone landscaping works scheduled for the Somerfield area in Keysborough. - Council taking up the responsibility for the 2017 Carols by Candlelight event in light of the Chamber of Commerce withdrawing. - Update on activities at the Noble Park Aquatic Centre.

16/10/17	Councillor Briefing Session	Roz Blades, Youhorn Chea, Tim Dark, Matthew Kirwan, Angela Long, Zaynoun Melhem, Sean O'Reilly, Maria Sampey (part), Heang Tak, Loi Truong	<ul style="list-style-type: none">- Level crossing removal works update and concepts plans for linear park – presented by the Level Crossing Removal Authority (LXRA).- Council's 2017-2018 Annual Sustainability Review.- Integrated water management framework for Victoria – presented by the Department of Environment, Land, Water and Planning (DELWP).- Council's sustainable stormwater drainage strategy.- Presentation from the South East Councils' Climate Change Alliance (SECCCA).- Community Partnerships additional funding 2017-18.- Oasis Feasibility study and survey details.- Council's community response grants next batch applications.- Concept plans for Turner Reserve, Noble Park North.- Agenda items for the Council meeting of 23 October 2017.
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Recommendation

That the assemblies of Council listed above be noted.

MINUTE 418

Moved by: Cr Tim Dark

Seconded by: Cr Heang Tak

That the assemblies of Council listed above be noted.

CARRIED

1.5 DISCLOSURES OF INTEREST

Cr Tim Dark disclosed a Conflict of Interest (Indirect interest due to conflicting duties) in Item 2.3.3: Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) as his employer has had dealings with the vendor at 10 Superior Drive, Dandenong South. Cr Tim Dark 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 is one [1] item being presented to Council's meeting of 23 October 2017 for signing and sealing as follows:

1. A letter of recognition to Kevin Van Boxtel, Greater Dandenong Business, for 10 years of service to the City of Greater Dandenong.

Recommendation

That the listed document be signed and sealed.

MINUTE 419

Moved by: Cr Loi Truong

Seconded by: Cr Angela Long

That the listed document be signed and sealed.

CARRIED

2.2 DOCUMENTS FOR TABLING

2.2.1 Documents for Tabling

File Id: qA228025
Responsible Officer: Director Corporate Services

Report Summary

Council receives various documents such as annual reports and minutes of committee meetings that deal with a variety of issues that are relevant to the City.

These reports are tabled at Council Meetings and therefore brought to the attention of Council.

Recommendation Summary

This report recommends that the listed items be received.

2.2.1 Documents for Tabling (Cont.)

List of Reports

Author	Title
Victoria Grants Commission	Annual Report 2017
Energy and Water Ombudsman Victoria (EWOV)	2017 Annual Report

A copy of each report is made available at the Council meeting or by contacting the Governance Unit on telephone 8571 5235.

Recommendation

That the listed items be received.

MINUTE 420

Moved by: Cr Youhorn Chea

Seconded by: Cr Tim Dark

That the listed items be received.

CARRIED

2.2.2 Petitions and Joint Letters

File Id:	qA228025
Responsible Officer:	Director Corporate Services
Attachments:	Petitions and Joint Letters

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.

A table containing all details relevant to current petitions and joint letters is provided in Attachment 1. It includes:

1. the full text of any petitions or joint letters received;
2. petitions or joint letters still being considered for Council response as pending a final response along with the date they were received; and
3. the final complete response to any outstanding petition or joint letter previously tabled along with the full text of the original petition or joint letter and the date it was responded to.

Note: On occasions, submissions are received that are addressed to Councillors which do not qualify as petitions or joint letters under Council's current Meeting Procedure Local Law. These are also tabled.

2.2.2 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received three [3] petition updates and no joint letter prior to the Council Meeting of 23 October 2017 as follows:

- No additional signatures have been recorded through the website Change.org requesting Council to establish additional early learning services to meet the growing needs of the community in Keysborough by 2018. *While these are not formal petitions to Council (i.e. they do not meet our guidelines), each submission received has been noted and has been forwarded to the relevant Council business unit for consideration.*
- No additional signatures have been recorded through the website Change.org requesting the Cranbourne Pakenham Loop Train line Extension Includes Koo-Wee-Rup & Phillip Island. *While these are not formal petitions to Council (i.e. they do not meet our guidelines), each submission received has been noted and has been forwarded to the relevant Council business unit for consideration.*
- One additional signature has been recorded through the website Change.org requesting Council to begin detailed design of an integrated, intergenerational Keysborough South Community Hub. *While these are not formal petitions to Council (i.e. they do not meet our guidelines), each submission received has been noted and has been forwarded to the relevant Council business unit for consideration.*

Recommendation

That the listed items detailed in Attachment 1 and the current status of each, be received and noted.

MINUTE 421

Moved by: Cr Loi Truong
Seconded by: Cr Heang Tak

That the listed items detailed in Attachment 1 and the current status of each, be received and noted.

CARRIED

2.2.2 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 24 (including cover)

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
30/08/17	<p>Petition Prayer</p> <p>Petition to object to the removal of trees for the development of 1626-1638 Centre Rd, Springvale, Planning Application Reference: PLN17/0102. The undersigned residents of Clive Street, Springvale object to the removal of trees from the above development site and reduction in parking. The trees attract native birds and serve as a screen between the houses and the proposed new factories. We will be affected as our properties look onto the proposed development.</p>	As received 30/8/17 = 9	Complete	<p>Referred to Director City Planning, Design and Amenities who have sent an acknowledgement letter to the head petitioner.</p> <p>Tabled at CM 11 September 2017</p> <p>This petition will be considered as part of the assessment process for Planning Application PLN17/0102.</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
23 August 2017	<p>Covering Email To Whom this may concern, I am writing to request assistance Re: Parking spaces for our staff and clients at 33-35 Princes Highway Dandenong. At present this parking, is a 2 hrs (\$1.80per hour) paid parking. Please accept this email as a request to consider making the mentioned parking as an 'all day paid' car park. The Mayors message in the City Well Being Plan -2017 is to "to work closely with the community, local service providers, and other levels of government to promote health and wellbeing in the city." We at CatholicCare Family Services are an agency of Psychologists, social workers, refugee support workers, helping to address this issue.</p> <p>As staff of CatholicCare Family Services located at 33 Princes Highway, we are requesting these changes as it impacts our work, and our service to members of the local community. As a family services agency we provide various services, such as low cost individual and family counselling to members of the community, family mediation, addiction support and counselling, refugee settlement program to provide support with housing and accommodation for new arrivals less than 5 years and groups focused on building inclusion within our communities. We also provide outreach support to vulnerable families in the local area as a part of integrated family services and Asylum seeker support.</p> <p>Difficulty with Parking:</p> <ol style="list-style-type: none"> 1. On site we have limited parking in the building and most workers and clients are forced to park as far as the end of the skate park, end of Close Avenue, Hemmings St, and on the opposite side of the road service lane on Princes Highway between James St and Henty St and sometimes at Coles parking. Given the nature of our work i.e. counselling, family mediation, Child First, and group work, we find it really difficult to move our cars every 2 hrs and are forced to use the streets mentioned above to find all day parking. Two days every week- Tuesday and Thursday our services are open till 20:00 and often some workers without parking in the building are forced to walk isolated streets to their cars. We have had a few staff and distressed clients, receive fines at Coles parking and the council 2 hrs parking outside our building as they were unable to make it back to their cars 	On receipt 23/08/17 = 41	In progress	Director Engineering Services Tabled at CM 11 September 2017

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
	<p>in time.</p> <ol style="list-style-type: none"> 2. Given the external vulnerabilities around the Dandenong area, and limited lighting and safety on the side streets, we believe it is not safe for our distressed and vulnerable clients, and our staff who provide support, to be walking to isolated parking areas. Our clients and staff would greatly benefit from all day paid parking to continue providing the service they are offering. 3. In the last couple of months, we have had incidents in the evening that have required police involvement. On those occasions and following, staff and distressed clients, were required to be accompanied to their cars. Had there been parking close by, our staff and clients would have felt safe and empowered to go their cars without the fear of looming danger. 4. We also request you to consider these changes as the current VicRoads project on improving that section of Princes Hwy is underway, all our client and staff have very limited parking available around the service lanes and side streets. Most of the trades men and women have taken up car parking spots which also including machinery parking. 5. We also request changes to the car park, to enable more of our clients and staff to utilize council parking and build revenue for the local council rather than use 2 hrs free parking at Coles across the road. 6. We also request these changes, as our service attracts a diverse range of clients extending from a broad south –eastern geographical area that help strengthen and maintain our partnerships within the local area community. <p>As a community agency we would greatly appreciate your support to our request, as we endeavour to make our community safer for our staff and clients. Communities which are perceived safer encourage active participation that build relationships, increase revenue for local businesses, and support the health and wellbeing of everyone. Please find enclosed in the attachment a request signed by staff and clients.</p>			



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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
20 June 17	<p>(Via Change.org) Begin detailed design of an integrated, intergenerational Keysborough South Community Hub</p> <p>Keysborough South needs Greater Dandenong Council to urgently start the detailed design of a integrated, inter-generational Keysborough South Community Hub (both neighbourhood house and children's service centre) to meet the needs of all ages and interests in a population of over 10,000 residents and still growing.</p> <p>Shameena Ahamed started this petition 2 months ago.</p>	<p>As date received (20/6/17) = 105</p> <p>As at 28/06/17= 106</p> <p>As at 5/07/17= 106</p> <p>As at 12/07/17= 106</p> <p>As at 19/07/17= 106</p> <p>As at 2/08/17= 106</p> <p>As at 2/08/17= 106</p> <p>As at 9/08/17= 106</p>	<p>Complete 30/06/17</p> <p>No further action required.</p>	<p>Forwarded screen-print from website to Acting Director Community Services 20/06/2017</p> <p>20/06/2017 Email sent to head petitioner advising a similar petition had been closed off on Change.org website in January 2017.</p> <p>This petition will be treated as new and reported on as per normal process for online petitions.</p> <p>Acknowledgement letter sent 20/06/2017. </p> <p>COUNCIL RESPONSE – 30/06/17</p> <p>Letter & email to head petitioner:</p> <p>Dear Shameena</p> <p>Thank you for your petition received through the website Change.org.</p> <p>The City of Greater Dandenong has completed a response to your petition – please find attached.</p> <p>If you have any questions about this matter please contact Katharina Verscharen, Acting Manager Community Wellbeing, on 8571 1619 or email katharina.verscharen@cgd.vic.gov.au.</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
	<p>Begin detailed design of an integrated, intergenerational Keysborough South Community Hub (contd.)</p>	<p>As at 16/08/17= 107 (increase by 1) As at 23/08/17= 107 (No change) As at 30/08/17= 107 (No change) As at 6/09/17= 108 As at 13/09/17= 108 (No change) As at 20/09/17= 108 (No change) As at 27/09/17= 108 (No change)</p>		 <p>8571 1819 30 June 2017 Shamima Akhmed Keysborough Petition SHAMIMAS31@icloud.com</p> <p>Dear Shamima</p> <p>PETITION – AN INTEGRATED, INTERGENERATIONAL KEYSBOROUGH SOUTH COMMUNITY HUB</p> <p>Thank you for your petition received through the website. Change.org</p> <p>Keysborough South needs Greater Dandenong Council to urgently start the detailed design of a integrated, intergenerational Keysborough South Community Hub (with neighbourhood house and children's service centre) to meet the needs of all ages and interests in a population of over 10,000 residents and still growing.</p> <p>The City of Greater Dandenong is committed to an integrated, intergenerational Keysborough South Community Hub. Please find attached our response to your petition:</p> <p>Council Response</p> <p>Council has developed concept design plans for an integrated community hub for the residents of Keysborough South and will commence detailed plans once a site is confirmed.</p> <p>Council is currently finalising a number of details in relation to the purchase of an appropriate site and is also having discussions with the Department of Education and Training regarding the opportunity to design and plan a co-located community hub with the new Keysborough South Primary School. We appreciate your concerns about the need of this important Community Hub and can assure you that Council is diligently working to see this achieved.</p> <p>If you have any questions about this matter please contact Council's Acting Manager Community Wellbeing, Katharina Vaspararen on 8571 1819 or email katharina.vaspararen@cityofgdandenong.vic.gov.au</p> <p>Yours sincerely  Martin Fisher Director Community Services</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
	<p>Begin detailed design of an integrated, intergenerational Keysborough South Community Hub (contd.)</p>	<p>As at 4/10/17 = 108 (No change) As at 11/10/17 = 109 (increase by 1) As at 18/10/17 = 109 (no change) </p>	<p>Complete 30/06/17 No further action required</p>	

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
20 June 17	<p>COVER LETTER</p> <p>Dear Aaron Dyer and the council, The residents on Noble Street, Gaynor St and Simpson Street, Noble Park have received a letter regarding PLN 17/0060. This proposal is relating to the construction of four townhouses at 61 Noble Street, Noble Park. A number of us strongly object to the construction of four townhouses, with various views about what would be more appropriate (i.e. 2-3 town houses, single story houses). The current proposal is too crowded, and as per the plans submitted to the council, has too much coverage (82% vs the 60% standard in this area). The houses will increase the difficulty finding street parking, the number of cars driving through the area, and it will increase the noise in our relatively quiet neighbourhood. This proposal will mean that our neighbourhood is no longer the peaceful quaint neighbourhood we call home to live in. The double story houses will mean many of the neighbours next to, behind, and opposite will lose their privacy. And because of the high land coverage, the townhouses are only a couple meters from the neighbouring fences. This will decrease the value of many neighbouring houses. It was also upsetting to see that only 14 days was given to the residents. Many of us do not speak very good English, or do not have a good grasp of technology. This means that it has taken time for us to contact our children, our siblings or our friends to translate these documents, and also to look at and understand the plan. Many of us only sent letters opposing last week. More time needed to be, given when taking into consideration the audience and demographic of the area. We have taken time and given thought to this, and with the help of family and friends, we have investigated, translated and written responses to this proposal. The factors that we listed must be considered and we hope that the proposal is adjusted as wished for by the residents of Noble Street and Simpson St. This is the joint opinion of the residents most impacted. This proposal cannot be approved: if this is approved we will escalate the matter further, whether it's to another area in the council or to the news. Yours Truly, Residents of Noble Street, Gaynor Street and Simpson St, Noble Park.</p>	As received 20/06/17 = 15	Complete 31/07/17	Referred to Acting Director City Planning, Design and Amenity 20/06/17, to be considered as part of the Statutory Planning process. Acknowledgement Letter sent to head petitioner 20/06/17. COUNCIL RESPONSE: 31/07/17 'Application was refused on 31 July 2017, and all objectors, including the head petitioner, have been notified of the decision'.

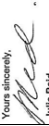
If the details of the attachment are unclear please contact Governance on 8571 5309.

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
9 June 17	<p>PETITION WITH PETITION:</p> <p>Re: Car Park Traffic Safety at Springvale Service for Children - access and egress visibility</p> <p>As I mentioned at our recent meeting, our Board of Management has become increasingly concerned about the risks of families being involved in a vehicle accident when entering or exiting the SSC car park. Our formal Risk Assessment is that we have a high likelihood of occurrence (based on recurring reports of "near misses") and a high rating of consequence (given the potential for injury, particularly to babies and young children, in a vehicle hit side on or from the rear).</p> <p>As Director, Vanessa Field has, over a lengthy period, been communicating with Council's traffic management staff and we have appreciated that there have been some attempts to alleviate our concerns. However, after consultation with families using the Service, the Board is now requesting two specific actions that we believe will significantly decrease the accident risk:</p> <ol style="list-style-type: none"> 1. Designate two car lengths on either side of the exit driveway as "No Standing" zones, marked obviously on the roadway additional to the usual pole signage; and 2. Replace the existing "No Entry" signs with larger versions set closer to the footpath (particularly bringing the sign on the west side of the exit driveway forward of the tree that partially obscures the current sign). <p>Current line markings (parking and bike lanes) on Lightwood Road continue unbroken across the SSC entrance and exit driveways, creating the impression that these are minor driveways when in fact there are likely more than 400 vehicle crossings per day. The continuous lines also infer that there is no problem if motorists park their vehicles with front or rear directly in line with the driveway edges. We believe these lines should discontinue either side of the proposed "No Standing" zones with 90° lines to the kerbs to clearly delineate the driveways / no standing areas.</p> <p>The SSC Board appreciates that Council has recently undertaken major works at the corner of Lightwood Road and Elm Grove adjacent to the SSC car park to slow the Lightwood Road traffic. However, we have now observed that traffic proceeding south-east towards Sandown Park is accelerating away from the Elm Grove chicane behind cars that proceed slowly, preparing to immediately turn into the SSC car park entrance. Right-turning cars are now often blocked by vehicles slowing for the traffic islands at Elm Grove as</p>	As at 14/06/17 = 89	Complete 26/06/17	<p>Acknowledgement letter sent to author of cover letter & head petitioner 13/06/17.</p> <p>Referred to Director Engineering Services 13/06/17.</p> <p>COUNCIL RESPONSE – 26/06/17</p> <p>Letter of response to the Head Petitioner</p> <p>26 June 2017</p> <p>Mr Brian Pounterney The Board of Management Springvale Service for Children PO Box 305 Springvale VIC 3171</p> <p>Dear Mr Pounterney</p> <p>Re: <i>Car Park Traffic Safety at Springvale Service for Children - Access and Egress Visibility</i></p> <p>Thank you for providing the petition to Council regarding road safety concerns at Springvale Service for Children, along Lightwood Road, Springvale.</p> <p>As the matters identified within the petition concern road safety, the petition has been forwarded to the Traffic Engineering team for investigation and response.</p> <p>As the petition raised several issues, each has been responded to in turn;</p> <p>Egress visibility:</p> <p>Council will install line marking in the parking lane on Lightwood Road to discourage vehicles parking too close to the exit. It will not be the requested two vehicle lengths either side of the exit driveway as this would be impractical given the narrowness of the exit driveway by a couple of metres which will help with visibility when vehicles are exiting.</p> <p>No Entry signage visibility:</p> <p>Council will upgrade the western "No Entry" sign to a location in front of the tree, which should be visible to motorists. The sign will be replaced with a larger sign. When combined with the above line marking modifications, the signs should become more visible to motorists.</p> <p>Discontinuation of line marking opposite driveways on Lightwood Road:</p> <p>This line marking on Lightwood Road is needed to clearly delineate the bicycle lane. If the line marking were to be discontinued for access to the car park, it would create an impression drivers entering or exiting the off-street car parking area are not required to give way to cyclists using the lane. The current line marking application is in accordance with relevant standards and best practice and no changes are proposed at this time.</p> <p>Reversing Turning Vehicles sign:</p> <p>The request for a sign informing motorists of turning vehicles is not supported as there are many driveways which directly access Lightwood Road. As such, turning vehicles should not be a surprise to motorists.</p> <p>Keep Clear markings</p> <p>Keep Clear markings should only be used at locations to assist traffic turning from the major road into a minor road, when there is regular queuing. Very irregular queuing is not supported. The request for a sign at Sandown Park, required to give way to traffic which may be slowing as it approaches the new intersection treatment. As such, Keep Clear markings are not supported at this time.</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
	<p>they travel north-west towards Springvale.</p> <p>PRAYER:</p> <p>PETITION TO THE CITY OF GREATER DANDENONG: ENTRY AND EXIT SAFETY AT SPRINGVALE SERVICE FOR CHILDREN</p> <p>As the parent and/or carer of a child attending the Springvale Service for Children (SSC), I am extremely concerned about the safety of Service users when entering and leaving the Council-provided car park. Cars parked on Lightwood Road adjacent to the SSC exit driveway block visibility of the "No Entry" signage and, when leaving the car park, of vehicles travelling along Lightwood Road, with the potential for a serious accident.</p> <p>To greatly improve this situation and reduce the risk of injury (or worse) to users of SSC services, I request the City to:</p> <ul style="list-style-type: none"> • Designate two car lengths on either side of the exit driveway as "No Standing" zones, marked obviously on the roadway additional to the usual pole signage; and • Replace the existing "No Entry" signs with larger versions, moving the sign on the west side of the exit driveway so that it is no longer partially obscured by the adjacent tree. 			<p><i>Small concrete island adjacent to exit driveway</i></p> <p>Given the line marking works proposed in response to an earlier matter, a concrete island is not considered necessary at this time.</p> <p>Whenever Council installs new traffic calming treatments to improve safety, such as those on Lightwood Road, there will always be a period of adjustment for road users which can take several months to settle.</p> <p>As such, Council's Traffic Engineers conduct a follow-up review to determine traffic calming treatments as surrounding areas, approximately 4 to 6 months after changes have been implemented.</p> <p>A review of the Lightwood Road treatments is deemed to be completed sometime in October/ November and several of these matters will be reviewed at this time.</p> <p>If you would like to discuss any of the above information in greater detail, please do not hesitate to contact Daniel Proychowski, Team Leader - Transport on 8571-5309.</p> <p>Yours sincerely,</p>  <p>Julie Reid Director - Engineering Services</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
April 2017	<p>(Via Change.org) Residents of Keysborough request that Greater Dandenong Council, deliver on the promise to establish a new maternal and child health centre and kindergarten to meet the growing needs of our community by 2018. Prior Council commitments to our community have yet to be confirmed and delivered two years later. 23 March 2015 Council minutes pg.15963 " (e) When will the construction of the Hub be completed? It is difficult to answer this question at this point in time in the planning and consideration process without a confirmed location and building plans. It is obviously difficult to put an end date as to when the facility will be finished, ready to open and be occupied. However, Council has committed funding in its Long Term Financial Plan to work towards that in 2017/18." Maternal and Child Health Service (MCH) Walkability to the closest MCH centre, Keysborough Maternal Health on Cheltenham Rd is limiting our most disadvantaged residents without a car. 1) Residents in the southern area of Keysborough currently walk over 6 lanes (Dandenong Bypass) to access the closest MCH centre. Vic Roads reported in 2015 that this section of Dandenong Bypass carries over 36,000 vehicles per day. 2) The majority of residents in the southern area of Keysborough would have to walk over 2.5kilometres to access this current MCH or catch two separate buses. 3) Bus access for the most south-east corner of Keysborough is over a 600m walk which could be a struggle for a mother with a C-section. 4) The current MCH at Cheltenham Rd does not have sufficient space for parenting classes to take place so residents are asked to travel even further to other Council buildings. Four-year-old kindergarten To our latest knowledge, there are no vacant places available in 2017 within Keysborough for the four-year-old kindergarten. We are aware of at least a half a dozen residents sending their children to kindergarten in neighbouring suburbs. For Prep classes the Australian Education Union (AEU) strongly recommends a maximum of 23 students. In kindergartens, the teacher-student ratio is 1:11. Some of our Keysborough kindergartens hold up to 30kindergarten students in one session. This number of children is a rather overwhelming environment for children with additional needs. While the ratio is determined by the Department of Education and Training, Council should be providing the best possible ratio to benefit our youngest residents</p>	<p>As at 26/04/17 = 90 As at 03/05/17 = 91 As at 10/05/17 = 91 As at 10/05/17 = 91 As at 31/05/17 = 91 As at 14/06/17 = 91 As at 20/06/17 = 91 As at 28/06/17 =91 As at 5/07/17 =91 As at 12/07/17 =91</p>	<p>Complete 28/06/17 No further action required.</p>	<p>Acknowledgement letter sent to D. Stayner 3/04/17. Referred to Acting Director Community Services 3/04/17. COUNCIL RESPONSE: 28/16/17 Dear Petitioners RE: PETITION – ADDITIONAL EARLY LEARNING SERVICES REQUIRED FOR KEYSBOROUGH BY 2018 Thank you for your petition received through the website Change.org April 2017. The City of Greater Dandenong is committed to the provision of Early Years services for Keysborough South. Please find attached our responses to your questions. Residents of Keysborough request that Greater Dandenong Council, deliver on the promise to establish a new maternal and child health centre and kindergarten to meet the growing needs of our community by 2018. Prior Council commitments to our community have yet to be confirmed and delivered two years later. 23 March 2015 Council minutes pg. 15963 " (e) When will the construction of the Hub be completed? It is difficult to answer this question at this point in time</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
	<p>3-year-old kindergarten Within Keysborough the 3year old kindergarten program (voluntary attendance) is full for 2017. As of 27th March 2017, the following kindergartens with 3-year-old programs had no vacancies, Keysborough Kindergarten, Bibungra Kindergarten and Corrigan Rex. For the first time, this year Freedom Club started a 3-year-old program which is also full. While we understand the priority within Council kindergartens is the 4-year-old kindergarten (funded 15hour program) our centres within Keysborough must have the capacity to extend the 3-year-old program to meet the population demand. In summary, the Keysborough community has waited in limbo for 11 months for the State Government budget promise of a Primary School site announcement. The community has no guaranteed funding yet of an opening date due to next year's State election. State Government politics should not delay Council's core function of delivering a new Maternal Health Centre and kindergarten for our community in 2018. Keep in mind today's one year old (born prior to 30th April 2016) will attend four-year-old kindergarten in 2020.</p>	<p>As at 19/07/17= 91 As at 2/8/17= 91 As at 9/8/17= 91 As at 16/08/17= 91 (no change) As at 23/08/17= 91 (no change) As at 30/08/17= 91 (No change) As at 5/09/17= 91 (No change) As at 13/09/17= 91 (No change)</p>		<p><i>in the planning and consideration process without a confirmed location and building plans. It is obviously difficult to put an end date as to when the facility will be finished, ready to open and be occupied. However, Council has committed funding in its Long Term Financial Plan to work towards that in 2017/18."</i> COUNCIL RESPONSE – 28/6/17 Council has committed funding to the Keysborough South Community Hub in the long term financial plan for 2017/18 and has been in negotiations to determine a suitable site. There is evidence of increased educational and social benefits for children and families when community services are collocated with school sites and Council has been liaising with the Department of Education and Training to identify opportunities for this collocation. The State government committed funding in the 2016-17 State Budget to purchase land in this area for a new school. Maternal and Child Health Service (MCH) Walkability to the closest MCH centre, Keysborough Maternal Health on Cheltenham Rd is limiting our most disadvantaged residents without a car. 1) Residents in the southern area of Keysborough currently walk over 6</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
		<p>As at 20/09/17= 91 (No change)</p> <p>As at 27/09/17= 91 (No change)</p> <p>As at 4/10/17= 91 (No change)</p> <p>.....</p> <p>As at 11/10/17= 91 (No change)</p> <p>As at 18/10/17= 91 (No change)</p> <p>.....</p>		<p>lanes (Dandenong Bypass) to access the closest MCH centre. Vic Roads reported in 2015 that this section of Dandenong Bypass carries over 36,000 vehicles per day.</p> <p>2) The majority of residents in the southern area of Keysborough would have to walk over 2.5kilometres to access this current MCH or catch two separate buses.</p> <p>3) Bus access for the most south-east corner of Keysborough is over a 600m walk which could be a struggle for a mother with a C-section.</p> <p>There are thirteen Maternal and Child Health centres across the municipality, which offer the Key Ages and Stages program and new parent groups.</p> <p>To accommodate individual needs there are three maternal child health centres in Keysborough. Parents can also access any other centre across the municipality.</p> <p>The new community hub will also provide increased Maternal and Child Health Services.</p> <p>4) The current MCH at Cheltenham Rd does not have sufficient space for parenting classes to take place so residents are asked to travel even further to other Council buildings.</p> <p>Parenting groups are offered across the</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
				<p>municipality. The Cheltenham Road is a single use facility and does not have room for groups.</p> <p>Parenting programs are currently provided at the Chandler Kindergarten and Springside Kindergarten sites. An increase of 5% in participation has been noted across the municipality in the last 12 months. As a result an additional two parenting programs have been implemented to meet demand within these sites.</p> <p>Four-year-old kindergarten</p> <p><i>To our latest knowledge, there are no vacant places available in 2017 within Keysborough for the four-year-old kindergarten. We are aware of at least a half a dozen residents sending their children to kindergarten in neighbouring suburbs.</i></p> <p><i>For Prep classes the Australian Education Union (AEU) strongly recommends a maximum of 23 students. In kindergartens, the teacher-student ratio is 1:11. Some of our Keysborough kindergartens hold up to 30 kindergarten students in one session. This number of children is a rather overwhelming environment for children with additional needs. While the ratio is determined by the Department of Education and Training, Council should be providing the best possible ratio to benefit our youngest residents.</i></p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
				<p>All children who have applied for a kindergarten program in the Keysborough area have received a place for 2017 either in a state funded kindergarten, community kindergarten or in a long day care setting that has funding to run a kindergarten program.</p> <p>Residents can choose up to three preference kindergartens in their local area. The majority of residents have received their first preference kindergarten in 2017. The City of Greater Dandenong's 2018 kindergarten enrolment first round offers will commence from the start of August 2017.</p> <p>The National Quality Framework (NQF) and Policy Reform Agenda for Early Childhood, determines educator to child ratios as a key factor in delivering quality education and care, allowing staff to give more individual attention to each child. In comparison to Prep classes in schools, Kindergartens have a much higher staff to child ratio. Kindergartens that accommodate 30 children employ three staff with varying qualifications in order to meet the standards set by the National Quality Framework. In addition Kindergartens who have identified children with additional needs can reduce the ratio by accessing the Kindergarten and Inclusion Support Subsidy (KISS) for individual children or contacting FKA for support with bicultural workers.</p> <p>3-year-old kindergarten</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
				<p>Within Keysborough the 3-year old kindergarten program (voluntary attendance) is full for 2017. As of 27th March 2017, the following kindergartens with 3-year-old programs had no vacancies, Keysborough Kindergarten, Bilbungra Kindergarten and Corrigan Rex. For the first time, this year Freedom Club started a 3-year-old program which is also full.</p> <p>While we understand the priority within Council kindergartens is the 4-year-old kindergarten (funded 15hour program) our centres within Keysborough must have the capacity to extend the 3-year-old program to meet the population demand.</p> <p>In summary, the Keysborough community has waited in limbo for 11 months for the State Government budget promise of a Primary School site announcement. The community has no guaranteed funding yet of an opening date due to next year's State election. State Government politics should not delay Council's core function of delivering a new Maternal Health Centre and kindergarten for our community in 2018.</p> <p>Keep in mind today's one year old (born prior to 30th April 2016) will attend four-year-old kindergarten in 2020.</p> <p>Council encourages and supports kindergartens to run both funded and non-funded 3 year old kindergarten</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
				<p>programs. Keysborough Kindergarten, Bilbungra Kindergarten, Corrigan Rex and Freedom Club Services have self-funded kindergarten program. Council supports the implementation of both state funded and non-funded three year old kindergarten programs throughout the municipality and will continue to advocate for ongoing funding and services to support the best start in life for all children.</p> <p>In Summary</p> <p>The City of Greater Dandenong continues to support families in the Keysborough area to access Kindergartens and Maternal and Child Health services within Keysborough and across the municipality.</p> <p>In addition Council has increased its capacity to provide parenting programs at both Springside and Chandler kindergartens.</p> <p>Council appreciates the concerns raised by families for the provision of early years services and has been a strong advocate for the provision of a Primary School and collocated community facilities for Keysborough South. Council is working with State Government and kindergarten service providers to get the best community outcome for all children requiring access to early year's services and schooling in the Keysborough South area.</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
				<p>If you have any questions about this matter please contact Council's Acting Manager Community Wellbeing, Katharina Verscharen on 8571 1619 or email katharina.verscharen@cgd.vic.gov.au.</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Officer Response
April 2017	<p>(via Change.org) Cranbourne Sky rail needs to go out to Koo-Wee-Rup build a 3 platform station (one side for metro other side for Vline with a Vline ticket box and even a bus terminal for both Local Bus's & Vline Bus's) there to allow a Vline to go down to Phillip Island then connect our Cranbourne train line to Pakenham from Koo-Wee-Rup to turn it into a loop to the city as we will have more trains and allows more people to travel more freely as there isn't really much of a public transport service out there in that area so you will have more of constant flow with the original Cranbourne trains and Pakenham trains doing the city loop & Cranbourne Pakenham Loop, also allows more trains stations to be built for easier access for people to utilise this will free up our over crowded car parking at Pakenham, Berwick, Merinda Park and Cranbourne Train Stations and also bring the traffic down out Phillip Island way as well especially during Christmas and other holiday periods and when the Phillip island grand prix is on as traffic does build up to a complete stop this also allows another form and safer transportation when Grand Prix is on also for people to travel to Phillip Island In the holiday period and to make our roads a bit more safer. I know that there is an existing train line that went from Cranbourne to Koo-Wee-Rup and all the way down to Leongatha at one point which needs to be extended to Phillip Island or at least Wonthaggi, but since these areas are rapidly growing I think it's a need for us as there is elderly people, people who don't drive would definitely uses the service also as I believe it's essential for the people out there, Tooradin also needs a train station as there is also no Public Transport on the Weekends also other areas of Outer South Eastern Suburbs such as Koo-Wee-Rup, Bayles and more surrounding townships down that way are also isolated on the weekends which is unfair.</p> <p>I know it will definitely bring more people to Cranbourne as they have the shopping centre, racecourse, Swimming Pools and Soon a Cinema...Also bring business to Pakenham & Narre Warren Fountain Gate Shopping Centre as well. I believe The Cranbourne Pakenham Loop would be essential to our community and definitely in need, also it will be great when or if Koo-Wee-Rup gets it's Domestic/International Airport as they would have a fully functioning Train Line that goes to and from the city, Dandenong will be also the Gate for the Cranbourne & Pakenham loop also with the V-Line Trains for Phillip Island as well will make that airport really accessible for everyone to get there and fully functioning before it gets built which will become the ideal spot for the airport also it may prevent heavy traffic as we know from Experience</p>	As at 03/05/17 = 261 As at 10/05/17 = 365 As at 17/05/17 = 535 As at 31/05/17 = 586 As at 7/06/17 = 706 As at 14/06/17 = 726 As at 21/06/17 = 731 As at 28/06/17 = 846 As at 5/07/17 = 1,100 As at 12/07/17 = 1,153 As at 19/07/17 = 1200 As at 2/08/17 = 1232 As at 2/08/17 = 1245 As at 16/08/17 = 1248 (increase by 3) As at	Completed 23/05/17	Acknowledgement letter sent to head petitioner 09/05/17. Referred to Director Engineering Services 09/5/17 COUNCIL RESPONSE – 23/5/17 Dear Mr Dobson Thank you for your petition requesting the introduction of a metropolitan style train service to Phillip Island. The City of Greater Dandenong has and will continue to advocate strongly for improvements to the public transport system which provide greater service and options to improve mobility choice. As the requested infrastructure improvements are beyond Greater Dandenong's municipal boundaries, we believe those Local Government authorities who have the most to gain, such as the City of Casey, Cardinia Shire Council and Bass Coast Shire, should lead any advocacy efforts in this regard. The City of Greater Dandenong have a great working relationship with our neighbouring municipalities and is better positioned to play a supportive role, where and if necessary on this matter. Again, thank you for bringing this matter to our attention.



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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Officer Response
	<p>going out to Avalon and Tullamarine Airports on how bad that traffic can get so using the train line out there will make it appealing to travellers as they will be dodging the traffic and hopefully reducing the traffic going out to this airport. We also need Larger Trains especially on the South Eastern train line I know that there is a new design for a train which is longer with more carriages but we need more trains consistently running also please consider a Double Decker Train like Sydney to give more room and seats for people.</p> <p>Thank you so much for reading this message I would love to see plans for this as it's definitely in need especially for the elderly who don't drive but allows them to have the freedom and a chance to catch a Vline train too Koo-Wee-Rup then a train to the city for the elderly Phillip Island & Koo Wee Rup people.</p>	<p>23/08/17= 1250 (increase by 2) As at 30/08/17= 1250 As at 5/09/17= 1250 (No change) As at 13/09/17= 1251 (Increase by 1) As at 20/09/17= 1253 (Increase by 2) As at 27/09/17= 1254 (Increase by 1) As at 11/10/17= 1254 (no change) As at 18/10/17= 1254 (no change)</p>		



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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Officer Response
7/08/17	<p>COVER LETTER WITH PETITION:</p> <p>To Whom It May Concern,</p> <p>The parents at Athol Road Primary School have, on a number of occasions, raised concerns about the safety of children crossing the crossing outside of the school gates, particularly given the shopping centre carpark directly across from the school.</p> <p>Parents have collected signatures of parents and others who collect children from our school in support of the installation of flashing lights to make the crossing more visible for motorists and hence safer for students.</p> <p>School Council would be most appreciative if this matter could be considered by council.</p>	254	Completed	<p>Referred to Director Engineering Services.</p> <p>Acknowledgement Letter sent to head petitioner 7/08/17.</p> <p>COUNCIL RESPONSE 28/08/17</p>  <p>28 August 2017</p> <p>Ms Ruby Toombs Athol Road Primary School 139-147 Athol Road, SPRINGVALE SOUTH VIC 3172</p> <p>Dear Ms Toombs</p> <p>Re: Petition for Flashing Lights on Athol Road Children's Crossing</p> <p>I write regarding the petition which was submitted to the City of Greater Dandenong requesting flashing lights to improve the safety of the Children's Crossing on Athol Road.</p> <p>The safety of children around schools is of paramount importance and the entire community has a role to play in ensuring they conduct themselves in a safe manner, particularly during the busy drop-off and pick-up periods.</p> <p>The petition has been forwarded to the relevant Council Engineers and the relevant School Crossing, and provided a location where there is an uncontrolled crossing.</p> <p>Council Engineers have reviewed the crossing on Athol Road, assessing the need for additional infrastructure and provided the following comments.</p> <p>This Children's Crossing is currently serviced by a Crossing Supervisor, who has advised that the crossing is currently safe. The crossing is currently serviced by a Crossing Supervisor, who has advised that the crossing is currently safe. The crossing is currently serviced by a Crossing Supervisor, who has advised that the crossing is currently safe.</p> <p>These elements, when combined with the existing 60km/h speed limit on Athol Road, will reduce the risk to students.</p> <p>Furthermore, the Children's Crossing is only active for brief periods in the morning and afternoon, and the crossing is currently serviced by a Crossing Supervisor, who has advised that the crossing is currently safe.</p> <p>Should you have any questions regarding the above information, please do not hesitate to contact me on 8571 5309.</p> <p>Yours sincerely</p>  <p>Team Leader, Transport</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Letter Content	No of Co-Signatures	Status	Officer Response
8/08/17	<p>JOINT LETTER CONTENT:</p> <p>Re: Parking at 30-32 Langhorne Street, Dandenong</p> <p>We are lodging an application for consideration of the parking in front of our shops to have a sign erected for parking to be free for 25 mins and charged after such time.</p> <p>We have noticed many times people who are not customers are parking in front of our shops and staying for long periods of time and therefore our customers are not able to find parking and they leave. The consequence is that we are losing business.</p> <p>We pay our rates to the Dandenong Council and request some changes be made to the parking situation.</p> <p>We invite any suggestions you may have for resolution of this matter.</p>	5	In Progress	<p>Referred to Director Engineering Services.</p> <p>Tabled at CM 14 August 2017</p> <p>Acknowledgement Letter sent to head petitioner 8/08/17.</p> <p>COUNCIL RESPONSE 28/08/17</p> <p>AG 03794, Council 1471 1322 28 August 2017 TO PROPERTY OWNER / OCCUPIER</p> <p>Dear Sir/Madam</p> <p>Proposed Change to Parking Restrictions within Langhorne Street, Dandenong</p> <p>Thank you for your joint letter to Council regarding provision of free short term parking in the vicinity of your business.</p> <p>The matter was considered by Council on 14 August 2017. This proposal is supported in the joint letter would not likely achieve the desired outcome and could have the opposite effect.</p> <p>As you have not provided any further information, the Council will not be able to consider the proposed changes to the parking restrictions in the vicinity of your business. The Council will be able to consider the proposed changes to the parking restrictions in the vicinity of your business if you provide further information to the Council by Monday 11 September 2017.</p> <p>Council is now seeking your view on this matter. Please review the proposed changes, and provide your views to Council by Monday 11 September 2017.</p> <p>If you have any questions regarding the information presented above, please do not hesitate to contact Council Transport Officer, Neeraj Pachchoudhary on 0371 7332.</p> <p>Regards,</p> <p> Daniel Pachchoudhary Team Leader – Transport</p> <p><small>For more information on parking signs, rates, and charges, please visit: www.dandenong.vic.gov.au/transport</small></p> <p>Proposed Changes to On-Street Parking on Langhorne Street, Dandenong</p>  <p><small>Image courtesy of Transport Officer, Neeraj Pachchoudhary on 0371 7332</small></p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Other/Submissions	Date Received	Content	No of Co-Signatures	Status	Officer Response	

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

2.2.2 Petitions and Joint Letters (Cont.)

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2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - September 2017

File Id:	qA280444
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Declared Area Delegated Decisions – September 2017

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 September 2017.

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 422

Moved by: Cr Youhorn Chea

Seconded by: Cr Heang Tak

That the items be received and noted.

CARRIED

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - September 2017 (Cont.)

STATUTORY PLANNING APPLICATIONS

**PLANNING DECISIONS ISSUED BY PLANNING MINISTER – SEPTEMBER
2017**

ATTACHMENT 1

**PDA DELEGATED DECISIONS ISSUED
SEPTEMBER 2017**

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 - September 2017 (Cont.)

City of Greater Dandenong

PDA Delegated Decisions Issued 1/09/2017 to 30/09/2017

Application ID	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Notified	Ward
PDA11/0004.03	219-221 Thomas Street DANDENONG VIC 3175	Urbis Ply Ltd	AMENDMENT TO: Mixed Use Development (21 levels plus basement) - commercial, 112 x dwellings; reduction in carparking requirement	Conversion of the upper 7 levels to use as residential hotel (38 rooms) and associated changes to facilitate the proposed use, a reduction in number of residential dwellings to 56 apartments, a reduction in loading and bicycle facilities requirements	Delegate	AmendPerm	15/09/2017	RedGum
Total :							1	

LNICHO

1

2/10/2017

2.3.2 Planning Delegated Decisions Issued September 2017

File Id:	qA280
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Delegated Decisions Issued September 2017

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 September 2017.

It should be noted that where permits and notices of decision to grant permits have been issued, these applications have been assessed as being generally consistent with the Planning Scheme and Council's policies.

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

The annotation 'SPEAR' (Streamlined Planning through Electronic Applications and Referrals) identifies where an application has been submitted electronically. SPEAR allows users to process planning permits and subdivision applications online.

Recommendation

That the items be received and noted.

MINUTE 423

Moved by: Cr Tim Dark

Seconded by: Cr Matthew Kirwan

That the items be received and noted.

CARRIED

2.3.2 Planning Delegated Decisions Issued September 2017 (Cont.)

STATUTORY PLANNING APPLICATIONS

PLANNING DELEGATED DECISIONS ISSUED SEPTEMBER 2017

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
SEPTEMBER 2017**

PAGES 14 (including cover)

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

2.3.2 Planning Delegated Decisions Issued September 2017 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 1/09/2017 to 30/09/2017

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN06/0402.01	No	Sky Sign 69/268-274 Springvale Road SPRINGVALE VIC 3171	Tomojow Pty Ltd	AMENDMENT TO: Planning Permit PLN06/0402 to extend the expiry date of the approved major promotional signage by 10 years	Amend permit Condition 9 to extend permit expiry for an additional 5 years	Delegate	AmendPerm	20/09/2017	Lightwood
PLN07/0368.02	No	10 Koonalda Grove DANDENONG NORTH VIC 3175	MBDesignstudio	Amend Planning Permit PLN07/0368.01 to allow for Dwelling 1 to be converted from a single storey dwelling to double storey	Amend endorsed plans to construct an additional first floor to dwelling one	Delegate	AmendPerm	22/09/2017	Silverleaf
PLN12/0310.02	No	76-78 Ordish Road DANDENONG SOUTH VIC 3175	Cleanaway Waste Management Ltd	Amendment to Planning Permit PLN12/0310.01 to include the use and development of part of the land for a Contractor's Depot	Amend endorsed plans to show vehicle service shed, site office and contractors depot	Delegate	AmendPerm	26/09/2017	RedGlum
PLN13/0553.01	No	4 Camberra Avenue DANDENONG VIC 3175	Dilber Sadikovski C/o - Andrew Pradel - Bullmarc	Amendment to PLN13/0553 to allow the deletion of Condition 1.1 and to amend the endorsed plans	Amend endorsed plans to remove garden bed	Delegate	AmendPerm	19/09/2017	RedGlum
PLN15/0459.01	No	48-74 Hanna Street NOBLE PARK VIC 3174	Metropol Planning Solutions	Amended permit: To amend planning permit PLN15/0459 originally issued for one hundred and fifty eight (158) dwellings, the removal of native vegetation and buildings and works on land in the Urban Floodway Zone and affected by the Land Subject to Inundation Overlay to include the removal of 4 additional trees.	Amend endorsed plans to allow for the removal of four trees and amend permit condition 39 to provide for an adjustment to offset calculations	Delegate	AmendPerm	20/09/2017	Paperbark
PLN15/0773.01	No	36 Dunblane Road NOBLE PARK VIC 3174	Nikola Roganovic	Amendment To Multi Dwelling Development x.4 (3 x Double Storey, 1 x Single Storey) New	Amendment to Condition 1.3 to allow changes to plans for ground floor and landscaping	Delegate	AmendPerm	27/09/2017	Paperbark
PLN15/0825.01	No	32-40 View Road SPRINGVALE VIC 3171	Mecone Melbourne Pty Ltd	AMEND TO: The construction of 98 new dwellings and staged subdivision of the land	Amend permit preamble and Condition 9 to allow stages in the subdivision	Delegate	AmendPerm	28/09/2017	Lightwood

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2.3.2 Planning Delegated Decisions Issued September 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN16/0227	No	11 Vincent Crescent NOBLE PARK VIC 3174	Ergon Design Studio	The development of land for one (1) double storey dwelling to the rear of an existing single storey dwelling	General Residential 1 Zone, 649sqm	Delegate	NOD	21/09/2017	Paperbark
PLN16/0350	No	5 Chandler Road NOBLE PARK VIC 3174	Devcon Planning Services Pty Ltd	Development of the land for (4) double storey dwellings	General residential 1 Zone, 804sqm	Delegate	PlanPermit	04/09/2017	Paperbark
PLN16/0377	No	78 Merzies Avenue DANDENONG NORTH VIC 3175	Aru Design	Construction of three (3) double storey dwellings	Proposal fails to comply with Clause 15 (Built Environment and Heritage), Clause 16 (Housing), Clause 21.05 (Built Form), Clause 22.09-3.2 (Incremental Change Area) and Amendment C182	Delegate	Refusal	28/09/2017	RedGum
PLN16/0490	No	1/6 Holmes Street NOBLE PARK VIC 3174	2Form Consulting Pty Ltd	Construction of two (2) double storey dwellings and retaining existing single storey dwelling at the rear	Proposal is inconsistent with Built Environment and Heritage Clause 15, Housing Clause 16, Built Form 21.05, Landscaping & Solar Access Clause 55 and C182	Delegate	Refusal	28/09/2017	Paperbark
PLN16/0492	No	21 Dalimore Court NOBLE PARK VIC 3174	Property Design	Construct one (1) double storey dwelling and one (1) single storey dwelling	General Residential 1 Zone, 585sqm.	Delegate	NOD	20/09/2017	RedGum
PLN16/0568	No	23 Wilma Avenue DANDENONG VIC 3175	Architectural	Develop the land for (4) dwellings (three (3) double storey dwellings and one (1) single storey dwelling to the rear).	Residential Growth 1 Zone, 996sqm	Delegate	PlanPermit	27/09/2017	RedGum
PLN16/0659.01	No	171-197 Hammond Road DANDENONG SOUTH VIC 3175	Head & Humphreys Pty Ltd	AMENDMENT TO Subdivision x 2 SPEAR	Amend permit Preamble to allow subdivision of land into three lots and amend Condition 1.1 lot boundaries to be in accordance with plans endorsed	Delegate	AmendPerm	05/09/2017	RedGum
PLN16/0695	No	161 Noble Street NOBLE PARK VIC 3174	Sut Chuen Kwok	Construct six (6) double storey dwellings	General Residential Zone 1, 1344.79sqm	Delegate	NOD	26/09/2017	Lightwood

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2.3.2 Planning Delegated Decisions Issued September 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN16/0720	No	5 Glenwood Drive SPRINGVALE SOUTH VIC 3172	Milos Vukadinovic	Buildings and works for the construction of 2 dwellings on a lot (1 x Single Storey Existing and 1 x Double Storey New)	General Residential Zone 1, 6966sqm	Delegate	PlanPermit	08/09/2017	Lightwood
PLN16/0899	No	796-798 Princes Highway SPRINGVALE VIC 3171	Ammache Architects Pty Ltd	Use and development of the land for a medical centre and child care centre, reduction in car parking requirements and alteration of access to a road in Road Zone, Category 1.	General Residential Zone 1, Medical Centre (5 practitioners) and Child Care Centre (134 children)	Delegate	PlanPermit	25/09/2017	Lightwood
PLN16/0907	No	28 Liverpool Drive KEYSBOROUGH VIC 3173	Archinspire	Construct two (2) new dwellings comprising one (1) double storey dwelling to the front and one (1) single storey dwelling to the rear. The previously-advertised proposal has been revised pursuant to section 57A of the Planning and Environment Act 1987 as follows: Relocation of the shared driveway / vehicular accessway Alterations to the floor area and internal layout of Dwelling 1 (front dwelling) Re-orientation of the backyard area to Dwelling 1.	Neighbourhoods Residential Zone, 644,366sqm	Delegate	PlanPermit	14/09/2017	Paperbark
PLN16/0911	No	392 Princes Highway NOBLE PARK NORTH VIC 3174	Urbis Pty Ltd	Buildings and works (drive-through awning/canopy & gantry) and signage (electronic digital menuboards)	Industrial 1 Zone, 3821sqm	Delegate	PlanPermit	19/09/2017	RedGum
PLN16/0912	No	30 Benga Avenue DANDENONG VIC 3175	DC Building Design Studio	The construction of three (3) new double storey dwellings	Proposal fails to comply with Clause 15 (Built Environment and Heritage), Clause 21.05-1 (Urban Design), Clause 22.09-3.2 (Design Guidelines) and Clause 55 (Neighbourhood Character and Parking Location)	Delegate	Refusal	15/09/2017	RedGum
PLN16/0918	No	163 Corrigan Road NOBLE PARK VIC 3174	Vkas Design Group Pty Ltd	Development of the land for three (3) new dwellings (two double storey dwellings to the front and one single storey dwelling to the rear)	Residential Growth 1 Zone, 698.08sqm	Delegate	NOD	15/09/2017	Paperbark

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2.3.2 Planning Delegated Decisions Issued September 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN16/0958	No	1 Corvi Court DANDENONG VIC 3175	Lim Investments Group Pty Ltd	Construction of two (2) double storey dwellings	Proposal fails to comply with Clause 15 (Built Environment and Heritage), Clause 16 (Housing), Clause 21.05 (Built Form), Clause 22.09-3.2 (Incremental Change Area), Clause 55 (Overlooking) and Amendment C182 Clause 22.09-3.1 (Design Principles)	Delegate	Refusal	22/09/2017	RedGlum
PLN17/0006	No	786-790 Princes Highway SPRINGVALE VIC 3171	Ikonomidis Reid	Construction of 18 dwellings on a lot (10 double storey and 8 triple storey), a reduction in the car parking spaces required under Clause 52.06-5 and alteration of access to a road in a Road Zone Category 1	General Residential Zone 1, 2217sqm	Delegate	NOD	26/09/2017	Lightwood
PLN17/0007	No	782-784 Princes Highway SPRINGVALE VIC 3171	Ikonomidis Reid	Construction of 9 double storey dwellings on a lot, a reduction in the car parking spaces required under Clause 52.06-5 and alteration of access to a road in a RDZ1.	General Residential Zone 1, 1409sqm	Delegate	NOD	26/09/2017	Lightwood
PLN17/0008	No	792-794 Princes Highway SPRINGVALE VIC 3171	Ikonomidis Reid	Construction of 9 double storey dwellings on a lot, a reduction in the car parking spaces required under Clause 52.06-5 and alteration of access to a road in a RDZ1.	General Residential Zone 1, 1387sqm	Delegate	NOD	26/09/2017	Lightwood
PLN17/0039	No	39 Princes Highway DANDENONG SOUTH VIC 3175	Kxarchitecture Pty Ltd	Use the existing premises as a Function Centre, use the premises to sell and consume liquor, reduce the car parking requirement, reduce the bicycle facility requirement, alter access to a Road Zone, Category 1, and display advertising signs	Commercial 2 Zone, 13651.3sqm	Delegate	PlanPermit	27/09/2017	RedGlum
PLN17/0061	No	22 Olive Tree Drive KEYSBOROUGH VIC 3173	Porter Davis Homes	To construct one (1) dwelling on a lot of less than 300 square metres	General Residential Zone 2, 2.0360 Hectare	Delegate	PlanPermit	28/09/2017	RedGlum

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2.3.2 Planning Delegated Decisions Issued September 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0062	No	17 Auburn Drive KEYSBOROUGH VIC 3173	Porter Davis Homes	To construct one (1) dwelling on a lot of less than 300 square metres	General Residential 2 Zone, 2.0360 Hectare	Delegate	PlanPermit	28/09/2017	RedGum
PLN17/0070	No	63 Elicott Road DANDENONG SOUTH VIC 3175	Bridgewater-Ellis Pty Ltd	Use both sites for the purpose of Motor Vehicle Sales with variations to the requirements of Clause 52.14 Motor Vehicle, Boat or Caravan Sales	Industrial 1 Zone, 911.41 sqm	Delegate	PlanPermit	01/09/2017	RedGum
PLN17/0091	No	38 Painsons Avenue SPRINGVALE VIC 3171	Life Design Architecture	Develop the land for four (4) dwellings comprising two (2) double storey dwellings with two (2) single storey dwellings at the rear	General Residential 1 Zone, 972sqm	Delegate	PlanPermit	28/09/2017	Lightwood
PLN17/0117	No	43 Hops Street SPRINGVALE VIC 3171	Strait-Line Builders & Drafters Pty Ltd	Development of the land for three (3) dwellings (two double storey dwellings and one single storey dwelling to the rear)	General Residential 1 Zone, 756.6 Sqm	Delegate	PlanPermit	06/09/2017	Lightwood
PLN17/0124	No	33 Stackpole Street NOBLE PARK VIC 3174	Ogee Architects Pty Ltd	Development of the land for a single storey dwelling to the rear of an existing dwelling	Neighbourhood Residential Zone 1, 629.92sqm	Delegate	PlanPermit	19/09/2017	Paperbark
PLN17/0143	No	71 Benga Avenue DANDENONG VIC 3175	Aru Design	Develop the land for two dwellings (one (1) double storey dwelling and one (1) single storey dwelling to the rear)	General Residential 1 Zone, 597.21sqm	Delegate	PlanPermit	28/09/2017	RedGum
PLN17/0148	No	39 Peter Street SPRINGVALE VIC 3171	Dalvir Singh Gill and Charanjit Kaur	Develop the land for two (2) double storey dwellings	General Residential 1 Zone, 534.86sqm	Delegate	PlanPermit	07/09/2017	Lightwood
PLN17/0151	No	19 Stephenson Street SPRINGVALE VIC 3171	Westurban Group	Development of the land for three (3) new dwellings comprising two (2) double storey dwellings to the front and one (1) single storey dwelling to the rear.	General Residential 1 Zone, 770.69sqm	Delegate	PlanPermit	01/09/2017	Lightwood
PLN17/0157	No	22-24 Cyber Loop DANDENONG SOUTH VIC 3175	Cyber Property Pty Ltd	Buildings and Works (Office Extension)	Commercial 2 Zone, 234sqm, office extension	Delegate	PlanPermit	25/09/2017	RedGum

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2.3.2 Planning Delegated Decisions Issued September 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0159	No	196 Lonsdale Street DANDENONG VIC 3175	Broadway Trading Australia PVT LTD	Development of buildings and works (flue), the display of business identification signage and a reduction in the car parking requirements associated with a restaurant and shop	Comprehensive Development 2 Zone, 500mm high flue and reduction of car parking requirement	Delegate	PlanPermit	28/09/2017	RedGum
PLN17/0164	No	13 Currawong Street KEYSBOROUGH VIC 3173	Dandenong Drafting C/-Steven Christians	Development of the land for two (2) double storey dwellings	Neighbourhood Residential 1 Zone, 534.54sqm	Delegate	NOD	14/09/2017	Paperbark
PLN17/0165	No	120 Railway Parade NOBLE PARK VIC 3174	Urban Edge Consultants Pty Ltd	Development of the land for six (6) new double storey dwellings and a reduction of a visitor car space	Proposal fails to comply with Clause 15 (Built Environment and Heritage) Clause 21.05-1 (Urban Design) Clause 22.09-3.2 (Design Guidelines), Clause 52.06 (Design Standards), Clause 55 (Neighbourhood Character, Integration with street, Safety, Overlooking, Private Open Space, Design Detail, Site Services) and requirements of Amendment C182	Delegate	Refusal	19/09/2017	RedGum
PLN17/0177	No	41 MacPherson Street DANDENONG VIC 3175	JAG Building Design Consultants	To develop the land for four (4) double storey dwellings	Residential Growth 1 Zone, 821.91sqm	Delegate	PlanPermit	28/09/2017	RedGum
PLN17/0179	No	21 Birmingham Street SPRINGVALE VIC 3171	Residential Space	The development of land for (6) double storey dwellings	General Residential 1 Zone, 851.60sqm	Delegate	PlanPermit	19/09/2017	Lightwood
PLN17/0187	No	251 Hutton Road KEYSBOROUGH VIC 3173	Eastar Group Pty Ltd	Development of the land for eighty one (81) double storey dwellings and alteration to a road in a Road Zone, Category 1.	No response to further information request	Applicant	Lapsed	18/09/2017	RedGum
PLN17/0193	No	70 St Johns Avenue SPRINGVALE VIC 3171	Khim Yen Yab	Construct three (3) double storey dwellings	Residential Growth 1 Zone, 624.95sqm	Delegate	NOD	20/09/2017	Lightwood
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2.3.2 Planning Delegated Decisions Issued September 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0200	No	42 Moncur Avenue SPRINGVALE VIC 3171	Westurban Group	Construct two (2) double storey dwellings and one (1) single storey dwelling to the rear.	General Residential 1 Zone, 818.17sqm	Delegate	PlanPermit	28/09/2017	Lightwood
PLN17/0202	No	31 Jesson Crescent DANDENONG VIC 3175	Low Cost Draftsman	Development of the land for a second single storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling	General Residential 1 Zone, 594.73sqm	Delegate	PlanPermit	20/09/2017	RedGum
PLN17/0205	No	32-34 Futura Road KEYSBOROUGH VIC 3173	Song Bowden Planning	To use the site for the purpose of a retail premises (timber yard) To construct buildings and works comprising of an extension to the existing building, additional car parking, a rainwater tank, retaining wall and strip drain in an Industrial 1 Zone	Industrial 1 Zone, 985sqm, warehouse extension	Delegate	PlanPermit	26/09/2017	Paperbark
PLN17/0211	No	13-37 Lonsdale Street DANDENONG VIC 3175	Harding Architects Pty Ltd	Development of alterations and additions to the existing motor vehicle sales and advertising signage	Commercial 2 Zone & Industrial 1 Zone, 193.26sqm, showroom extension	Delegate	PlanPermit	01/09/2017	RedGum
PLN17/0212	No	1450 Heatherton Road DANDENONG VIC 3175	JAG Building Design Consultants	Development of the land for three (3) dwellings (two double storey dwellings and one single storey dwelling to the rear) and alter access to a Road Zone Category 1	General Residential 1 Zone, 750sqm	Delegate	PlanPermit	28/09/2017	RedGum
PLN17/0216	No	17 Fifth Avenue DANDENONG VIC 3175	The Town Hall Consulting Group	Development of the land for three dwellings (3) (two double storey dwellings and one single storey dwelling to the rear)	Residential Growth 1 Zone, 650.84sqm	Delegate	NOD	22/09/2017	RedGum
PLN17/0286	No	258-262 Hammond Road DANDENONG SOUTH VIC 3175	Northpark Investment Group Pty Ltd C/- Apex Town Planning	Buildings and Works (Warehouse x2)	Industrial 2 Zone, 542sqm, warehouse x2	Delegate	PlanPermit	15/09/2017	RedGum
PLN17/0296	No	1 Cleary Street SPRINGVALE SOUTH VIC 3172	JD Chiam Property Trust 2	Development of the land for four (4) dwellings (three double storey dwellings and one single storey dwelling to the rear)	General Residential 1 Zone, 915.47sqm	Delegate	NOD	22/09/2017	Lightwood

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2.3.2 Planning Delegated Decisions Issued September 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0304	No	22 Fernleaf Avenue KEYSBOROUGH VIC 3173	Burbank Australia Pty Ltd	Buildings and Works (Dwelling on a lot less than 300sqm)	General Residential 2 Zone, 252sqm	Delegate	PlanPermit	19/09/2017	RedGum
PLN17/0306	No	30 Olivetree Drive KEYSBOROUGH VIC 3173	Burbank Australia Pty Ltd	Buildings and Works (Dwelling on a lot less than 300sqm)	General Residential 2 Zone, 257sqm	Delegate	PlanPermit	18/09/2017	RedGum
PLN17/0307	No	13 Kleine Street NOBLE PARK VIC 3174	Mary Farrell	Development of the land for two (2) single storey dwellings	General Residential 1 Zone, 530.190sqm	Delegate	PlanPermit	19/09/2017	Paperbark
PLN17/0312	No	4 Billing Street SPRINGVALE VIC 3171	Jovand Homes	Development of the land for two (2) dwellings (one double storey dwelling and one single storey dwelling to the rear)	General Residential 1 Zone, 582.34sqm	Delegate	PlanPermit	21/09/2017	Lightwood
PLN17/0316	No	1/90 Regent Avenue SPRINGVALE VIC 3171	Kim Ngag To	Development of the land for three (3) dwellings (two double storey dwellings and one existing single storey dwelling to the rear to be retained)	General Residential 1 Zone, 610.56sqm	Delegate	PlanPermit	22/09/2017	Lightwood
PLN17/0326	No	1-53 Quantum Close DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse)	Commercial 2 Zone, 1640sqm, warehouse	Delegate	PlanPermit	27/09/2017	RedGum
PLN17/0327	No	17 Berends Drive DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Use and Development of the Land for an Industry	Industrial 2 Zone, 2882sqm, warehouse	Delegate	PlanPermit	28/09/2017	RedGum
PLN17/0332	No	30 Burrows Avenue DANDENONG VIC 3175	Andrew Ferris Drafting & Design	Development of the land for four (4) double storey dwellings	Proposal fails to comply with Clause 21.05 (Built Form), Clause 55 (Neighbourhood Character & Private Open Space Objectives) and does not comply with Amendment C182	Delegate	Refusal	28/09/2017	RedGum
PLN17/0339	No	209-235 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Point Architects	The development of land for storage containers, three (3) storage sheds and a reduction of car parking.	Industrial 1 Zone, 88767.6sqm	Delegate	Lapsed	26/09/2017	RedGum

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2.3.2 Planning Delegated Decisions Issued September 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0339	No	209-235 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Point Architects	The development of land for storage containers, three (3) storage sheds and a reduction of car parking.	No response to further information	Delegate	Lapsed	26/09/2017	RedGum
PLN17/0344	No	5 Red Gum Drive DANDENONG SOUTH VIC 3175	King of Bean Pty Ltd	Change of Use (Industrial)	Industrial 2 Zone, 624sqm	Delegate	PlanPermit	08/09/2017	RedGum
PLN17/0351	No	2/43-47 Fiveways Boulevard KEYSBOROUGH VIC 3173	Area Specialist	Signage (Business Identification Sign)	Commercial 2 Zone, business identification sign	Delegate	PlanPermit	08/09/2017	Paperbark
PLN17/0365	No	241 Perry Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Use and Development of the Land for a Convenience Restaurant & the Development of the Land for a Warehouse with Ancillary Office	Industrial 1 Zone, 1245sqm	Delegate	PlanPermit	13/09/2017	RedGum
PLN17/0368	No	1 Balmoral Avenue SPRINGVALE VIC 3171	Bayside Town Planning Pty Ltd	Buildings and Works (Flue) + Reduction in Car Parking Requirements	Commercial 1 Zone, 150sqm, flue, reduction in car parking spaces by 6	Delegate	PlanPermit	08/09/2017	Lightwood
PLN17/0374	No	34-38 Edison Road DANDENONG SOUTH VIC 3175	C/- Rongze Xu Matrix Architects	Buildings and Works (Warehouse)	Industrial 1 Zone, 3490,68sqm, complementary medicines and food factory	Delegate	PlanPermit	25/09/2017	RedGum
PLN17/0378	No	2/19 Nicholas Drive DANDENONG SOUTH VIC 3175	Allwood Living Pty Ltd	The development of the land for a first floor mezzanine and external flues and to reduce the car parking requirements	Industrial 1 Zone, 12sqm, spray booth and mezzanine	Delegate	PlanPermit	26/09/2017	RedGum
PLN17/0380	No	33 Eastbury Street KEYSBOROUGH VIC 3173	C/- Georgie Sullivan Burbank Homes	Buildings and Works (Dwelling on a lot less than 300sqm)	General Residential 2 Zone, 262sqm	Delegate	PlanPermit	20/09/2017	RedGum
PLN17/0383	No	26-40 Pound Road West DANDENONG SOUTH VIC 3175	Dexus Property Group	development of land for a building extension and canopy structure and a reduction of car parking	Commercial 2 Zone, 9074sqm, warehouse extension	Delegate	PlanPermit	19/09/2017	RedGum

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2.3.2 Planning Delegated Decisions Issued September 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0385	No	92 Corrigan Road NOBLE PARK VIC 3174	Van Banh C/o Vinh Vo	Use land for the purpose of a Warehouse (food storage)	General Residential 1 Zone, food storage	Delegate	NOD	13/09/2017	Lightwood
PLN17/0403	No	15 Auburn Drive KEYSBOROUGH VIC 3173	Kostic & Associates PIL	Buildings and Works (Dwelling on a lot less than 300sqm)	General Residential 2 Zone, 2888sqm	Delegate	PlanPermit	22/09/2017	RedGum
PLN17/0404	No	102-104 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Advance Health Care	Use the land for the purpose of a Medical Centre with four (4) practitioners and a reduction in the car parking requirement under Clause 52.06 of the Greater Dandenong Planning Scheme	Industrial 1 Zone, medical centre	Delegate	PlanPermit	11/09/2017	RedGum
PLN17/0405	No	592-600 Springvale Road SPRINGVALE SOUTH VIC 3172	Rosina Tropeano	Subdivision x2 SPEAR	Residential	Delegate	PlanPermit	05/09/2017	Lightwood
PLN17/0412	No	17-25 Glenfern Street KEYSBOROUGH VIC 3173	Metricon Homes Pty Ltd	Dwelling (Double Storey Dwelling) (136A Church Road, Keysborough)	No response to further information response	Delegate	Lapsed	06/09/2017	RedGum
PLN17/0415	No	74 Stud Road DANDENONG VIC 3175	Kamala De Silva	Buildings and Works (Fence) and Signage	Residential Growth 1 Zone, 1.8m, fence and business identification sign	Delegate	PlanPermit	15/09/2017	RedGum
PLN17/0437	No	49 Elms Road BANGHOLME VIC 3175	Adex Design & Drafting	Development of the land for an outbuilding	Green Wedge Zone, 63sqm, storage shed	Delegate	PlanPermit	28/09/2017	RedGum
PLN17/0444	No	20-50 Waterview Close DANDENONG SOUTH VIC 3175	Michelbec Pty Ltd	Subdivision - Commercial - Bound ary Re-Alignment SPEAR	Proposal fails to satisfy whether the boundary realignment will result in appropriate provision of car parking to each lot	Delegate	Refusal	08/09/2017	RedGum
PLN17/0461	No	3 Kitchen Road DANDENONG SOUTH VIC 3175	Graeme Roper	The development of land for an industrial building and an industrial building extension	Industrial 1 Zone, 1407sqm, factory and office extension	Delegate	PlanPermit	26/09/2017	RedGum

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2.3.2 Planning Delegated Decisions Issued September 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0468	No	283-293 Perry Road KEYSBOROUGH VIC 3173	Forante	The development of land for a warehouse	Industrial 1 Zone, 1080sqm, warehouse and office	Delegate	PlanPermit	28/09/2017	RedGum
PLN17/0472	No	125 Classcocks Road DANDENONG SOUTH VIC 3175	KLM Spatial Pty Ltd	Subdivision x 5 SPEAR	Industrial	Delegate	PlanPermit	21/09/2017	RedGum
PLN17/0473	No	23 Springvale Road SPRINGVALE VIC 3171	LiquorPlan	Use of the land for the sale and consumption of liquor (Restaurant and Cafe licence)	Commercial 1 Zone, 54 patrons	Delegate	PlanPermit	19/09/2017	Lightwood
PLN17/0478	No	6 McMahens Road BANGHOLME VIC 3175	Vanessa Maxted	Development of the land for a fence	Green Wedge Zone, Urban Floodway Zone, 26340sqm, front boundary fence	Delegate	NotRequire	20/09/2017	RedGum
PLN17/0482	No	2/273 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse Canopy Extension)	Industrial 1 Zone, 248sqm, warehouse canopy extension	Delegate	PlanPermit	15/09/2017	RedGum
PLN17/0484	No	130 Indian Drive KEYSBOROUGH VIC 3173	H&M Bilke Superannuation Fund Pty Ltd	Subdivision X 9 SPEAR	Industrial	Delegate	PlanPermit	25/09/2017	RedGum
PLN17/0485	No	44 View Road SPRINGVALE VIC 3171	Calvin Raven Pty Ltd	Subdivision x 8 SPEAR	Residential	Delegate	PlanPermit	25/09/2017	Lightwood
PLN17/0488	No	4 Lonsdale Street DANDENONG VIC 3175	Master Hand Car Wash	Signage	Industrial 1 Zone, Advertising Sign	Delegate	PlanPermit	27/09/2017	RedGum
PLN17/0491	No	309 Stud Road DANDENONG NORTH VIC 3175	Orrina Design	Multi Dwelling Development x 4 (2 x Triple Storey and 2 x Double Storey at the rear) New	General Residential 1 Zone, 1064sqm	Applicant	Withdrawn	04/09/2017	Silverleaf

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2.3.2 Planning Delegated Decisions Issued September 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0509	No	208 Railway Parade NOBLE PARK VIC 3174	Map Land Surveyors Pty Ltd	Subdivision x 3 (SPEAR)	Residential	Delegate	PlanPermit	19/09/2017	Paperbark
PLN17/0518	No	1/11 Carroll Avenue DANDENONG VIC 3175	Phillip D Watson Surveyors	Subdivision x 3 (SPEAR)	Residential	Delegate	PlanPermit	08/09/2017	RedGum
PLN17/0532	No	14 Morris Court SPRINGVALE VIC 3171	Precision Surveys	Subdivision x 2 (SPEAR)	Residential	Delegate	PlanPermit	11/09/2017	Lightwood
PLN17/0547	Yes	19-25 Nathan Road DANDENONG SOUTH VIC 3175	Perfection Packaging Properties Pty Ltd	Buildings and Works (Flue) x 2 - VICSMART	Commercial 2 Zone, flue x 2	Delegate	PlanPermit	01/09/2017	RedGum
PLN17/0548	No	3 Bowman Street NOBLE PARK VIC 3174	Nobelius Land Surveyors Pty Ltd	Subdivision x 2 SPEAR	Residential	Delegate	PlanPermit	13/09/2017	Paperbark
PLN17/0551	No	15 Fernleaf Avenue KEYSBOROUGH VIC 3173	Metricon Homes Pty Ltd	Double Storey Dwelling x 1 (New)	General Residential 2 Zone, 400sqm	Delegate	NotRequire	25/09/2017	RedGum
PLN17/0555	No	1/28 Victor Avenue DANDENONG NORTH VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision x 2 SPEAR	Residential	Delegate	PlanPermit	19/09/2017	Silverleaf
PLN17/0556	Yes	1/24 Maureen Crescent NOBLE PARK VIC 3174	Nobelius Land Surveyors Pty Ltd	Subdivision x 2 SPEAR VICSMART	Residential	Delegate	PlanPermit	01/09/2017	Paperbark
PLN17/0558	No	Parkmore Shop N06 317-321 Cheltenham Road KEYSBOROUGH VIC 3173	O'Brien Real Estate Keysborough	Signage	Commercial 1 Zone, non-illuminated business identification sign	Delegate	PlanPermit	21/09/2017	Paperbark

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2.3.2 Planning Delegated Decisions Issued September 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0560	No	259-265 Perry Road KEYSBOROUGH VIC 3173	Fraser's Property Australia	The display of a business identification panel sign	Industrial 1 Zone, business identification sign	Delegate	PlanPermit	19/09/2017	RedGum
PLN17/0570	No	4 Marshall Street NOBLE PARK VIC 3174	Nobelius Land Surveyors Pty Ltd	Subdivision x 4 SPEAR	Residential	Delegate	PlanPermit	20/09/2017	Paperbark
PLN17/0576	Yes	16 King George Parade DANDENONG VIC 3175	Linear Land Surveying Pty Ltd	Subdivision x2 SPEAR VICSMART	Residential	Delegate	PlanPermit	07/09/2017	RedGum
PLN17/0584	Yes	2/12 Superior Drive DANDENONG SOUTH VIC 3175	Alistrip Melbourne	Buildings and Works (Flue) VICSMART	Industrial 1 Zone, 6sqm, flue	Delegate	PlanPermit	08/09/2017	RedGum
PLN17/0594	Yes	242 Springvale Road SPRINGVALE VIC 3171	Kevin Lee TwoSquare PTY LTD	Buildings and Works (Shop) VICSMART	Commercial 1 Zone, 227.01sqm	Delegate	PlanPermit	11/09/2017	Lightwood
PLN17/0602	No	136A Church Road KEYSBOROUGH VIC 3173	Metricon Homes Pty Ltd	Dwelling (Double Storey Dwelling) (136A Church Road, Keysborough)	General Residential 2 Zone, 279sqm	Delegate	PlanPermit	20/09/2017	RedGum
PLN17/0612	No	3 Cardore Court NOBLE PARK VIC 3174	Matboob Hossain C/- Land Dimensions PTY LTD	Subdivision x 2 SPEAR	Residential	Delegate	PlanPermit	28/09/2017	Paperbark
PLN17/0633	Yes	317 Springvale Road SPRINGVALE VIC 3171	DBN Dessert Bar	Reduction in Car Parking Requirements VICSMART	Commercial 1 Zone, reduction in car parking requirements	Delegate	PlanPermit	28/09/2017	Lightwood

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EANTOS

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460)

File Id:	367550
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plan Alcohol Management Plan

Application Summary

Applicant:	South East Brewing Company Pty Ltd
Proposal:	Use the land for the purposes of a Place of Assembly and Manufacturing Sales in conjunction with an existing Industry (brewery), and for the sale and consumption of liquor
Zone:	Industrial 1 Zone
Overlay:	Nil
Ward:	Red Gum

This application has been brought to a Council Meeting as applications for liquor licence permits are required to be determined at a Council meeting.

The application proposes to use the land for the purposes of a Place of Assembly and Manufacturing Sales in conjunction with an existing Industry (brewery), and for the sale and consumption of liquor.

A permit is required pursuant to:

- Clause 33.01-1 (Industrial 1 Zone) to use land for the purpose of a Place of Assembly.
- Clause 33.01-1 (Industrial 1 Zone) to use land for the purpose of Manufacturing Sales.
- Clause 52.27 (Licensed Premises) to use land to sell or consume liquor.

Advertising Summary

There are no objections.

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

Assessment Summary

An assessment of the proposal found that the proposed uses of the site for the purposes of a Place of Assembly and Manufacturing Sales in conjunction with an existing Industry (Brewery) is acceptable for the site.

The applicant provided an Alcohol and Harm Management Plan with the application and is satisfactory to Council's Community Services Directorate.

The site has adequate on-site car spaces and does not require a permit for a reduction in the car parking requirement under Clause 52.06 of the Greater Dandenong Planning Scheme.

The subject site is surrounded by industrial and warehouse uses. The nearest residential zone is located approximately 3.3km to the north. It is considered that the proposed uses would not result in adverse detriment to the surrounding uses.

It is considered that the proposed uses would improve the economic viability of the existing Industry (brewery) already established on the site and would not result in adverse amenity detriment to the surrounding uses.

Accordingly, it is recommended that the application be supported.

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 the industrial zone with this report recommending that the application be supported, and a **Permit granted** containing the conditions as set out in the recommendation.

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

Subject Site and Surrounds

Subject Site

The subject site is located on the south side of Superior Drive, approximately 100m east of the intersection with Hammond Road.

The site contains a single storey industrial building. The existing building is currently used for the purpose of an Industry (brewery). The use has a maximum of four (4) staff at any one time.

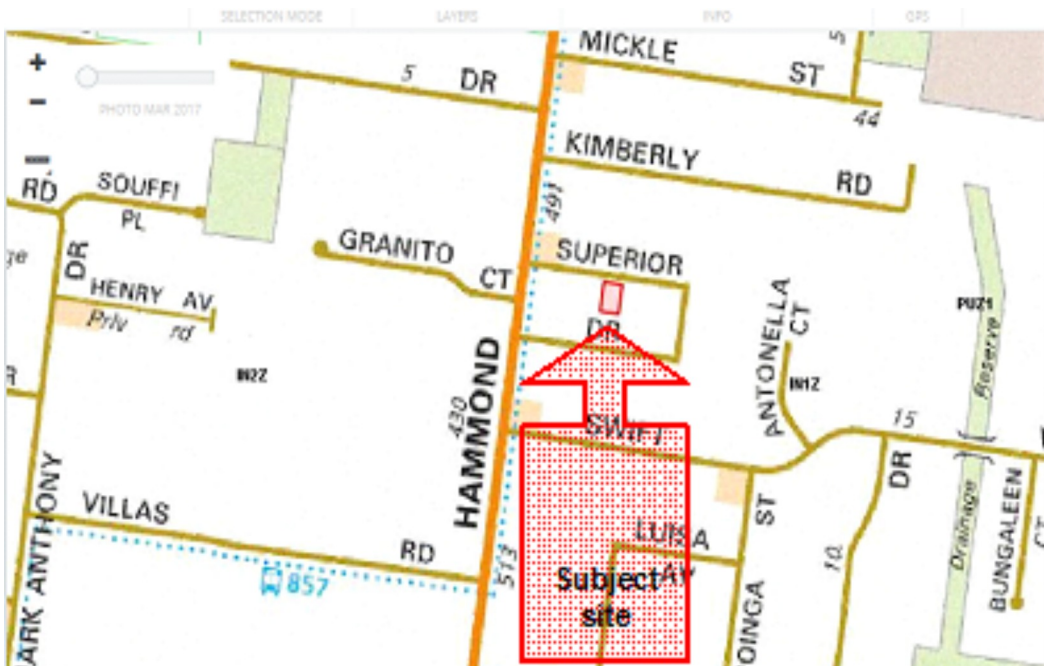
The site has seven (7) car parking spaces.

Surrounding Area

The site is surrounded by industrial and warehouse uses.

The nearest residential zone is located approximately 3.3km to the north.

Locality Plan



2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

Background

Previous Applications

A search of Council records revealed that Council has previously considered the following planning applications for the site:

- Planning Permit No. 2779 was issued on 29 February 1988 to construct two (2) factories.
- Planning Permit No. PLN15/0171 was issued on 12 June 2015 to use of the land for Industry, and the construction of buildings and works. Specifically, the brewing of cider and beer.

Proposal

The application proposes to use the site for the purposes of a Place of Assembly and Manufacturing Sales in conjunction with an existing Industry (brewery), and for the sale and consumption of liquor.

The existing brewery is identified as brewing craft beer and has been operating from the site since 2015 with the company (Kaiju Beer) being established in 2013. It is identified that the company currently sell their products to individuals online and to bars and restaurants throughout Victoria.

The purpose of the proposed Place of Assembly is to allow customers to taste the products produced on the site. The proposed Place of Assembly would have a maximum of 25 patrons and would operate outside normal business hours.

The proposed Manufacturing Sales would operate during normal business hours and would have a maximum of 5 patrons, as well as in conjunction with the Place of Assembly.

The existing and proposed hours of operation as provided by the applicant are as follows:

Land Use	Days	Time	Additional preconditions
Existing Industry Use	Mon-Fri	9AM-5PM	
Proposed Place of Assembly	Friday Saturday	5PM-9PM 11AM-6PM	
Proposed Manufacturing Sales	Mon-Fri Friday Saturday	12NOON-5PM 5PM-9PM 11AM-6PM	If also used as Place of Assembly If also used as Place of Assembly

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

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

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 33.01-1 (Industrial 1 Zone) to use land for the purpose of a Place of Assembly.
- Clause 33.01-1 (Industrial 1 Zone) to use land for the purpose of Manufacturing Sales.
- Clause 52.27 (Licensed Premises) to use land to sell or consume liquor.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in an Industrial 1 Zone, as is the surrounding area.

The purpose of the Industrial 1 Zone outlined at Clause 33.01 is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.*

Overlay Controls

No overlays affect the subject site or surrounding area.

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.*

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

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

Clause 11 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, employment, recreation and open space, commercial and community facilities and infrastructure.

Clause 17 – Economic Development

Under this Clause, it notes that planning is to provide for a strong and innovative economy, where all sectors of the economy are critical to economic prosperity, and planning is to contribute to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts so that each district may build on its strengths and achieve its economic potential.

Clause 17.01-1 (Business) has the objective to encourage development which meet's the community's needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.

Local Planning Policy Framework

The followings from the Local Planning Policy Framework (LPPF) are relevant:

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:

21.04-2 Retail, Commerce and Entertainment

Economic issues – Greater Dandenong's retail, commercial, industrial and entertainment uses provide a range of jobs. Strengthening these assets will attract visitors from outside the municipality and improve employment opportunities. With suitable promotion, they could realise increased economic benefits for the City.

Particular Provisions

Clause 52.27 – Licensed Premises

The purposes of this provision are:

- To ensure that licensed premises are situated in appropriate locations.
- To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.

These provisions apply to premises licensed, or to be licensed, under the Liquor Control Reform Act 1998.

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

A permit is required to use land to sell or consume liquor if any of the following apply:

- A licence is required under the Liquor Control Reform Act 1998.

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

There is no Planning Scheme Amendment relevant to this application.

Restrictive Covenants

The applicant has provided information to demonstrate that there are no restrictive covenants or restrictions restricting or prohibiting the proposal.

Council Plan 2017-21 – 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.

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)**Referrals****External**

The application was externally referred to the following for their consideration (summarised):

External Authority	Response
Dandenong Police	No objection and no condition

Internal

The application was internally referred to the following Council Units for their consideration (summarised):

Council Referrals	Response
Transport Planning	No objection.
Community Services	No objection subject to conditions.

Advertising

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing one (1) sign on site facing Superior Drive.

The notification has been carried out correctly.

One (1) objection was received to the application but was subsequently withdrawn.

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

Assessment

Use

Place of Assembly/Manufacturing Sales

The proposed uses of the site for the purpose of Place of Assembly and Manufacturing Sales have been assessed against the decision guidelines of Clause 33.01-2 (Industrial 1 Zone). The guidelines are provided below in **bold**, follow by the town planner's response in *italic*:

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

The planning policies relevant to the proposal are listed and summarised below:

State Planning Policy Framework (SPPF)

Clause 17.01-1 Business

The State Planning Policy Framework at Clause 17 contains the statement for Economic Development which is, "Planning is to provide for a strong and innovative economy, where all sectors of the economy are critical to economic prosperity.

Planning is to contribute to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts, so that each district may build on its strengths and achieve its economic potential.

The objective of this Clause is to "meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities".

Local Planning Policy Framework (LPPF)

Clause 21.04-2 (Land use) set out the Objectives and Strategies for Retail, Commerce and Entertainment. The strategies include:

1.6 - Encourage businesses and activities that increase opportunities for social interaction and recreation.

Industrial 1 Zone

The purposes of the Industrial 1 Zone are:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.*

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

The site is surrounded by industrial and warehouse uses. The subject site is currently used as an Industry (Brewery). The proposed Place of Assembly and Manufacturing Sales would be complementary to the existing industrial use on the site.

It is considered that the proposed use would improve the economic viability of the existing industry and would not affect the safety and amenity of the surrounding uses.

It is considered that these proposed uses are acceptable for the site subject to conditions included on any permit to be granted requiring that these uses must only operate in conjunction with the Industry (brewery) and that these uses must cease operation if the site ceases to operate as an Industry (brewery). (Refer to Condition 2)

- **The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.**

The nearest residential development is located 3.3km to the north. The proposed use would not have any off-site effects.

There is no known other sensitive use immediately around the site.

- **The effect that nearby industries may have on the proposed use.**

The site is surrounded by industrial and warehouse uses.

It is considered that the existing industrial and warehouse uses would not result in adverse detriment to the proposed use.

- **The drainage of the land.**

The site has connection to drainage. The proposed uses would not impact on the existing drainage.

- **The availability of and connection to services.**

The site has connections to services. The proposed uses would not impact on the existing services.

- **The effect of traffic to be generated on roads.**

A car parking assessment against Clause 52.06 is provided in the below assessment.

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

- **The interim use of those parts of the land not required for the proposed use.**

The existing and proposed uses would cover the entire site. There is no part of the land not required for the existing or proposed uses.

Whilst this is the case, it is identified that in order for the proposal to operate in compliance with the parking requirements of Clause 52.06 a condition will be placed on any permit to be issued restricting the hours of operation for each individual use. This will mean that the manufacturing/brewing component of the business will only be allowed to operate between the hours of 9am to 5pm Monday to Friday with the Place of Assembly being allowed to start operating Monday to Friday 5pm to 9pm, and Saturdays 11am to 6pm.

The applicant has advised that currently the brewing/ manufacturing component requires staff to be on site for this purpose between 9am and 5pm Monday to Friday. This will remain the case, ensuring that there is no overlap between the two uses. Furthermore, the area used for brewing will be separate to the area proposed to be used for the place of assembly, meaning there will be no conflict between the two areas.

Overall, it is considered that the proposed uses are consistent with the purposes of the State and Local Planning Policy Frameworks and the decision guidelines of the Industrial 1 Zone subject to condition as mentioned above.

Licensed Premises

The application is assessed against the decision guidelines of Clause 52.27 – Licensed Premises. Each guideline is provided below in **bold**, followed by the town planner's response in *italic*.

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

The proposed Licensed Premises would be complementary to the proposed Place of Assembly which would be complementary to the existing Industry (Brewery) on the site.

As per the assessment under Clause 33.01-2 (Industrial 1 Zone), it is considered that the proposed uses are consistent with the State and Local Planning Policy Framework subject to a condition requiring that the proposed uses must cease if the ceases to operate as an Industry (Brewery). (Refer to Condition 2)

- **The impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.**

As mentioned above, there are no sensitive uses around the site. The nearest residential zone located approximately 3.3km from the site.

It is considered that the proposal would not result in adverse amenity detriment to the surrounding uses.

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

- **The impact of the hours of operation on the amenity of the surrounding area.**

Considering that the site is surrounded by industrial and commercial uses, it is considered that the proposed hours would not result in adverse detriment to the surrounding uses and are acceptable.

- **The impact of the number of patrons on the amenity of the surrounding area.**

It is considered that the proposed 25 patrons (maximum) would not adversely affect the amenity of the surrounding area.

- **The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.**

It is considered that there would not be any significant amenity impacts from the proposal on nearby premises. Management and staff will be required to implement risk management strategies outlined within the Alcohol & Harm Management Plan to maintain amenity levels within the local area. There are no known licensed premises within 500m of the subject site.

Development

No external alterations to the existing building are proposed. The internal layout of the existing building will be altered to allow for a bar, seating, display and sales area to be constructed to the front section of the building with the brewing area being located to the rear of the building. One male and one female toilet will also be installed along with an equipment storage area.

Car Parking

The Table to Clause 52.06-5 of the Greater Dandenong Planning Scheme contains car parking requirements for different uses. The existing Industrial use (brewery) was granted a permit on 12 June 2015 under Planning Permit No. PLN15/0171, thus, car parking for the existing use is not required to be considered.

A Place of Assembly requires 0.3 car spaces per patron permitted and Manufacturing Sales requires 4 car spaces to each 100 square metres of floor area.

The proposed Place of Assembly would have a maximum of 25 patrons and the area for sales is 20 square metres.

Car parking for the proposed Place of Assembly and Manufacturing Sales are calculated as follow:

Place of Assembly

- 25 patrons x 0.3 = 7.5 car spaces required

Manufacturing Sales

- 20 square metres x 4 /100 = 0.8 car spaces required

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

Clause 52.06-5 states that if in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number.

The proposed uses would require no car parking space for the Manufacturing Sales and 7 car spaces for the Place of Assembly.

The subject site has 7 existing car parking spaces. Whilst the 7 car spaces were provided for the existing industrial use, the proposed Place of Assembly would not operate during the hours of operation of the industrial use, therefore, the 7 existing car parking spaces could be used for the proposed Place of Assembly.

To ensure that there would be no conflict in parking between the existing industrial use and the proposed Place of Assembly, a condition should be included on any permit to be granted requiring that the industrial use must not operate during the hours of operation of the Place of Assembly (Condition 3). The applicant has advised as part of their application that the two uses will operate separately, and will not overlap.

Subject to the above condition, it is considered that the proposed use would not result in car parking or traffic detriment to the surrounding uses.

Loading and Unloading

Clause 52.07 sets out the requirements for loading and unloading, and states for the first 2,600m² or less in single occupation there shall be a loading area of 27.4m² and for every additional 1,800m², there should be an additional loading area of 18m².

The site has an existing loading bay that complies with the area and dimensions required.

Bicycle Facilities

Clause 52.34-1 states that a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

Manufacturing Sales is not listed under this Clause. Industry requires 1 bicycle space to each 1,000 square metres of net floor area for employees and Place of Assembly requires 1 to each 1500 square metres of net floor area for employee and 2 plus 1 to each 1500 square metres of net floor area for patrons.

The building on the site has a floor area of 700 square metres and does not require any bicycle spaces.

Vegetation & Tree Impact (Site & Surrounds)

No vegetation on the site or surrounding properties would be impacted by the proposal.

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)**Aboriginal Cultural Heritage Sensitivity**

The site is located within an area of Aboriginal Cultural Heritage Sensitivity.

However, as no building and works are proposed, a Cultural Heritage Management Plan is not required.

Conclusion

The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including the State and Local Planning Policy Framework, Municipal Strategic Statement as set out in this assessment. It is considered that the application complies with these policies and it is therefore recommended that the proposal is approved subject to conditions.

Recommendation

That Council resolves to Grant a Permit in respect of the land known and described as 10 Superior Drive, Dandenong South, for the use of the site for the purposes of a Place of Assembly and Manufacturing Sales in conjunction with the existing Industry (brewery), and for the sale and consumption of liquor, subject to the following conditions:

1. **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.**
2. **The Place of Assembly and Manufacturing Sales hereby approved must only operate in conjunction with an Industry (brewery). The Place of Assembly and Manufacturing Sales must ceased operation if the site ceases to operate as an Industry (brewery).**
3. **The uses, including the sale and consumption of liquor, may operate only between the following hours with the following number of patrons:**

Place of Assembly (25 patrons maximum)	
Friday	5pm to 9pm.
Saturday	11am to 6pm.

Staff must not be on site for the purpose of Industry during the above hours of operation.

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

Manufacturing Sales (5 patrons maximum)	
Monday to Friday	12noon to 5pm.
Friday	5pm to 9pm in conjunction with the Place of Assembly.
Saturday	11am to 6pm in conjunction with the Place of Assembly.

Unless with the further written consent of the Responsible Authority.

4. Goods, materials, equipment and the like associated with the use of the land must not be displayed or stored outside the building/s, without the further written consent of the Responsible Authority.
 5. The amenity of the area must not be detrimentally affected by the use or development on the land, through the:
 - 5.1. Transport of materials, goods or commodities to or from the land.
 - 5.2. Appearance of any building, works or materials.
 - 5.3. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - 5.4. Adverse behaviour of patrons on, to or from the premises.
- All to the satisfaction of the Responsible Authority.
6. The use must comply with the endorsed Alcohol Management Plan at all times, to the satisfaction of the Responsible Authority.
 7. Noise emitted from the premises must not exceed the permissible noise levels determined in accordance with the Environment Protection Policy N-2 Control of Music Noise From Public Places.
 8. Bins or other receptacles for any form of rubbish or refuse must not be placed or allowed to remain in view of the public and smell must not be emitted from any such receptacle.
 9. All wastes must be disposed of to the satisfaction of the Responsible Authority and no liquid waste or polluted waters shall be discharged into a sewer or stormwater drainage system.
 10. The site shall be kept in a neat and tidy condition at all times, all to the satisfaction of the Responsible Authority.
 11. No gaming machines shall be installed on the premises at any time.

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

- 12. At all times during the operation of the use, there must be present on the premises a person over the age of 18 years who is responsible for ensuring the the activities on the premises and the conduct of persons attending the premises do not have a detrimental impact on the amenity of the locality to the satisfaction of the responsible authority (referred to in this permit as ‘the manager’).**

The manager must be authorised by the operator under this permit to make statements at any time on his/her behalf to any officer of the responsible authority and of the Victoria Police and/or of Liquor Licensing Victoria authorised under section 129 of the Liquor Control Reform Act 1998; and/or to take action on his/her behalf in accordance with a direction by such officer.

- 13. No set entertainment must be carry out on the site.**

- 14. This permit will expire if:**

- 14.1. The use does not start within two (2) years of the date of this permit, or**

- 14.2. The use is discontinued for a period of two (2) years.**

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.

NOTES

- 1. Premises used for the sale or storage of food in any manner whatsoever are to be registered under the Food Act and require Council approval via the Environmental Health Officer before occupation.**
- 2. Except where no permit is required under the provisions of the Planning Scheme, no sign, flashing or intermittent lights, bunting or advertising device may be erected or displayed on the land without the permission of the Responsible Authority.**

Prior to the erection of any advertising signs on the land, consultation should be made with officers of the Town Planning Department to determine the relevant Planning Scheme Controls.

- 3. An application will be made to the Victorian Civil and Adminstrative Tribunal to cancel the permit if the operator, manager or patrons are found guilty of committing any of the following offences in or associated with the use of the land:-**
 - 3.1. Allowing the consumption of alcohol on the premises contrary to the Liquor Control Reform Act 1998 (or subsequent replacement Act); or**
 - 3.2. An offence for gambling contrary to the Lotteries, Gaming and Betting Act 1966 (or subsequent replacement act); or**

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

- 3.3. For allowing the use or sale of drugs on the premises pursuant to the Drugs, Poisons and Controlled Substances Act 1981 (or subsequent replacement Act).**

Cr Tim Dark disclosed a Conflict of Interest (Indirect interest due to conflicting duties) in this item as his employer has had dealings with the vendor at 10 Superior Drive, Dandenong South. Cr Tim Dark left the Chamber at 7.06pm.

MINUTE 424

Moved by: Cr Angela Long

Seconded by: Cr Matthew Kirwan

That Council resolves to Grant a Permit in respect of the land known and described as 10 Superior Drive, Dandenong South, for the use of the site for the purposes of a Place of Assembly and Manufacturing Sales in conjunction with the existing Industry (brewery), and for the sale and consumption of liquor, subject to the following conditions:

- 1. 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.**
- 2. The Place of Assembly and Manufacturing Sales hereby approved must only operate in conjunction with an Industry (brewery). The Place of Assembly and Manufacturing Sales must ceased operation if the site ceases to operate as an Industry (brewery).**
- 3. The uses, including the sale and consumption of liquor, may operate only between the following hours with the following number of patrons:**

Place of Assembly (25 patrons maximum)	
Friday	5pm to 9pm.
Saturday	11am to 6pm.

Staff must not be on site for the purpose of Industry during the above hours of operation.

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

Manufacturing Sales (5 patrons maximum)	
Monday to Friday	12noon to 5pm.
Friday	5pm to 9pm in conjunction with the Place of Assembly.
Saturday	11am to 6pm in conjunction with the Place of Assembly.

Unless with the further written consent of the Responsible Authority.

4. **Goods, materials, equipment and the like associated with the use of the land must not be displayed or stored outside the building/s, without the further written consent of the Responsible Authority.**
 5. **The amenity of the area must not be detrimentally affected by the use or development on the land, through the:**
 - 5.1. **Transport of materials, goods or commodities to or from the land.**
 - 5.2. **Appearance of any building, works or materials.**
 - 5.3. **Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.**
 - 5.4. **Adverse behaviour of patrons on, to or from the premises.**
- All to the satisfaction of the Responsible Authority.**
6. **The use must comply with the endorsed Alcohol Management Plan at all times, to the satisfaction of the Responsible Authority.**
 7. **Noise emitted from the premises must not exceed the permissible noise levels determined in accordance with the Environment Protection Policy N-2 Control of Music Noise From Public Places.**
 8. **Bins or other receptacles for any form of rubbish or refuse must not be placed or allowed to remain in view of the public and smell must not be emitted from any such receptacle.**
 9. **All wastes must be disposed of to the satisfaction of the Responsible Authority and no liquid waste or polluted waters shall be discharged into a sewer or stormwater drainage system.**
 10. **The site shall be kept in a neat and tidy condition at all times, all to the satisfaction of the Responsible Authority.**
 11. **No gaming machines shall be installed on the premises at any time.**

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

- 12. At all times during the operation of the use, there must be present on the premises a person over the age of 18 years who is responsible for ensuring the the activities on the premises and the conduct of persons attending the premises do not have a detrimental impact on the amenity of the locality to the satisfaction of the responsible authority (referred to in this permit as ‘the manager’).**

The manager must be authorised by the operator under this permit to make statements at any time on his/her behalf to any officer of the responsible authority and of the Victoria Police and/or of Liquor Licensing Victoria authorised under section 129 of the Liquor Control Reform Act 1998; and/or to take action on his/her behalf in accordance with a direction by such officer.

- 13. No set entertainment must be carry out on the site.**

- 14. This permit will expire if:**

- 14.1. The use does not start within two (2) years of the date of this permit, or**

- 14.2. The use is discontinued for a period of two (2) years.**

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.

NOTES

- 1. Premises used for the sale or storage of food in any manner whatsoever are to be registered under the Food Act and require Council approval via the Environmental Health Officer before occupation.**
- 2. Except where no permit is required under the provisions of the Planning Scheme, no sign, flashing or intermittent lights, bunting or advertising device may be erected or displayed on the land without the permission of the Responsible Authority.**

Prior to the erection of any advertising signs on the land, consultation should be made with officers of the Town Planning Department to determine the relevant Planning Scheme Controls.

- 3. An application will be made to the Victorian Civil and Adminstrative Tribunal to cancel the permit if the operator, manager or patrons are found guilty of committing any of the following offences in or associated with the use of the land:-**
 - 3.1. Allowing the consumption of alcohol on the premises contrary to the Liquor Control Reform Act 1998 (or subsequent replacement Act); or**

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

- 3.2. An offence for gambling contrary to the Lotteries, Gaming and Betting Act 1966 (or subsequent replacement act); or**
- 3.3. For allowing the use or sale of drugs on the premises pursuant to the Drugs, Poisons and Controlled Substances Act 1981 (or subsequent replacement Act).**

CARRIED

Cr Tim Dark returned to the Chamber at 7.07pm.

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

STATUTORY PLANNING APPLICATION

**TOWN PLANNING APPLICATION – NO. 10 SUPERIOR DRIVE,
DANDENONG SOUTH (PLANNING APPLICATION NO. PLN16/0460)**

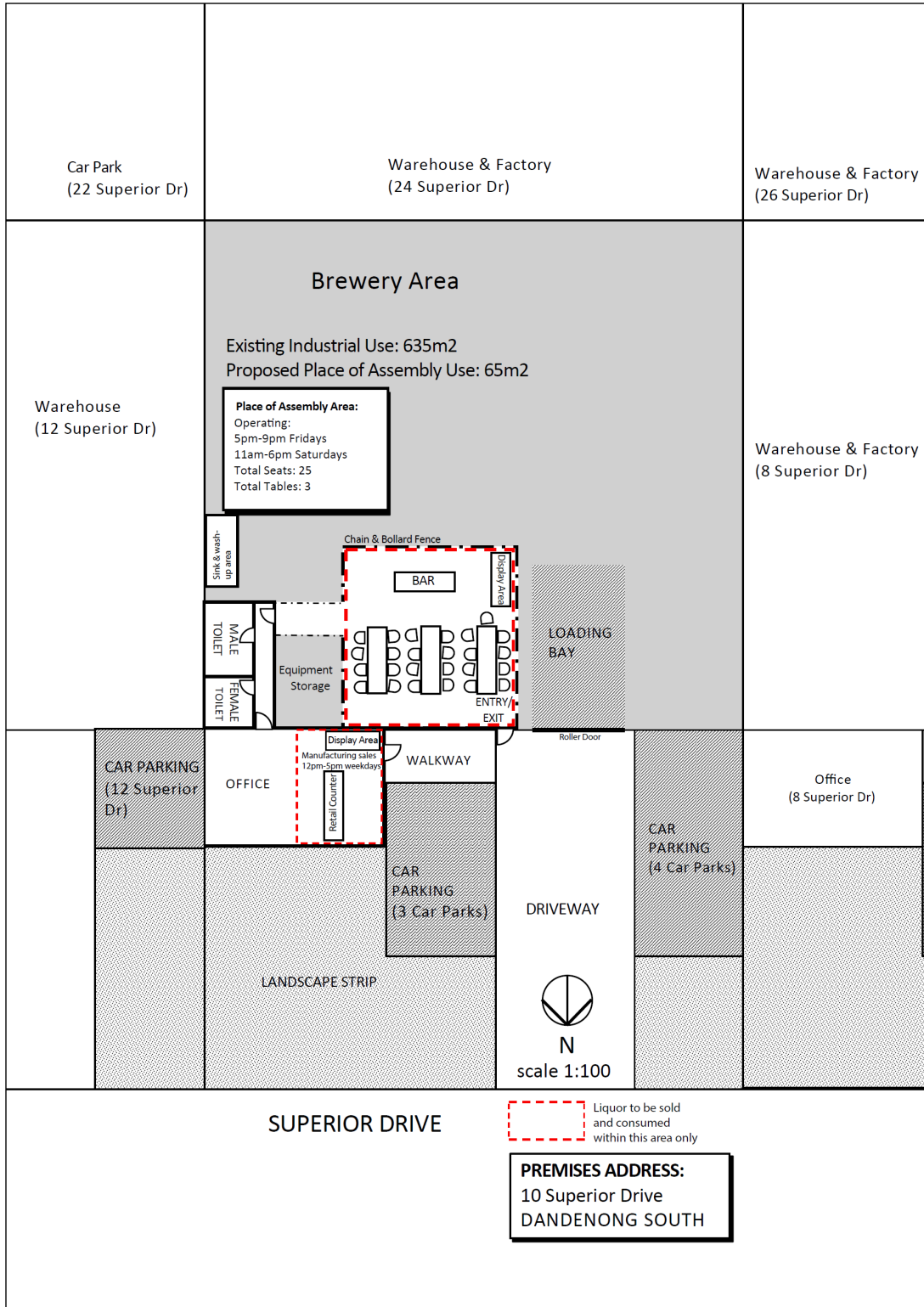
ATTACHMENT 1

SUBMITTED PLAN

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. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)



2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 10 SUPERIOR DRIVE,
DANDENONG SOUTH (PLANNING APPLICATION NO. PLN16/0460)**

ATTACHMENT 2

ALCOHOL MANAGEMENT PLAN

PAGES 6 (including cover)

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

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)**Alcohol Management Plan for 10 Superior Dr, Dandenong South, Vic,
3175**

In reference to Planning Application PLN16/0460

Aim: This Alcohol Management Plan aims to mitigate the risk of any harm being caused to staff, patrons or other members of the community as a result of the provision of alcohol at South East Brewing Company, 10 Superior Dr, Dandenong South.

The land currently has a permit for Industrial use, being used as a brewery. The operator intends to use the land for the sale of alcohol for consumption on and off the premises during limited hours, when not being used as a brewery.

The type of licence being sought is a Wine and Beer Producers Licence.

The proposed number of patrons is 16.

Given the limited size and number of patrons, there is no foreseen need for security personnel at the premises.

Amplified recorded music will be kept at a low volume, to ensure ease of conversation between patrons.

The business owner is seeking the licence as a minor adjunct to their brewing and wholesaling business. The licence will be mainly used for mail and online orders, with some seating for afternoon and weekend service to a limited number of customers.

Given that the nearest licensed premises is several kilometres away there are no foreseen cumulative impact issues.

South East Brewing Company currently holds Food Act Registration number DAND-0007929. This is a temporary registration and a new registration will be completed upon planning approval.

The directors take their responsibilities regarding the service of alcohol extremely seriously. They have been operating temporary alcohol service stalls for over four years at a large number of festivals and farmers markets with an impeccable record. One of the directors, Callum Reeves, has also successfully completed the Licensees First Step course.

All staff employed in the service of alcohol within the business are required to hold a current valid RSA and these staff are regularly reminded of their responsibilities regarding service of alcohol. The main aim for the provision of alcohol at the premises is to educate customers on our products and how to recognize quality craft beer in general.

An incident report book will be maintained and any alcohol-related incidents will be noted in detail.

Strategies to Avoid Compliance Risks:**How will you ensure that you do not supply alcohol to someone who is intoxicated (drunk)?**

As part of RSA training and ongoing training provided by South East Brewing Company, staff are trained to recognize the signs of someone who is intoxicated, or intending to become intoxicated. Staff are also trained in strategies to deal courteously with these customers to ensure that risk is minimized. Relevant signage will also be displayed.

What procedures will you put in place to ensure that staff can verify proof-of-age?

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

Staff are trained to request proof of age from anyone who appears to be under the age of 25. No proof, no service. Relevant signage will also be displayed.

What system will you put in place to identify people that may be underage (under 18 years) as they enter the premises?

Anyone entering the premises who appears to be under 25 will be asked for proof of age. If they cannot provide this, they will be refused service.

How will you prevent alcohol from being supplied to someone under 18 years of age?

Given the small number of patrons it will be relatively easy to recognize if anyone underage is being supplied with alcohol. Anyone supplying alcohol will be dealt with according to the Act.

What relevant training will you require staff and volunteers to take to ensure the Responsible Service of Alcohol (RSA)?

All staff involved in the service of alcohol will be required to successfully undertake an accredited Responsible Service of Alcohol course prior to beginning service, unless they already hold a valid, current RSA.

How will you document the start and finish dates for RSA induction, refresher training and employment details for each member of staff or volunteer, including managers and security staff?

We currently keep a register of employees' RSA and refresher certificates, including the date of undertaking the course and the most recent refresher undertaken. This information is held in a document that is regularly checked.

How will you ensure that any RSA training remains up to date and does not expire after three years?

On referring to our employee RSA register any staff who are due within six months to update their RSA status are required to undertake the refresher course.

How will you ensure that staff and volunteers stay up to date with any changes to liquor licensing?

As part of monthly staff meetings, there will be an agenda item covering beverage service. This will cover any changes to liquor licensing, as well as discussion regarding any issues over the past month and questions from staff on their responsibilities.

Where will you display the required posters and signage to reduce potential risks and raise awareness about the responsible service of alcohol?

The required posters will be placed prominently both near the entrance and behind the bar for staff and patrons to see and refer to if necessary.

What will you do to comply with the standards of Department of Justice, Design Guidelines for Licensed Premises?

The proposed licensed area has been designed with the safety of patrons and staff as well as the amenity of other businesses in the area as the highest concern. The space has plenty of room to accommodate the maximum of 16 patrons and the placement of the service area allows the staff clear lines of sight to all patrons. The exit will be clearly marked. Signage will be placed at the entry and exit to request respect for our neighbours upon leaving.

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

The entry to the venue will be clear of congestion points, such as point of sale etc. The entry will also be within a clear line of sight to the service area, and staff will be able to screen all patrons as they enter and exit. Although we do not envisage a need for queuing there will be signage indicating the correct direction for queuing. The entrance will indicate management's expectations of patrons' behavior.

Given the small number of patrons and industrial nature of the surrounding area there will be minimal impact on footpaths and public spaces. Patrons will have little incentive to loiter and there are few, if any, passers-by, particularly during the hours of operation. The external area is a car park and is large and very well lit.

Internally, the space is large and well-lit, with clear pathways between seating areas, service areas and toilets. There will be plenty of seating for the maximum 16 patrons and little opportunity for congestion to occur.

There are two male toilets and one female toilet, which will be plenty for the maximum 16 patrons.

How will you comply with VCGLR's Code of Conduct for Packaged Liquor Licences?

We will aim for best practice in meeting the objectives of the liquor Control Reform Act 1998.

All the relevant signage will be displayed in prominent areas. Alcohol will be responsibly marketed, with no encouragement of intoxication or excessive discounts.

Packaged liquor will not be displayed in shelving for customers to pick up themselves. Packaged liquor for consumption off the premises will only be available over the bar, increasing the opportunity for staff to practice responsible service of alcohol.

With sales of liquor by means of mail, facsimile, telephone or the internet the licence number will be displayed in any advertisement or published information in connection with such sales and the prescribed warning will be prominently displayed on the website. Delivery arrangements will include requiring proof of age where appropriate.

We will undertake the following Best Practice Strategies to ensure that we are a responsible liquor provider:

Work with all authorities to comply with regulations and permit conditions;

Be an active member of the Local Liquor Licensees Forum;

Support programs that raise awareness among young people and their parents about the harms associated with underage drinking.

Strategies to Avoid Behavioural Risks

All staff and volunteers will be educated in strategies to deal with anti-social behaviour and difficult patrons.

What House Policies will you develop and where will you display these?

We will develop a set of house rules for the licensed premises, which will set out the responsibilities and obligations of staff in the sale and supply of alcohol in accordance with established responsible serving of alcohol principles. These policies will include, amongst others, the following codes of practice:

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

Excluding drinks promotions that result in rapid alcohol consumption. For example, not promoting multi-buy drink offers, happy hours etc;

Policies to address crowd behaviour including safe visitor queuing and dispersal;

A Safe Transport Strategy that outlines how patrons can get home safely (including supporting designated drivers, public transport incentives and taxi availability);

Displaying signage advising patrons to respect neighbours and minimise noise when leaving the premises explaining that patrons displaying unacceptable behaviour will not be tolerated on this premises.

The house rules will be retained on the premises in the possession of the licensee or responsible person and be made available to an authorised member of the Victoria Police or a gambling and liquor inspector under the meaning of the Liquor Control Reform Act 1998 if requested. The key elements of the house policies will be displayed at the entrance to the premises and within view 4ft he service area to ensure customers are aware of management's expectations of their behaviour.

How will you ensure free water is readily available at all times?

Jugs of water and water glasses will be kept on the service area for customers to access at any time.

How will you avoid incidents involving broken glass?

Tempered glassware will be used to reduce risk around broken glassware.

Strategies to Avoid Amenity Risks

Given the industrial nature of the neighbourhood and existing business as well as the small number of patrons, the risk of adverse effects to local amenity will be minimal.

What strategies will you use to control amenity and noise impacts from indoor and outdoor areas of the premises?

Signage will be displayed encouraging patrons to respect our neighbours and exit quietly.

How will you ensure that deliveries and waste management do not negatively affect the area?

Given the industrial nature of the area, deliveries and waste management occur frequently throughout the day as a matter of course. Also, as all the product being sold will be made on the premises, there will be very few extra deliveries required as a result of the use as a licensed premises.

How will you work with all authorities to reduce alcohol-related impacts in public spaces and the broader community?

We will work with all relevant authorities to comply with the regulations and be an active member of the Local Liquor Licensees Forum.

How will you ensure that you comply with times defined in Council by-laws and permit conditions regarding hours allowed for alcohol service and drinking in outdoor areas of the premises?

There will be no consumption of alcohol in outdoor areas of the premises.

What strategies will you use to ensure that no-one leaves the licensed area with alcohol (unless there is an off-licence permit)?

2.3.3 Town Planning Application - No. 10 Superior Drive, Dandenong South (Planning Application No. PLN16/0460) (Cont.)

Staff will be vigilant in ensuring no opened alcohol is taken off the premises. There will be excellent lines of sight to exits and the small number of patrons will ensure staff will be able to manage this.

How will you minimise noise impacts on surrounding properties (complying at a minimum with the conditions in the State Environmental Protection Act, N1/N2)?

Any music will be recorded and played at a low level, all consumption of alcohol will be conducted indoors. Also, given that the premises are in an industrial area, there will be little risk of patrons will have a negative impact on local noise.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196)

File Id:	179965
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Clause 52.06 Assessment Clause 55 Assessment

Application Summary

Applicant:	Strait-Line Builders & Drafters Pty Ltd
Proposal:	Development of the land for two (2) dwellings (one double storey dwelling and one single storey dwelling to the rear)
Zone:	General Residential Zone – Schedule 1
Overlay:	No overlays affect the subject site
Ward:	Lightwood

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

The application proposes to demolish the existing dwelling on site and develop the land for two (2) dwellings on a lot. The site is rectangular in shape and it is proposed to construct one (1) double storey dwelling to the front of the site and one (1) single storey dwelling to the rear of the site. A permit is required pursuant to Clause 32.08-6 (General Residential Zone) of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.

Objectors Summary

The application was advertised to the surrounding area through the erection of one (1) on-site notices and the mailing of notices to adjoining and surrounding owners and occupiers. Two (2) objections were received to the application. Issues raised generally relate to matters of:

- Overshadowing of adjoining properties;
- Traffic congestion and noise;
- Streetscape character;
- Double storey built form visible from the street;
- Reduction of landscaping.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Assessment Summary

It is noted that the proposal is affected by the ‘**seriously entertained**’ **Amendment C182**. While the zoning of the land is not being changed, the schedule applicable to the subject site (Schedule 1) is being modified. In addition, relevant sections of Clause 22.09 are also proposed to be modified. The proposed development is not inconsistent with these changes. These will be outlined later in the report.

The subject site is located within an established residential area and is well suited for medium density housing given that the site is located within close proximity of community facilities, complementary land uses and close to public transport via bus routes along Springvale Road and Heatherton Road.

The development is generally respectful of the preferred neighbourhood character by way of siting, design and height. The development provides appropriate parking provision and appropriate open space provision, and complies with both the State and Local Planning Policy Framework. With the inclusion of conditions covering minor matters, the proposal has a high level of compliance with Clause 55 of the Greater Dandenong Planning Scheme.

This proposal meets the preferred character of the Incremental Change Area (as set out in clause 22.09), which is to evolve over time to contain a greater proportion of well-designed and site responsive medium density infill development that respects the existing neighbourhood character.

The Incremental Change area encourages residential development that will give particular consideration to providing appropriate setbacks and private open spaces and high quality landscaping, including the planting of canopy trees, to protect the amenity of adjoining dwellings and to contribute to the landscape character.

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 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. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Subject Site and Surrounds

Subject Site

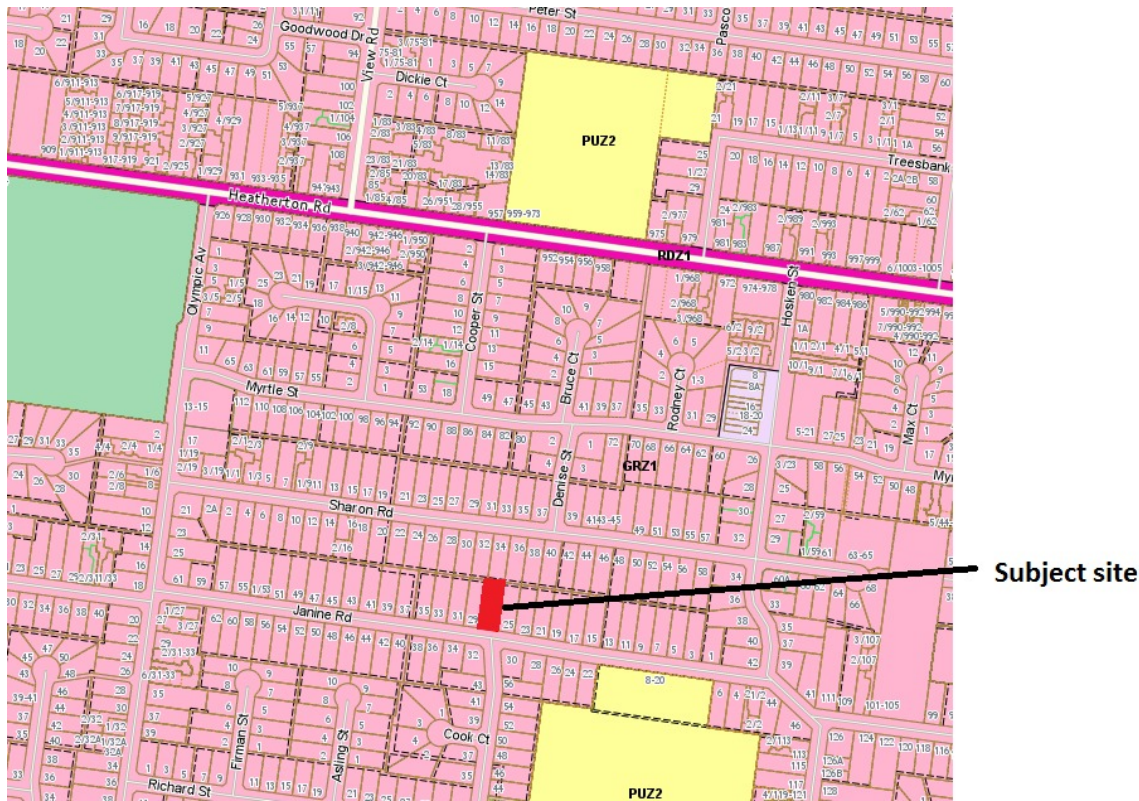
- The subject site is located on the northern side of Janine Road;
- The subject site is rectangular in shape and of standard residential proportions, including a frontage width of 15.62m, and a sideage of 43.83m, giving it an area of 684.62 m²;
- The subject land is formally identified as Lot 20 on Plan of Subdivision 072095, with a 2.44m drainage and sewerage easement spanning the rear boundary;
- The site is currently accessed via an existing concrete crossover located to the eastern side of the property frontage; and
- The site is generally devoid of any significant vegetation, with some minor shrubbery located along the western side boundary.

Surrounding Area

- The subject site is located within an established residential area that is incrementally evolving over time to contain more medium density infill developments;
- The built form character of the area is identified as detached, single storey dwellings with typical building materials including brick, weatherboard and render with pitched tiled hipped roofs;
- The streetscape is typically characterised by low-scale front fencing and significant front setback landscaping;
- The properties directly adjoining the subject site are characterised as follows:
 - West (29 Janine Road): Single storey brick veneer dwelling with a hip tiled roof and no front fence.
 - East (25 Janine Road): Single storey brick veneer dwelling with a hip tiled roof and a 1.3m high brick fence.
 - North (34 Sharon Road): Single storey brick veneer dwelling with a hip tiled roof;
- Heatherton Road is located approximately 300m to the north of the site, and Springvale Road is located approximately 700m to the west of the site; and
- The site is located within proximity to the following community facilities (direct):
 - 100m to Heatherhill Secondary College.
 - 330m to Burden Park.
 - 430m to the Wardale Road neighbourhood activity centre.
 - 650m to the Athol Road Primary School.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Locality Plan



Background

Previous Applications

A search of Council records revealed that Council has previously considered the following planning applications for the site:

- PLN10/0083: Planning application for two (2) double storey dwellings refused by Council on 26/11/2010 and upheld at the Victorian and Civil Administrative Tribunal (VCAT). The planning permit was refused on grounds of neighbourhood character, inadequate private open space, inadequate access and car parking provision, and failure to achieve consistency with local policy. The key difference between the current and previous application is that this application proposes a single storey dwelling to the rear, and addresses the other concerns raised with respect to building bulk and massing, secluded private open space, car parking and access and local policy objectives.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)
Subject Application**Proposal**

The application proposes the development of the land for one (1) double storey dwelling at the front and one (1) single storey dwelling to the rear of the lot. The following details are relevant:

Dwelling 1	DETAILS
Type of proposal	New dwelling
Level	Double storey
Height	7.365 metres
Orientated to	Janine Road
External materials	Face brick, vertical cladding and render
Number of bedrooms	Four (4) bedrooms
Car parking provided	Double garage
Set backs	South (frontage): 7.631m North: internal/attached East: 4.35m West: 1.7m
Open space	A total of 40sqm SPOS to the side of the dwelling, with an additional 95sqm of POS within the front yard

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Dwelling 2	DETAILS
Type of proposal	New dwelling
Level	Single storey
Height	5.355 metres
Orientated to	Shared internal accessway
External materials	Face brick
Number of bedrooms	Three (3) bedrooms
Car parking provided	Single garage and tandem car parking space
Set backs	South: internal / attached North (rear): 3.55m East: internal / attached West: 1.1m
Open space	A total of 83sqm of SPOS to the side / rear of the dwelling

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

Victorian Charter of Human Rights and Responsibilities

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

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:

- Under Clause 32.08-6 (General Residential Zone) to construct two or more dwellings on a lot.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

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 32.08-6 a permit is required to construct two or more dwellings on a lot.

Overlay Controls

No overlays affect the subject site or surrounding area.

State Planning Policy Framework

The **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.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Clause 15 - Built Environment And Heritage

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

Clause 16 – Housing

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

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Clause 18.01-1 Land use and transport planning

- Plan urban development to make jobs and community services more accessible by:
 - Ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.

Local Planning Policy Framework

The 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.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

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

1. To facilitate high quality building design and architecture.

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

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

1.3. Encourage innovative architecture and building design.

7. To protect and improve streetscapes

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

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

Clause 22.09 – Residential Development & Neighbourhood Character Policy

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

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Clause 22.09-3 provides design guidelines, some of which also relate to the variances to the requirements of standards to Clause 55 under the schedule to the zone. The guidelines consider matters such as: safety, landscaping, car parking, setbacks, private open space, bulk & built form, site design, materials & finishes, domestic services normal to a dwelling & building services, internal amenity, housing types and building height.

It is noted as part of Amendment C182, Clause 22.09-3.1 (Design Principles) have been incorporated into Clause 22.09 and subsequently Incremental Change Areas (as applies to the subject site) will be renumbered to Clause 22.09-3.3.

An assessment against Clause 22.09 of Amendment C182 is included as Attachment 3.

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.*
- *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.*

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

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 4.

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.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

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 5.

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

The subject site is affected by the '**seriously entertained**' **Amendment C182**.

Council adopted Planning Scheme Amendment C182 on the 22/08/2016 to improve the quality and design of new housing in Greater Dandenong. Planning Scheme Amendment C182 proposes to:

- Amend the existing schedules to the residential zones and introduce a new Schedule 3 to the Residential Growth Zone;
- Vary additional ResCode provisions in some areas;
- Rezone identified areas in Dandenong, Noble Park and Springvale; and
- Amend Clause 22.09 Residential Development and Neighbourhood Character Policy.

As such, the adopted provisions of the General Residential Zone – Schedule 1 apply to the subject site.

It is noted that in Schedule 1 to the General Residential Zone, different requirements are set out as follows (as per '**seriously entertained**' **Amendment C182 - bolded**):

- **Standard B6 (Minimum Street Setback)** – As per B6 or 7.5 metres, whichever is lesser.
- **Standard B9 (Permeability)** – Minimum of 30%.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

- **Standard B13 (Landscaping)** – 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.
- **Standard B28 (Private Open Space)** – An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres with a minimum dimension of 5 metres and convenient access from a living room; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area.
- **Standard B32 (Front Fence Height)** – Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.

These will be considered further in the assessment section of the report.

Restrictive Covenants

A review of the submitted documents has indicated that there are no restrictive covenants on the title.

Council Plan 2017-2021 – 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

External

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. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Internal

The application was internally referred to several departments for their consideration. Their comments have been provided and will be considered in the assessment of the application.

Internal Referrals	
Civil Development	No objections, subject to conditions on permit.
Transport	No objections, subject to conditions on permit.

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 one (1) sign on the site facing Janine Road.

Notification has been carried out correctly.

Two (2) objections to the application were received.

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

Consultation

A consultative meeting was held on 16 August 2017, with a representative for the applicant and objectors in attendance. Whilst the issues were discussed there was no resolution and the objections/submissions stand as received.

Summary of Grounds of Submissions/Objections

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

- **Overshadowing of adjoining properties**

The shadow diagrams provided for the equinox demonstrate that the overshadowing will only impact the adjoining properties to the west at 9am. The shadows created by the development at this time of day would only be marginally greater than the shadows created by the existing boundary fence. The shadow during the remainder of the day is predominantly within the development site itself. The proposal meets the standards and objectives of Clause 55.04-5 pertaining to overshadowing of open space.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

- **Traffic congestion and noise**

As the parking provisions pursuant to Clause 52.06 have been met there should be limited impact to the existing on-street car parking or the existing traffic flow in the street. Transport Planning have not raised concern with respect to the existing road network being unable to accommodate any additional increase in traffic.

- **Streetscape character**

The proposed front dwelling provides a setback consistent with the character of the area, noting its compliance with Clause 55.03-1 pertaining to minimum street setbacks. The siting of the dwelling would not be of detriment to the Janine Road streetscape.

- **Double storey built form visible from the street**

The double storey dwelling to the front of the site is considered to be site responsive to the surrounding context of the land, and an appropriate built form outcome that is consistent with the existing and future character of the area.

- **Reduction of landscaping**

The proposal maintains sufficient front, side and rear setbacks for substantial landscaping across the site.

Assessment

The subject site is located within an established residential area and is well suited for medium to high density housing given that the site is located within the 'Incremental Change' area at Clause 22.09. The development is respectful of the proposed neighbourhood character, is designed to minimise energy use, and complies with both the State and Local Planning Policy Framework.

The proposal seeks an acceptable increase in density and meets the future character sought by Clause 22.09 for 'incremental change' areas, which is to evolve over time to contain a greater proportion of well-designed and site responsive medium density infill development that respects the existing neighbourhood character.

The site is located within easy walking distance of many community facilities and public transport routes.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

As required by the General Residential Zone (Schedule 1) the proposed development has been assessed against the provisions of Clause 55 (full assessment in Attachment 5) of the Greater Dandenong Planning Scheme and Schedule 1 to the General Residential Zone (including '**seriously entertained' Amendment C182 provisions**). The proposed development has also been assessed against Clause 52.06 (full assessment in Attachment 4) and Clause 22.09 (full assessment in Attachment 3) of the Greater Dandenong Planning Scheme. The proposal complies with all requirements of these clauses except in the following instances, where variations are proposed:

Clause 22.09 – Residential Development & Neighbourhood Character Policy (Attachment 3):

An assessment of the proposal against Clause 22.09 has been undertaken; it is considered that the proposal would generally meet the requirements with only the following variations required:

General design guideline – Safety

The proposal fails to provide security lighting for each dwelling, which seeks to improve visibility to the site and internal accessway. A condition of permit (Condition 1.2) will require that security lighting be provided above the garage of each dwelling.

Clause 55: Two Dwellings on a Lot (Attachment 5):

An assessment of the proposal against Clause 55 has been undertaken; it is considered that the proposal would generally meet the requirements with only the following variations required:

Clause 55.03-7 Safety objective (Standard B12):

Relevant objective:

- *To ensure the layout of development provides for the safety and security of residents and property.*

The proposal fails to provide security lighting for each dwelling, which seeks to improve visibility to the site and internal accessway. A condition of permit (Condition 1.2) will require that security lighting be provided above the garage of each dwelling.

Clause 52.06- Car Parking (Attachment 4):

An assessment of the proposal against Clause 52.06 has been undertaken; it is considered that the proposal would generally meet the requirements with only the following variations required:

Design standard 6 – Safety

The proposal fails to provide security lighting for each dwelling, which seeks to improve visibility to the site and internal accessway. A condition of permit (Condition 1.2) will require that security lighting be provided above the garage of each dwelling.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Garden area assessment:

In accordance with the recently gazetted Amendment VC110 and the provisions of Clause 32.08-4 General Residential Zone, the following garden area requirement is applicable:

- Where a planning permit is required for the construction of dwellings, the lot must (mandatory requirement) provide the minimum garden area as required.
- Garden area is defined by the scheme as: *'an uncovered outdoor area of a dwelling or residential building normally associated with a garden. It includes open entertaining areas, decks, lawns, garden beds, swimming pools, tennis courts and the like. It does not include a driveway, any area set aside for car parking, any building or roofed area and any area that has a dimension of less than 1 metre'*.

As the subject lot is greater than 650sqm in area (total site area of 678sqm), the minimum percentage set aside as garden area is to be 35%. A total of 237sqm is therefore to be set aside as garden area.

The garden area analysis as shown on first floor plan TP-02 indicates that approximately 239sqm (or 35.25%) of the land is set aside for garden area. However, the analysis fails to exclude the storage sheds which are a *roofed* area, and as such the proposal would have a shortfall in the mandatory requirement.

To ensure that the proposal complies with the mandatory garden area requirement, a condition of permit (Condition 1.1) will require that the proposal meet the minimum garden area requirement of 237sqm as per the garden area definition of Clause 72.

Conclusion

The current application for the development of the land for one (1) double storey dwelling and one (1) single storey dwelling is considered to be acceptable for approval. Assessment against the relevant clauses of the Greater Dandenong Planning Scheme demonstrates a high level of compliance with planning policy.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 27 Janine Road, SPRINGVALE SOUTH, for the development of land for two (2) dwellings (one double storey dwelling and one single storey dwelling to the rear) in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and 3 copies must be provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**
 - 1.1. An area of 237sqm set aside for the purpose of garden area. The area must be open to the sky and meet the relevant definition pursuant to Clause 72 of the Planning Scheme.**
 - 1.2. Security lighting to be provided above the garage of each dwelling.**
 - 1.3. Landscape plans in accordance with Condition 2.**

To the satisfaction of the Responsible Authority.
- 2. Before the approved development starts, and before any trees or vegetation are removed, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and 3 copies must be provided and show:**
 - 2.1. Plans to accord with Condition 1 of this permit;**
 - 2.2. The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;**
 - 2.3. Details of the proposed layout, type and height of fencing;**
 - 2.4. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**
 - 2.5. A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;**
 - 2.6. Any paving or deck areas within the secluded open space area of the proposed dwellings on a permeable base;**

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

- 2.7. At least two (2) advanced canopy tree with a minimum planting height of 1.5 metres within the front yard; and**
- 2.8. At least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling.**

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

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

Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied. Any dead, diseased or damaged plants must be replaced.

- 3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 4. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 5. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 6. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority.**
- 7. 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.**
- 8. All piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 9. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Alteration of existing vehicle crossing will require a Vehicle Crossing Permit. Any redundant vehicle crossing will need to be removed and reinstated with kerb in accordance with Council Standards.**
- 10. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

- 11. 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 Clause 52.06-8 of the Greater Dandenong Planning Scheme.**
- 12. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**
- 13. Before the approved buildings are occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.**

All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.

- 14. Prior to occupation of the dwellings hereby permitted, the development must be provided with fencing as shown on the endorsed plans at the cost of the owner and to the satisfaction of the Responsible Authority.**
- 15. This permit will expire if:**
 - 15.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 15.2. 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.**

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

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.**
- **A Vehicle Crossing Permit must be obtained from Council for all vehicular crossings prior to construction of the crossings. You may be required to apply for a Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.**
- **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- **Prior works commencing the developer will need to obtain an Asset Protection Permit from Council.**

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

MINUTE 425

Moved by: Cr Tim Dark

Seconded by: Cr Youhorn Chea

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 27 Janine Road, SPRINGVALE SOUTH, for the development of land for two (2) dwellings (one double storey dwelling and one single storey dwelling to the rear) in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and 3 copies must be provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**
 - 1.1. An area of 237sqm set aside for the purpose of garden area. The area must be open to the sky and meet the relevant definition pursuant to Clause 72 of the Planning Scheme.**
 - 1.2. Security lighting to be provided above the garage of each dwelling.**
 - 1.3. Landscape plans in accordance with Condition 2.**

To the satisfaction of the Responsible Authority.
- 2. Before the approved development starts, and before any trees or vegetation are removed, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and 3 copies must be provided and show:**
 - 2.1. Plans to accord with Condition 1 of this permit;**
 - 2.2. The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;**
 - 2.3. Details of the proposed layout, type and height of fencing;**
 - 2.4. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

- 2.5. A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;**
- 2.6. Any paving or deck areas within the secluded open space area of the proposed dwellings on a permeable base;**
- 2.7. At least two (2) advanced canopy tree with a minimum planting height of 1.5 metres within the front yard; and**
- 2.8. At least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling.**

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

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

Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied. Any dead, diseased or damaged plants must be replaced.

- 3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 4. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 5. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 6. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority.**
- 7. 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.**
- 8. All piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 9. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Alteration of existing vehicle crossing will require a Vehicle Crossing Permit. Any redundant vehicle crossing will need to be removed and reinstated with kerb in accordance with Council Standards.**

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

- 10. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 11. 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 Clause 52.06-8 of the Greater Dandenong Planning Scheme.**
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- 15. This permit will expire if:**
 - 15.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
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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:

- (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.**

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

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.**
- **A Vehicle Crossing Permit must be obtained from Council for all vehicular crossings prior to construction of the crossings. You may be required to apply for a Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.**
- **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- **Prior works commencing the developer will need to obtain an Asset Protection Permit from Council.**

CARRIED

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 27 JANINE ROAD, SPRINGVALE
SOUTH (PLANNING APPLICATION NO. PLN17/0196)**

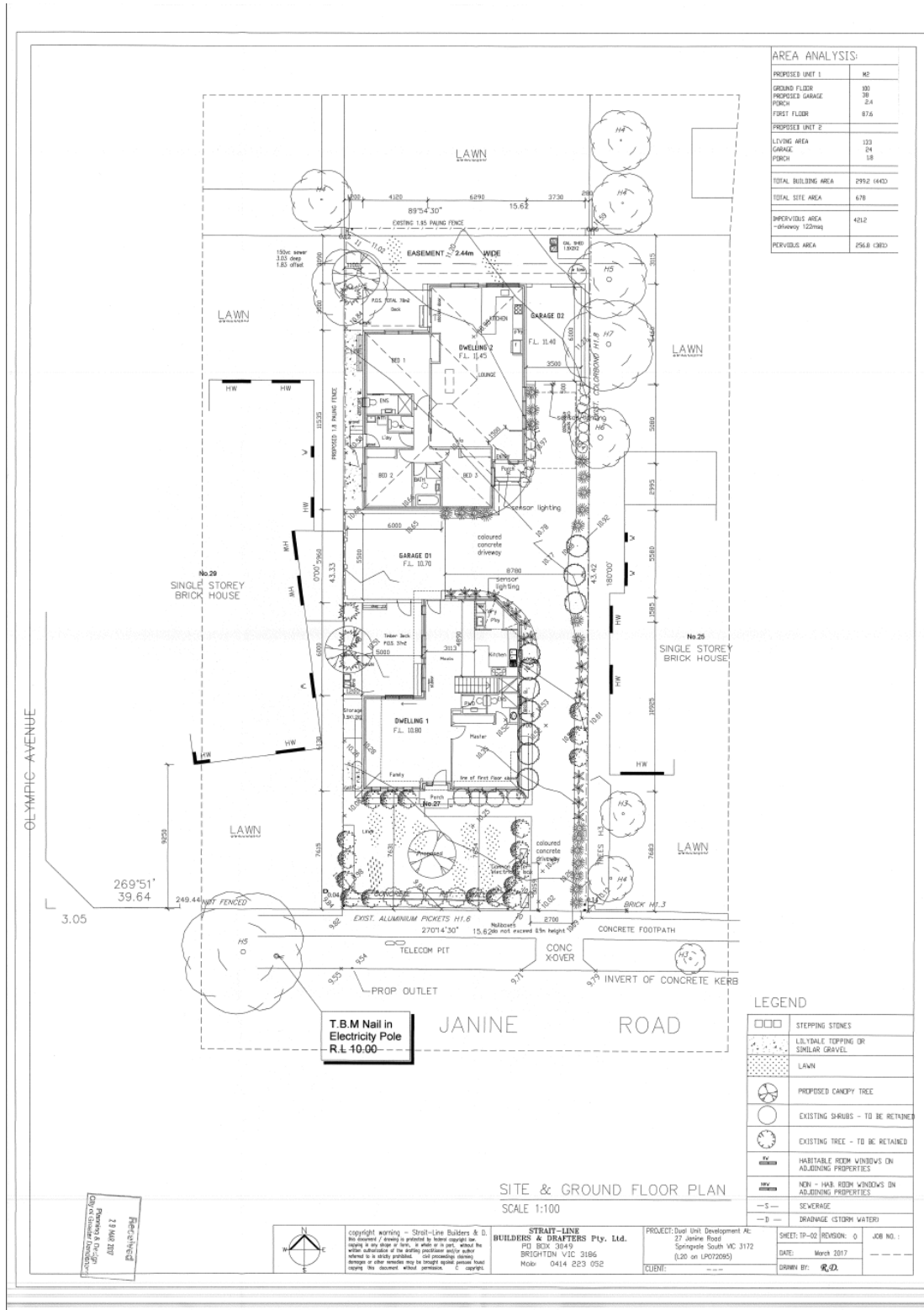
ATTACHMENT 1

SUBMITTED PLANS

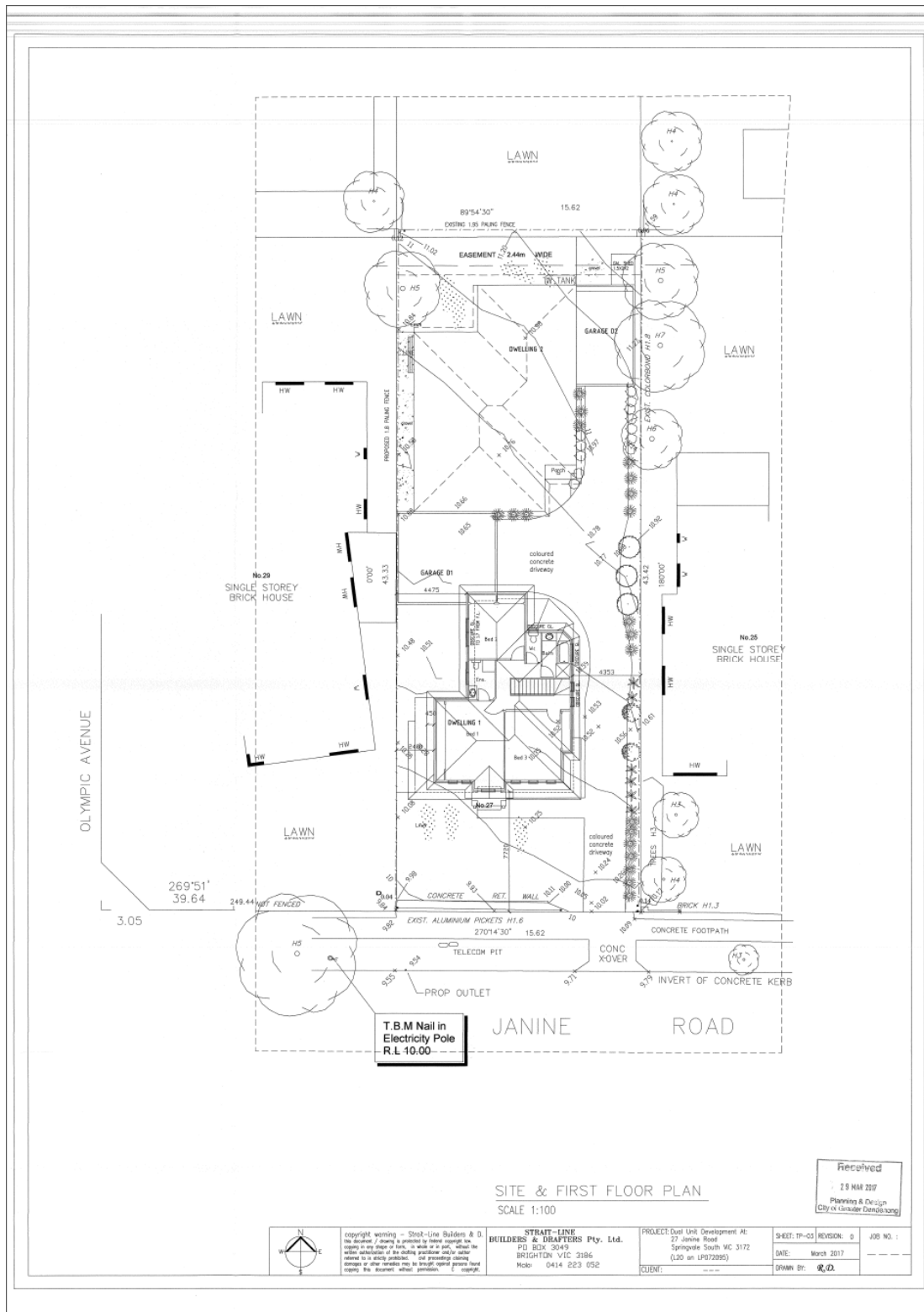
PAGES 7 (including cover)

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

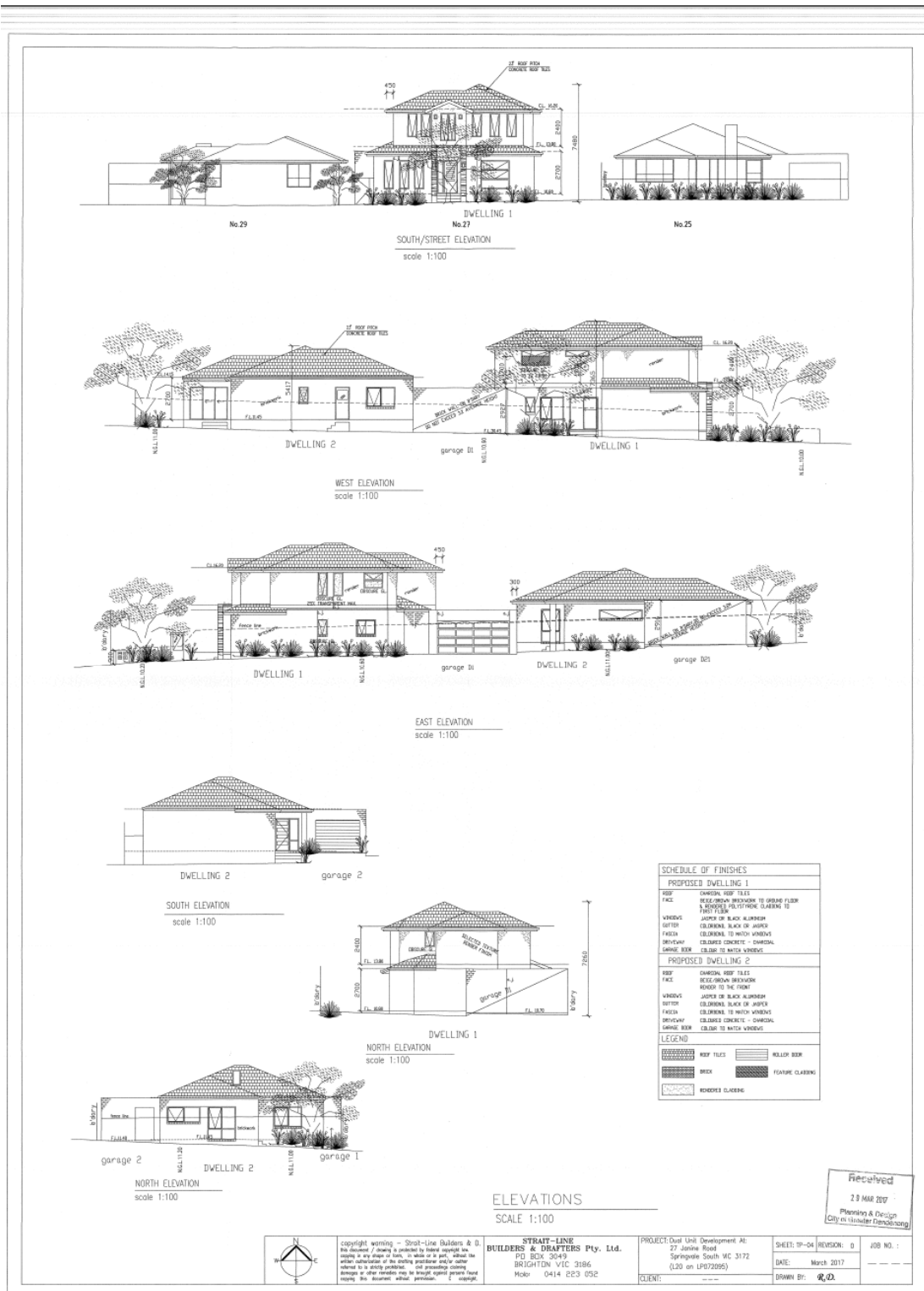
2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)



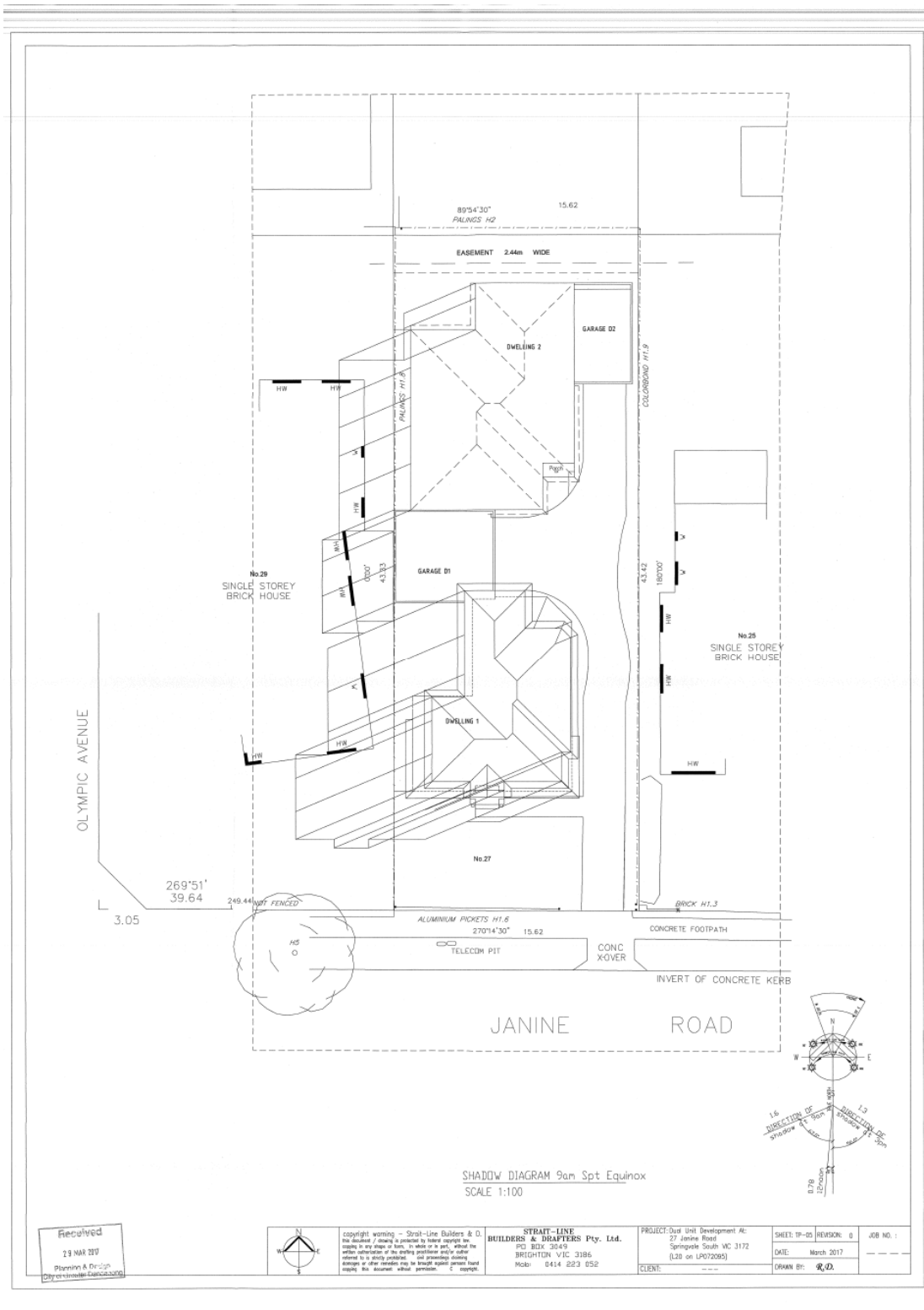
2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)



2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)



2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)



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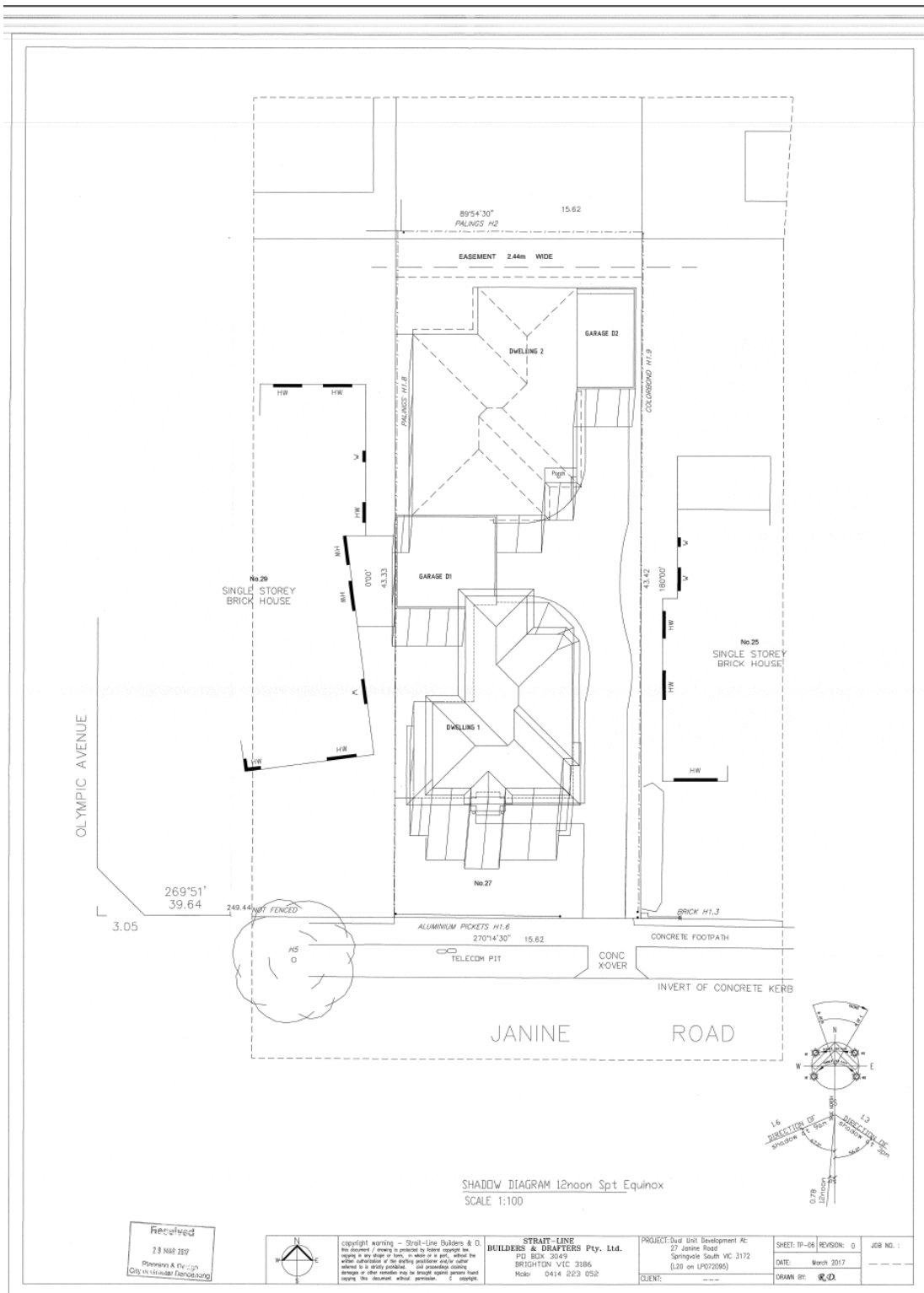
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PROJECT: Dual Unit Development At: 27 Janine Road Springvale South VIC 3172 (L23 on LPO12005)

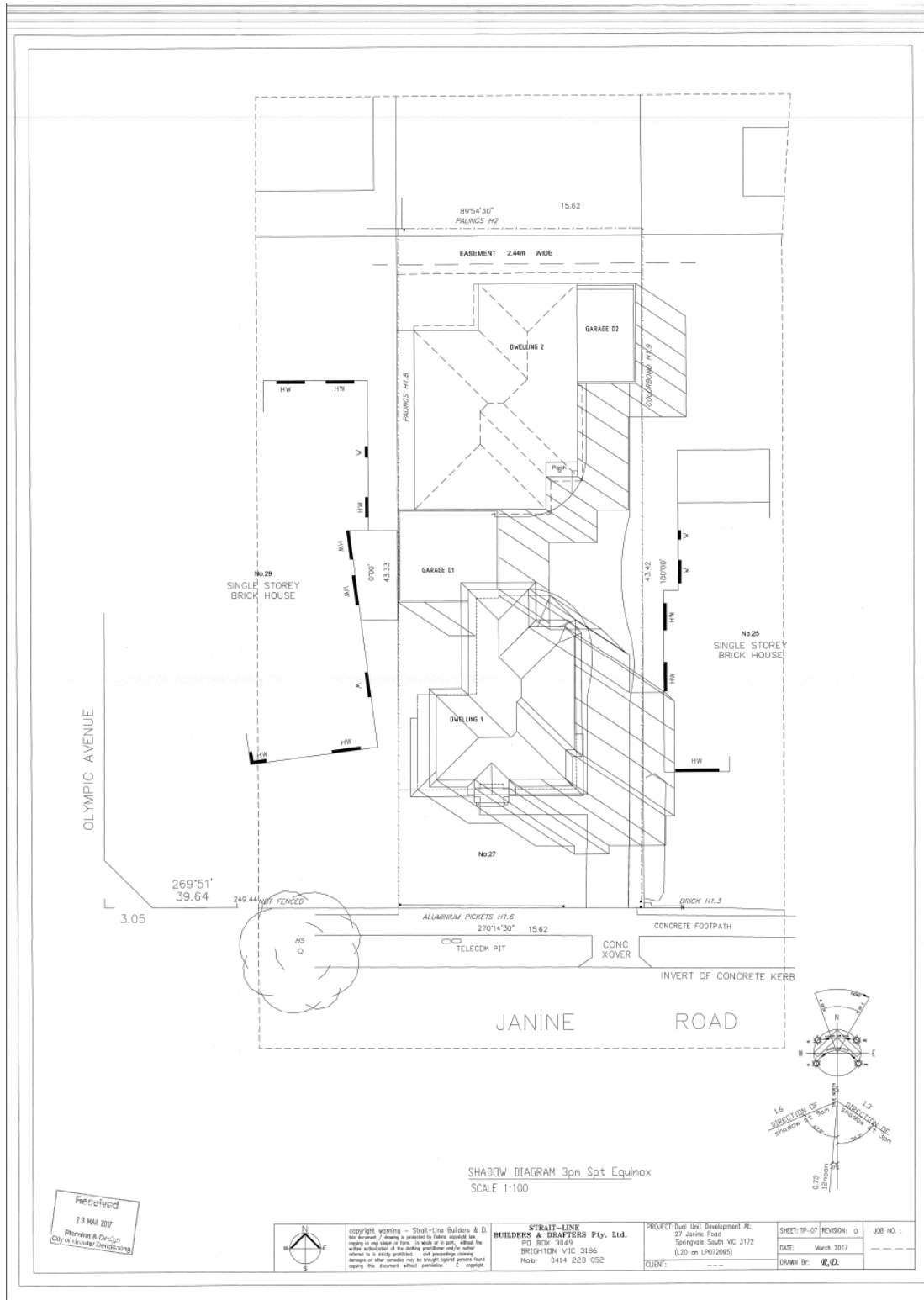
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SHEET: TP-05 REVISION: 0 JOB NO: 1
DATE: March 2017
DRAWN BY: R.D.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)



2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)



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PROJECT: Dual Unit Development At
27 Janine Road
Springvale South VIC 3172
(L20 on LPO2005)

SHEET: 10-07 REVISION: 0 JOB NO.:
DATE: March 2017
DRAWN BY: J.E.

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 27 JANINE ROAD, SPRINGVALE
SOUTH (PLANNING APPLICATION NO. PLN17/0196)**

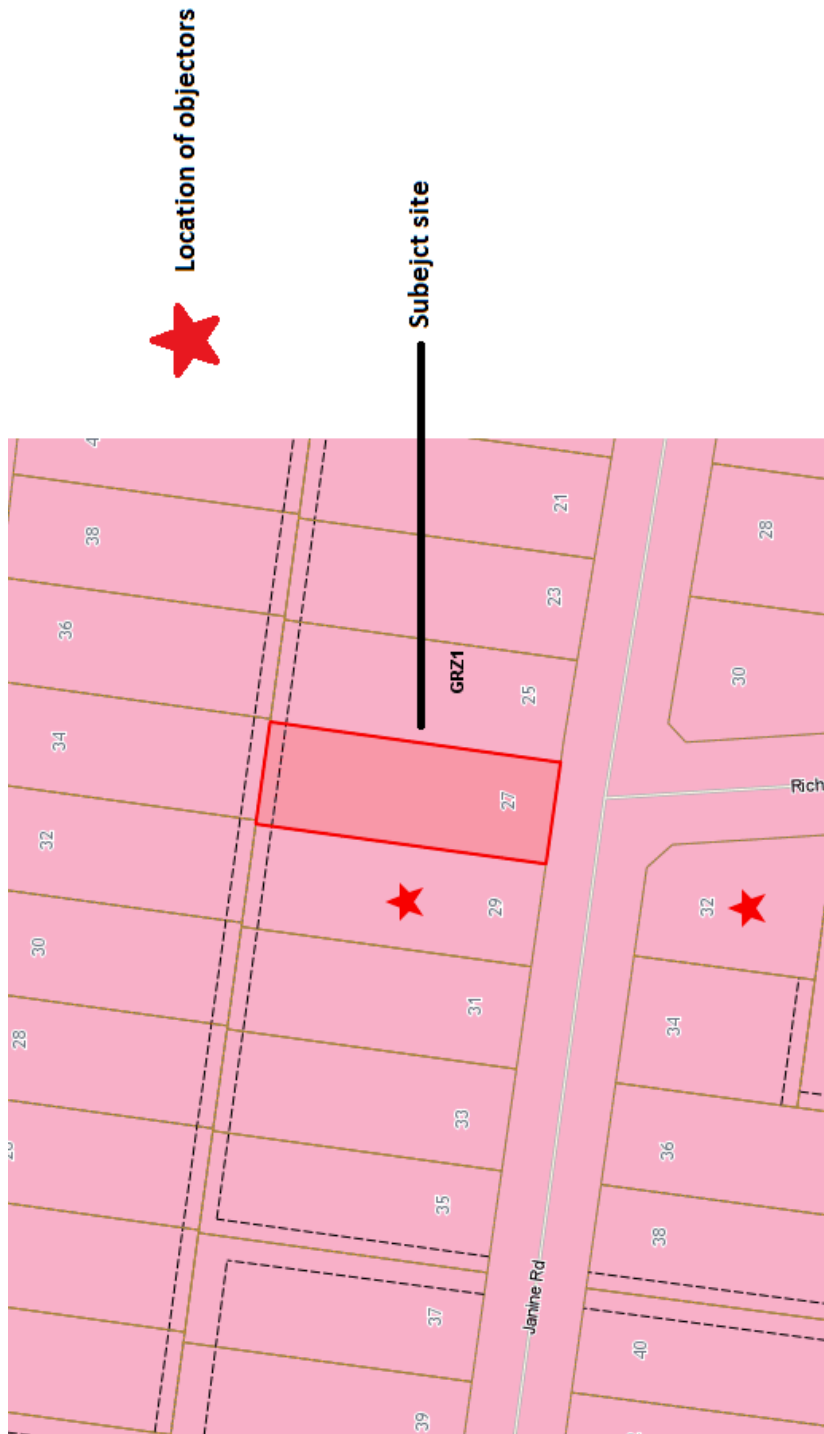
ATTACHMENT 2

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. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)



2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 27 JANINE ROAD, SPRINGVALE
SOUTH (PLANNING APPLICATION NO. PLN17/0196)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 7 (including cover)

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

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Assessment Table for Clause 22.09-3 Incremental change areas		
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
	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. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Assessment against C182 – Clause 22.09		
<p>The subject site is located within the 'Incremental Change' area at Clause 22.09-3.5 Map 1 – Future Change Areas.</p> <p>Clause 22.09 requires all residential developments to be assessed against the design principles, in addition to those specific to each future Change area.</p> <p>The overarching Design Principles at Clause 22.09-3.1 are as follows:</p>		
Objective	Design Principle	Response
Safety	<p>To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:</p> <ul style="list-style-type: none"> • Incorporate active frontages including ground floor habitable room windows. • Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas. • Use semi-transparent fences to the street frontage. • Light communal spaces including main entrances and car parking areas with high mounted sensor-lights. • Ensure that all main entrances are visible and easily identifiable from the street. • Locate non-habitable rooms such as bathrooms, away from entrances and street frontage. 	<p>! Variation required</p> <p>Security lighting not provided for the development which will limit visibility of communal areas and the front yards at night.</p>
Landscaping	<p>Residential development should:</p> <ul style="list-style-type: none"> • Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries. • Provide substantial, high quality landscaping along vehicular accessways. • Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area. • Planting trees that are common to and perform well in the area. • Avoid the removal of existing mature trees by incorporating their retention into the site design. • Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties. • Ensure that landscaping also addresses the Safety Design Principles. <p>Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.</p> <p>Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p> <p>Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.</p>	<p>✓ Complies</p> <p>Indicative landscaping shown and is considered acceptable. A landscape plan will be required through planning permit conditions</p>

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

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

<p>Car parking</p>	<p>The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.</p> <p>On-site car parking should be:</p> <ul style="list-style-type: none"> • well integrated into the design of the building, • generally hidden from view or appropriately screened where necessary, • located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level, <p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> • fully located within the site boundary; and • capable of fully accommodating a vehicle between a garage or carport and the site boundary. <p>Developments with basement car parking should consider flooding concerns where applicable.</p>	<p>✓ Complies</p>
<p>Setbacks, front boundary and width</p>	<p>Residential developments should:</p> <ul style="list-style-type: none"> • Provide a front setback with fence design and height in keeping with the predominant street pattern. • Maintain the apparent frontage width pattern. • Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity. • Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting. 	<p>✓ Complies</p>
<p>Private open space</p>	<p>All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.</p> <p>Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the usability of the space.</p> <p>Private open space should be positioned to maximise solar access.</p> <p>Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.</p> <p>Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.</p>	<p>✓ Complies</p>
<p>Bulk & Built Form</p>	<p>All residential developments should respect the dominant façade pattern of the streetscape by:</p> <ul style="list-style-type: none"> • Using similarly proportioned roof forms, windows, doors and verandahs; and • Maintaining the proportion of wall space to windows and door openings. <p>Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.</p> <p>The development of new dwellings to the rear of existing retained</p>	<p>✓ Complies</p>

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

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

	<p>dwelling is discouraged where:</p> <ul style="list-style-type: none"> The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or The retention of the existing dwelling detracts from the identified future character. <p>On sites adjacent to identified heritage buildings infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> Not exceeding the height of the neighbouring significant building; Minimising the visibility of higher sections of the new building; and Setting higher sections back at least the depth of one room from the frontage. 	
Site Design	<p>Residential development should:</p> <ul style="list-style-type: none"> Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties. Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance. Ensure that building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening. Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees. Provide suitable storage provisions for the management of operational waste. Appropriately locate suitable facilities to encourage public transport use, cycling and walking. 	✓ Complies
Materials & Finishes	<p>Residential development should:</p> <ul style="list-style-type: none"> Use quality, durable building materials and finishes that are designed for residential purposes. Avoid the use of commercial or industrial style building materials and finishes. Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials. Use a consistent simple palette of materials, colours, finishes and architectural detailing. Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building. 	✓ Complies
Domestic services normal to a dwelling and Building services	<p>In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:</p> <ul style="list-style-type: none"> Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties. Be designed to avoid the location of domestic and building services: <p>within secluded private open space areas, including balconies;</p>	✓ Complies

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

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

	and where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.	
Internal Amenity	<p>Residential development should:</p> <ul style="list-style-type: none"> • Ensure that dwelling layouts have connectivity between the main living area and private open space. • Be designed to avoid reliance on borrowed light to habitable rooms. • Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening. • Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5. 	✓ Complies

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

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Assessment Table for Clause 22.09-3.3 Incremental change areas		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Preferred housing types	The preferred housing type for the Incremental Change Area is medium density.	✓ Complies
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	✓ Complies
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.	✓ Complies Indicative landscaping shown and is considered acceptable. A landscape plan will be required through planning permit conditions
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	✓ Complies
Private open space	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing	✓ Complies
Bulk & Built Form	<p>Residential development should:</p> <ul style="list-style-type: none"> ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape; provide separation between dwellings at the upper level; retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space; position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot. <p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> the visual impact of the building bulk does not adversely affect the identified future character of the area; overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; the building bulk does not adversely affect the planting and future growth of canopy trees to maturity; sufficient side and rear boundary landscaping can be provided to screen adjoining properties; upper storey components are well recessed from adjoining sensitive interfaces. <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, and colours.</p>	✓ Complies

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

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 27 JANINE ROAD, SPRINGVALE
SOUTH (PLANNING APPLICATION NO. PLN17/0196)**

ATTACHMENT 4

CLAUSE 52.06 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. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Car Parking Assessment Table for Clause 52.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>Parking Provision To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.</p>	<p>Car parking for residents should be provided as follows:</p> <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. <p>Studies or studios that are separate rooms must be counted as bedrooms.</p> <ul style="list-style-type: none"> ▪ One space for visitors to every 5 dwellings for developments of 5 or more dwellings 	<p>✓ Complies</p> <p>Each dwelling has two (2) car parking spaces provided on the subject site in accordance with Clause 52.06</p>
<p>Design Standard 1 Accessways The provision of car parking should meet the design requirements of this Clause.</p>	<p>Accessways should:</p> <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. 	<p>✓ Complies</p>
	<p>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.</p> <p>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.</p>	<p>✓ Complies</p>
	<p>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.</p>	<p>- N/A</p>
	<p>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.</p>	<p>✓ Complies</p>
<p>Design Standard 2 Car parking spaces Car parking spaces and accessways should have minimum dimensions.</p>	<p>Minimum car park and accessway dimensions:</p> <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 <p>(refer to the table in 55.06 for more details)</p>	<p>✓ Complies</p>
	<p>A building may project into the space if it is at least 2.1 metres above the space.</p>	<p>- N/A</p>

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Car Parking Assessment Table for Clause 52.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / 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 	- 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
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
Design Standard 6 Safety	Car parking should be well lit and clearly signed.	! Variation required Security lighting not provided
	The design of car parks should maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Complies
Design Standard 7 Landscaping	The layout of car parking areas should provide for water sensitive urban design treatment and landscaping.	✓ Complies
	Landscaping and trees should be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ Complies
	Ground level car parking spaces should include trees planted with flush grilles. Spacing of trees should be determined having regard to the expected size of the selected species at maturity.	✓ Complies

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 27 JANINE ROAD, SPRINGVALE
SOUTH (PLANNING APPLICATION NO. PLN17/0196)**

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 13 (including cover)

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

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Assessment Table - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)		
Property Address No. 27 Janine Road, Springvale South		
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

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Neighbourhood Character & Infrastructure - Clause 55.02		
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
	Development should be oriented to front existing and proposed streets.	✓ Complies
	High fencing in front of dwellings should be avoided if practicable.	✓ Complies Existing 1.6m picket fence retained
	Development next to existing public open space should be laid out to complement the open space.	✓ Complies

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B6 Street Setback To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	Walls of buildings should be set back from streets: the distance specified in Table B1. <i>Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i> <i>Within the General Residential Zone schedule:</i> As per B6 or 7.5 metres, whichever is the lesser.	✓ Complies 7.631m minimum street setback
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 meters 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).	✓ 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 44% site coverage
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. Within the GRZ1 schedule - 30%	✓ Complies 38.0% permeability
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. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B11 Open Space To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> ▪ Be substantially fronted by dwellings, where appropriate. ▪ Provide outlook for as many dwellings as practicable. ▪ Be designed to protect any natural features on the site. ▪ Be accessible and usable. 	- N/A
	<p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p>	✓ Complies
	<p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p>	✓ Complies
	<p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p>	! Variation required Security lighting for the development not shown.
<p>B12 Safety To ensure the layout of development provides for the safety and security of residents and property.</p>	<p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	✓ Complies
	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> ▪ Protect any predominant landscape features of the neighbourhood. ▪ Take into account the soil type and drainage patterns of the site. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive and functional environment for residents. 	✓ Complies Indicative landscaping shown.
	<p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p>	✓ Complies Indicative landscaping shown.
	<p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	✓ Complies Indicative landscaping shown.
<p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	<p>In the GRZ1 and RGZ1 schedule, 70% of ground level front setback planted with substantial landscaping and canopy trees.</p>	✓ Complies

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B14 Access To ensure vehicle access to and from a development is safe, manageable and convenient.</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>Accessways should:</p> <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. 	<p>✓ Complies</p>
	<p>The width of accessways or car spaces should not exceed:</p> <p>33% of the street frontage; or if the width of the street frontage is less than 20 metres, 40% of the street frontage.</p>	<p>✓ Complies</p>
	<p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p>	<p>✓ Complies Existing crossover retained</p>
	<p>The location of crossovers should maximise the retention of on-street car parking spaces.</p>	<p>✓ Complies</p>
	<p>The number of access points to a road in a Road Zone should be minimised.</p>	<p>- N/A</p>
	<p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>✓ Complies</p>

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Amenity Impacts - Clause 55.04		
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
B17 Side and Rear Setbacks To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: <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. Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.	✓ Complies

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Amenity Impacts - Clause 55.04		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>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>	<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, or ▪ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>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>✓ Complies</p> <p>The dwelling 1 garage located to the boundary is within the required limit</p>
	<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>	<p>✓ Complies</p> <p>Minimum clearances provided to existing habitable room windows on adjoining allotments</p>
<p>B19 Daylight to Existing Windows To allow adequate daylight into existing habitable room windows.</p>	<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>	<p>✓ Complies</p>
	<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>	<p>✓ Complies</p>

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Amenity Impacts - Clause 55.04		
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.	- N/A
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 The majority of shadow caused by the development will be within the subject site itself. Any shadow on adjoining dwellings is similar to the existing shadow created by boundary fencing and only at 9am diagram.
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 space</u> 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. 	✓ Complies All first floor windows with potential for overlooking have been appropriately treated
	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.	- N/A

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Amenity Impacts - Clause 55.04		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	<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
<p>B23 Internal Views To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	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
<p>B24 Noise Impacts To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	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. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

On-Site Amenity and Facilities - Clause 55.05		
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 Each dwelling provided with its own sense of address and shelter
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

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

On-Site Amenity and Facilities - Clause 55.05		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B28 Private Open Space To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p> <p><i>Within the General Residential Zone schedule:</i> With 25 square metres of secluded private open space at ground level having a minimum dimension of 5 metres.</p>	<p>✓ Complies</p> <p>Dwelling 1: A total of 40sqm SPOS to the side of the dwelling with a minimum dimension of 5m and an additional 95sqm of POS within the front yard</p> <p>Dwelling 2: A total of 83sqm of SPOS to the side / rear of the dwelling with a minimum dimension of 5m</p>
<p>B29 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p>	<p>✓ Complies</p> <p>Required setback of 4.6m achieved within dwelling 1 SPOS</p>
	<p>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.</p>	<p>- N/A</p>
<p>B30 Storage To provide adequate storage facilities for each dwelling.</p>	<p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>✓ Complies</p> <p>Whilst Condition 1.1 will require the relocation of storage to meet mandatory garden area requirements, the proposal will still meet the minimum 6cbm storage requirements, albeit in a different location</p>

2.3.4 Town Planning Application - No. 27 Janine Road, Springvale South (Planning Application No. PLN17/0196) (Cont.)

Detailed Design - Clause 55.06		
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. 	✓ Complies An existing 1.6m high picket fence is to be retained. The picket style maintains transparency to ensure visual connection between the public and private realm
B33 Common Property To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	Developments should clearly delineate public, communal and private areas.	✓ Complies
	Common property, where provided, should be functional and capable of efficient management.	✓ Complies
B34 Site Services To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	✓ Complies
	Bin and recycling enclosures, mailboxes and other site facilities should be accessible, adequate in size, durable, waterproof and blend in with the development.	✓ Complies
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Complies

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281)

File Id:	284095 & 284100
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Clause 52.06 Assessment Clause 55 Assessment

Application Summary

Applicant:	Nazario Vocale Architects
Proposal:	Development of the land for six (6) dwellings (three double storey dwellings and three single storey dwellings)
Zone:	General Residential Zone – Schedule 1 (GRZ1)
Overlay:	No overlays affect the subject site
Ward:	Red Gum

This application has been brought to a Council meeting as it has received four (4) objections.

The application proposes to develop the vacant land for six (6) dwellings across two (2) adjoining lots. The site is irregular in shape and it is proposed to construct three (3) double storey dwellings across the front of the site and one (1) single storey dwelling, and two (2) single storey dwellings at the rear of the site (Refer to Attachment 1). A permit is required pursuant to Clause 32.08-6 (General Residential Zone) of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.

Objectors Summary

The application was advertised to the surrounding area through the erection of two (2) on-site notices and the mailing of notices to adjoining and surrounding owners and occupiers. Four (4) objections were received to the application. Issues raised generally relate to matters of:

- Overlooking of adjoining properties
- Overshadowing of adjoining properties
- Traffic congestion and noise

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

- Location of crossovers
- Overcrowding/overdevelopment of site

Assessment Summary

It is noted that the proposal is affected by the '**seriously entertained**' **Amendment C182**. While the zoning of the land is not being changed, the schedule applicable to the subject site (Schedule 1) is being modified. In addition relevant sections of Clause 22.09 are also proposed to be modified. The proposed development is not inconsistent with these changes. These will be outlined later in the report.

The subject site is located within an established residential area and is well suited for medium to high density housing given that the site is located within close proximity of community facilities, complementary land uses and close to public transport via bus routes along Menzies Avenue, Gladstone Road and Heatherton Road.

The development is generally respectful of the preferred neighbourhood character by way of siting, design and height. The development provides appropriate parking provision and appropriate open space provision, and complies with both the State and Local Planning Policy Framework. With the inclusion of conditions covering minor matters, the proposal has a high level of compliance with Clause 55 of the Greater Dandenong Planning Scheme.

This proposal meets the preferred character of the Incremental Change Area (as set out in clause 22.09), which is to evolve over time to contain a greater proportion of well-designed and site responsive medium density infill development that respects the existing neighbourhood character.

The Incremental Change area encourages residential development that will give particular consideration to providing appropriate setbacks and private open spaces and high quality landscaping, including the planting of canopy trees, to protect the amenity of adjoining dwellings and to contribute to the landscape character.

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 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.

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Subject Site and Surrounds

Subject Site

- The subject site is located on the northern side of O'Malley Crescent.
- The subject site is over two adjoining lots which are identified as Lot 437 on LP 51098 and Lot 438 on 51098, No. 9 and 11 O'Malley Crescent.
- Both sites are irregular in shape and have street frontage to O'Malley Crescent.
- Lot 437 has a splayed front boundary of 16.76 metres and 8.51 metres, a northern boundary length of 10.66 metres, an eastern boundary length of 50.34 metres and a western boundary length of 61.13 metres. The lot has an overall area of 939 square metres.
- Lot 438 has a front boundary of 23.47 metres, a northern boundary length of 6.62 metres, an eastern boundary length of 38.46 metres and a western boundary length of 50.34 metres. The lot has an overall area of 602 square metres.
- The sites have an overall area of 1,541 square metres.
- A 2.44 metre wide drainage and sewerage easement runs along and within the rear boundary of both sites.
- The sites are currently vacant and contain no significant vegetation.

Surrounding Area

- The subject site is located within an established residential area, with high levels of infill development, such as a two (2) unit development at 13 O'Malley Crescent, a three (3) unit development at 17 O'Malley Crescent, a (4) townhouse and unit development at 19 O'Malley Crescent, a five (5) unit development at 16 O'Malley Crescent, a three (3) unit development at 14 O'Malley Crescent and a three (3) townhouse development at 12 O'Malley Crescent.
- The remainder of the area generally comprises of single detached, single storey dwellings with typical building materials including mostly brick or render with pitched tiled hipped roofs.
- Properties in the surrounding area generally do not have a front fence, or have a low scale front fence.
- Eastlink is located approximately 800 metres to the east, Princes Highway is located approximately 900 metres to the south west.
- The subject site is in close proximity to the following:
 - Lyndale Greens Primary School is located approximately 150 metres to the west.
 - Holly Avenue shopping strip is located approximately 220 metres to the northwest.
 - Menzies Avenue shopping strip is located approximately 75 metres to the south.
 - Menzies Reserve is located approximately 150 metres to the south east.
 - Greenslopes Primary School is located approximately 450 metres to the east.
 - Emerson School is located approximately 400 metres to the south.
 - Bus routes along Menzies Avenue approximately 70 metres to the east, Gladstone Road approximately 95 to the west and Heatherton Road approximately 380 metres to the south.

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Locality Plan



Background

Previous Applications

A search of Council records revealed that Council has previously considered the following planning applications for the site:

PLN14/0561 – Planning Permit issued on 11 August 2015 for the development of three (3) dwellings – two (2) double storey dwellings and one (1) single storey dwelling.

The permit was issued for development over both sites. This permit has not been acted on and has lapsed. However, a request to extend the permit may still be made to Council, as it is still in time to do so.

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)
Subject Application**Proposal**

The application proposes the development of the land for a three (3) double storey dwellings and three (3) single storey dwellings. The dwellings have the following details:

Unit 1	DETAILS
Type of proposal	New dwelling
Level	Double storey
Height	7.0 metres
Orientated to	O'Malley Crescent
External materials	Brick, cladding and render
Number of bedrooms	2
Car parking provided	Single car space
Set backs	South (frontage): 7.7m North: internal/attached East: 3.5m West: internal/attached
Open space	43sqm SPOS + 22sqm service yard Total : 63sqm + front setback

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Unit 2	DETAILS
Type of proposal	New dwelling
Level	Double storey
Height	7.0 metres
Orientated to	O'Malley Crescent
External materials	Brick, cladding and render
Number of bedrooms	2
Car parking provided	Single car space
Set backs	South (frontage): 8.0m North: internal/attached East: internal/attached West: internal/attached
Open space	32sqm SPOS + 6sqm service yard Total : 38sqm + 42 sqm in front setback

Unit 3	DETAILS
Type of proposal	New dwelling
Level	Double storey
Height	6.2 metres
Orientated to	O'Malley Crescent
External materials	Brick, cladding and render
Number of bedrooms	2
Car parking provided	Single car space
Set backs	South (frontage): 8.5m North: 8.9m East: internal/attached West: internal/attached
Open space	57sqm SPOS + 32sqm service yard Total : 89sqm + front setback

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Unit 4	DETAILS
Type of proposal	New dwelling
Level	Single storey
Height	4.7 metres
Orientated to	O'Malley Crescent
External materials	Brick
Number of bedrooms	2
Car parking provided	Single car space
Set backs	South (frontage): 7.5m North: 1.7m East: internal/attached West: 1.1m
Open space	46sqm SPOS + 28sqm service yard Total : 74sqm + front setback

Unit 5	DETAILS
Type of proposal	New dwelling
Level	Single storey
Height	4.7 metres
Orientated to	Shared accessway
External materials	Brick
Number of bedrooms	2
Car parking provided	Single car space
Set backs	South: internal/attached North (rear): 3.5m East: internal/attached West: 1.0m
Open space	54sqm SPOS + 10sqm service yard Total : 64sqm

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Unit 6	DETAILS
Type of proposal	New dwelling
Level	Single storey
Height	4.5 metres
Orientated to	Shared accessway
External materials	Brick
Number of bedrooms	2
Car parking provided	Single car space
Set backs	South: internal / attached North (rear): 3.5m East: 1.0m West: internal/attached
Open space	37sqm SPOS + 33sqm service yard Total : 70sqm

The development would also be provided with three crossovers and one visitor car space.

The two sites are to be consolidated into one lot in the future under a separate application.

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

Victorian Charter of Human Rights and Responsibilities

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

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:

- Under Clause 32.08-6 (General Residential Zone) to construct two or more dwellings on a lot.

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

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 32.08-6 a permit is required to construct two or more dwellings on a lot.

Overlay Controls

No overlays affect the subject site or surrounding area.

State Planning Policy Framework

The **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.*

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

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 15 - Built Environment and Heritage

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

Clause 16 – Housing

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

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Clause 18.01-1 Land use and transport planning

- Plan urban development to make jobs and community services more accessible by:
 - Ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.

Local Planning Policy Framework

The 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.

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

1. To facilitate high quality building design and architecture.

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

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

1.3. Encourage innovative architecture and building design.

7. To protect and improve streetscapes

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

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

Clause 22.09 – Residential Development & Neighbourhood Character Policy

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

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Clause 22.09-3 provides design guidelines, some of which also relate to the variances to the requirements of standards to Clause 55 under the schedule to the zone. The guidelines consider matters such as: safety, landscaping, car parking, setbacks, private open space, bulk & built form, site design, materials & finishes, domestic services normal to a dwelling & building services, internal amenity, housing types and building height.

It is noted as part of Amendment C182, Clause 22.09-3.1 (Design Principles) have been incorporated into Clause 22.09 and subsequently Incremental Change Areas (as applies to the subject site) will be renumbered to Clause 22.09-3.3.

An assessment against Clause 22.09 of Amendment C182 is included as Attachment 3.

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.*
- *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.*

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

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 4.

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

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 5.

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

The subject site is affected by the '**seriously entertained**' **Amendment C182**.

Council adopted Planning Scheme Amendment C182 on the 22/08/2016 to improve the quality and design of new housing in Greater Dandenong. Planning Scheme Amendment C182 proposes to:

1. Amend the existing schedules to the residential zones and introduce a new Schedule 3 to the Residential Growth Zone;
2. Vary additional ResCode provisions in some areas;
3. Rezone identified areas in Dandenong, Noble Park and Springvale; and
4. Amend Clause 22.09 Residential Development and Neighbourhood Character Policy.

As such, the adopted provisions of the General Residential Zone – Schedule 1 apply to the subject site.

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

It is noted that in Schedule 1 to the General Residential Zone, different requirements are set out as follows (as per '**seriously entertained**' Amendment C182 - **bolded**):

- Standard B6 (Minimum Street Setback) – As per B6 or 7.5 metres, whichever is lesser.
- Standard B9 (Permeability) – Minimum of 30%.
- Standard B13 (Landscaping) – 70% of ground level front setback, **and side and rear setbacks**, planted with substantial landscaping and canopy trees.
- Standard B28 (Private Open Space) – An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres with a minimum dimension of 5 metres and convenient access from a living room; **or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area.**
- Standard B32 (Front Fence Height) – Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.

These will be considered further in the assessment section of the report.

Restrictive Covenants

A review of the submitted documents has indicated no restrictive covenants on the title.

Council Plan 2017-2021 – 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.

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)**Internal**

The application was internally referred to several departments for their consideration. Their comments have been provided and will be considered in the assessment of the application.

Internal Referrals	
Arborist	No objections, subject to conditions on permit.
Asset Planning	No objections, subject to conditions on permit.
Civil Development	No objections, subject to conditions on permit.
Transport	No objections, subject to conditions on permit.

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 one (1) sign on each site, both facing O'Malley Crescent.

The notification has been carried out correctly.

Four (4) objections to the application were received.

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

Consultation

A consultative meeting was held on 30 August 2017, with the applicant, objectors and Council representatives in attendance. Whilst the issues were discussed and an additional concern regarding disruptive behaviour of tenants was raised, there was no resolution and the objections/submissions stand as received.

Summary of Grounds of Submissions/Objections

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

- **Overlooking of adjoining properties**

The three double storey dwellings are located to the front of the site and face O'Malley Crescent. All of the first floor windows face either the street or face towards the rear of the site. All of the first floor windows which have the potential to overlook adjoining properties are provided with screens to a height of 1.7 metres from finished floor level in accordance with Standard B22 – Overlooking (Details of the screens will be required as Condition 1.3).

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

The plans identify that all boundary fencing around the site that is less than 1.8 metres in height is to be replaced to meet this height. Therefore, all boundary fencing will be a minimum of 1.8 metres in height and will prevent views of the adjoining properties from the ground floor of the units.

- **Overshadowing of adjoining properties**

The shadow diagrams provided for the equinox demonstrate that the overshadowing will only impact the adjoining properties to the west at 9am. The shadows created by the development at this time of day would only be marginally greater than the shadows created by the existing boundary fence. The shadow during the remainder of the day is predominantly within the development site itself. The proposal complies with both the objective and with Standard B21.

- **Traffic congestion and noise**

There are no specific requirements for the application to limit vehicle noise in the street or to reduce traffic congestion. However, there are two planning requirements which limit vehicle noise for adjoining properties and ensure appropriate car parking is provided for residents of the development, which in turn will limit additional traffic congestion.

Standard B15 – Parking Location requires that shared accessways should be located at least 1.5 metres from the windows of habitable rooms to reduce vehicle noise from within a development, including habitable rooms of adjoining dwellings. The development meets these requirements as all adjoining dwellings are more than 3.0 metres from the boundary. Any vehicle noise from within the development should be limited.

Each unit within the development is required to be provided with a single car space, as per the requirements of Clause 52.06 – Car Parking as each dwelling contains two bedrooms. One visitor car space is also required to be provided as the development is for more than five dwellings. The development meets these requirements and adequate car parking has been provided.

It is also noted that the accessways for Unit 1 and 4 would also be able to accommodate a second car space if needed by the residents, although not required under Clause 52.06.

As the parking provisions for the development have been met, there should be limited impact on the existing on-street car parking or the existing traffic flow in the street.

Transport Planning have raised no concern with respect to the road network being able to accommodate the additional vehicles in the area.

- **Location of crossovers**

The development proposes the utilisation of three crossovers for the site – one crossover for Unit 1, one crossover for Unit 4 and a crossover accessing car spaces at the rear for Units 2, 3, 5 and 6, and the visitor car space. The crossover accessing Unit 4 is proposed to be located approximately 2.0 metres from the bend in O'Malley Crescent.

Transport Planning have raised no concern with respect to the location of the crossovers or potential safety issues, stating that the visibility/sight distance is sufficient for a local street.

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

- **Overcrowding/overdevelopment of site and disruptive behaviour**

The subject sites have been vacant from some time but each site previously contained one dwelling, both owned by the Department of Human Services. The proposed increase of number of dwellings on the combined site would raise from two dwellings to six dwellings.

There are several planning controls which impact on the number and size of dwellings allowable on a site. This includes Standard B6 – Front Setback, Standard B8 – Site Coverage, Standard B17 – Side and Rear Setbacks, Standard B28 – Private Open Space. Other than a small variation to the requirements under Standard B28, which is discussed in the Clause 55 assessment of the proposed development, the proposal complies with these requirements.

With substantial compliance with Clause 55 and other provisions of the planning scheme, it would be difficult to substantiate that the proposal is an overdevelopment of the site.

The discussion during the consultation meeting also raised the possible impact of having six units on the site where tenants have the potential to have disruptive behaviour. This is not considered a planning matter and cannot be taken into consideration for assessment of the current application.

Assessment

The subject site is located within an established residential area and is well suited for medium to high density housing given that the site is located within the 'Incremental Change' area at Clause 22.09. The development is respectful of the proposed neighbourhood character, is designed to minimise energy use, and complies with both the State and Local Planning Policy Framework.

The proposal seeks an acceptable increase in density and meets the future character sought by Clause 22.09 for 'incremental change' areas, which is to evolve over time to contain a greater proportion of well-designed and site responsive medium density infill development that respects the existing neighbourhood character.

The site is located within easy walking distance of many community facilities and public transport routes.

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

The use of the land for dwellings is as of right. As required by the General Residential Zone (Schedule 1) the proposed development has been assessed against the provisions of Clause 55 (full assessment in Attachment 5) of the Greater Dandenong Planning Scheme and Schedule 1 to the General Residential Zone (including '**seriously entertained**' **Amendment C182 provisions**). The proposed development has also been assessed against Clause 52.06 (full assessment in Attachment 4) and Clause 22.09 (full assessment in Attachment 3) of the Greater Dandenong Planning Scheme. The proposal complies with all requirements of these clauses except in the following instances, where variations are proposed:

Clause 22.09 – Residential Development & Neighbourhood Character Policy (Attachment 3):

An assessment of the proposal against Clause 22.09 has been undertaken; it is considered that the proposal would generally meet the requirements with only the following minor variations.

Safety Objective

The development has not been provided with security lighting may create unsafe areas within the development. The design principle of this objective is to encourage safer residential neighbourhoods through passive surveillance of communal areas. Security lighting will be required to be provided as Condition 1.2.

Clause 55: Two Dwellings on a Lot (Attachment 5):

An assessment of the proposal against Clause 55 has been undertaken, it is considered that the proposal would generally meet the requirements with only the following minor variations.

Clause 55.03-7 – Safety Objectives (Standard B12)

As discussed under the assessment of Clause 22.09, the development has not been provided with security lighting which limits visibility and surveillance of car spaces and accessways. Security lighting for the development will be required to be provided (Condition 1.2).

Clause 55.5-4 – Private Open Space Objectives (Standard B28)

The private open space areas for Unit 2 and Unit 6 do not comply with the requirements of Standard B28.

The secluded private open space area for Unit 2 has a minimum dimension of 3.0 metres and a dimension of 8.4 metres in another part. This does not meet the required 5.0 metre minimum dimension. However, the overall area exceeds the required 30 square metres and is considered to be a good quality area that is directly accessible from the living area. The majority of site services are also located outside this area, making the secluded private open space area more useable for residents.

Furthermore, as the private open space to the rear and side of the unit could be used in conjunction with the front yard, an overall area of 80 square metres of private open space would be provided for Unit 2 which complies with the requirements of the Standard.

It is considered that the private open space area for the unit meets the objective.

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Unit 6 has been provided with a secluded private open space area with a minimum dimension of 4.0 metres, which is less than the required 5.0 metre minimum dimension. Although the secluded private open space area does not meet this requirement, the overall area exceeds the required 30 square metres. Increasing the minimum dimension of the secluded private open space to 5.0 metres would adversely impact on the internal amenity to the living area and bedroom 1 of the unit by reducing the size of these habitable rooms. The secluded private open space area is considered appropriate as it would be used in conjunction with area of private open space to the side of the dwelling which has an area of 33 square metres. All of the site services are located in this area. Overall the unit is provided with 20 square metres of private open space more than required under Standard B28.

As Unit 6 is a two bedroom unit and residents could also utilise the private open space area to the side of the unit, it is considered that the private open space area meets the objective.

Clause 52.06- Car Parking (Attachment 4):

In relation to car parking, the requirements of Clause 52.06 of the scheme apply. The application has been assessed against the design standards of Clause 52.06-8 as per the table attached to this report. The proposal complies with Clause 52.06 except in the following instances:

Design Standard 6: Safety

Security lighting will be provided for the development to ensure car parking areas are well lit as per Condition 1.2.

Garden area assessment:

In accordance with the recently gazetted Amendment VC110 and the provisions of Clause 32.08-4 General Residential Zone, the following garden area requirement is applicable:

- Where a planning permit is required for the construction of dwellings, the lot **must** (mandatory requirement) provide the minimum garden area as required.
- Garden area is defined by the scheme as: *'an uncovered outdoor area of a dwelling or residential building normally associated with a garden. It includes open entertaining areas, decks, lawns, garden beds, swimming pools, tennis courts and the like. It does not include a driveway, any area set aside for car parking, any building or roofed area and any area that has a dimension of less than 1 metre'*.

As the subject lot is greater than 650sqm in area (total site area of 1,541sqm), the minimum percentage set aside as garden area is to be 35%. A total of 539sqm is therefore to be set aside as garden area.

The garden area analysis as shown on the site/ground floor plan TP3 indicates that 540sqm (or 35.07% of the land is set aside for garden area. This calculation has been checked and it is lower than the actual area that would be set aside for garden area. Approximately 600sqm or 40%) meets the definition of a garden area. The proposal meets the mandatory requirement to be set aside for garden area.

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)**Finished floor levels:**

As the subject lot is located in an area subject to uncontrolled overland flow across the frontage of the site, the application was referred to Council's asset department to determine applicable finished floor levels for each unit. The applicable finished floor levels to Australian Height Datum (AHD) for each unit have been included as Condition 1.1. A review of the finished floor levels provided on the plans shows that minor changes to the finished floor levels and overall height of some of the units will occur in response to this condition. The proposal would still comply with the requirements of Standard B7 – Building Height, Standard B17 – Side & Rear Setbacks and Standard B21 – Overshadowing Open Space.

Conclusion

The current application for the development of the land for three double storey dwellings and three single storey dwellings is considered to be acceptable for approval. Assessment against the relevant clauses of the Greater Dandenong Planning Scheme demonstrates a high level of compliance with planning policy.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as No. 9 & 11 O'Malley Crescent DANDENONG NORTH VIC 3175 for the development of the land for six (6) dwellings (three double storey dwellings and three single storey dwellings) in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and 3 copies must be provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**
 - 1.1. The minimum Finished Floor Level of each unit is to be as follows:
Unit 1- RL51.35m
Unit 2- RL51.40m
Unit 3- RL51.55m
Unit 4- RL51.70m
Unit 5- RL51.55m
Unit 6- RL51.55m
All levels are to AHD;**
 - 1.2. Security lighting to be provided to the front of each unit and for the car parking areas;**
 - 1.3. An external colours and materials schedule;**

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

1.4. Construction details of the proposed screens to meet the requirements of Standard B22; and

1.5. Landscape plans in accordance with Condition 2.

To the satisfaction of the Responsible Authority.

2. Before the approved development starts, and before any trees or vegetation are removed, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and 3 copies must be provided and show:

2.1. Plans to accord with Condition 1 of this permit;

2.2. The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;

2.3. Details of the proposed layout, type and height of fencing;

2.4. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;

2.5. A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;

2.6. At least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling;

2.7. Tree protection zone requirements for the street trees in accordance with Condition 5.

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

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

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

3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

- 4. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 5. Street trees must be protected during construction with fencing compliant with AS-4970 - Protection of trees on development sites to the satisfaction 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.**
- 8. All piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 9. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.**
- 10. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 11. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**
- 12. Before the approved buildings are occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.**

All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.

- 13. Prior to occupation of the dwellings hereby permitted, the development must be provided with fencing as shown on the endorsed plans at the cost of the owner and to the satisfaction of the Responsible Authority.**

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

14. This permit will expire if:

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

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

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

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.

A Vehicle Crossing Permit must be obtained from Council for all vehicular crossings prior to construction of the crossings. You may be required to apply for a Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

MINUTE 426

Moved by: Cr Matthew Kirwan

Seconded by: Cr Tim Dark

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as No. 9 & 11 O'Malley Crescent DANDENONG NORTH VIC 3175 for the development of the land for six (6) dwellings (three double storey dwellings and three single storey dwellings) in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and 3 copies must be provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**
 - 1.1. The minimum Finished Floor Level of each unit is to be as follows:**
 - Unit 1- RL51.35m
 - Unit 2- RL51.40m
 - Unit 3- RL51.55m
 - Unit 4- RL51.70m
 - Unit 5- RL51.55m
 - Unit 6- RL51.55m
 - All levels are to AHD;
 - 1.2. Security lighting to be provided to the front of each unit and for the car parking areas;**
 - 1.3. An external colours and materials schedule;**
 - 1.4. Construction details of the proposed screens to meet the requirements of Standard B22; and**
 - 1.5. Landscape plans in accordance with Condition 2.**

To the satisfaction of the Responsible Authority.
- 2. Before the approved development starts, and before any trees or vegetation are removed, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and 3 copies must be provided and show:**
 - 2.1. Plans to accord with Condition 1 of this permit;**

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

- 2.2. The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;**
- 2.3. Details of the proposed layout, type and height of fencing;**
- 2.4. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**
- 2.5. A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;**
- 2.6. At least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling;**
- 2.7. Tree protection zone requirements for the street trees in accordance with Condition 5.**

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

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

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

- 3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 4. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 5. Street trees must be protected during construction with fencing compliant with AS-4970 - Protection of trees on development sites to the satisfaction 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.**
- 8. All piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

- 9. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.**
- 10. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 11. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**
- 12. Before the approved buildings are occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.**

All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.

- 13. Prior to occupation of the dwellings hereby permitted, the development must be provided with fencing as shown on the endorsed plans at the cost of the owner and to the satisfaction of the Responsible Authority.**
- 14. This permit will expire if:**
 - 14.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 14.2. The development or any stage of it is not completed within four (4) years of the date of this permit.**

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

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.**

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

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.

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.

CARRIED

For the Motion: Cr Youhorn Chea, Cr Tim Dark, Cr Matthew Kirwan, Cr Jim Memeti, Cr Sean O'Reilly, Cr Maria Sampey

Against the Motion: Cr Angela Long (called for the division), Cr Heang Tak, Cr Loi Truong

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NOS. 9 & 11 O'MALLEY
CRESCENT, DANDENONG NORTH (PLANNING
APPLICATION NO. PLN17/0281)**

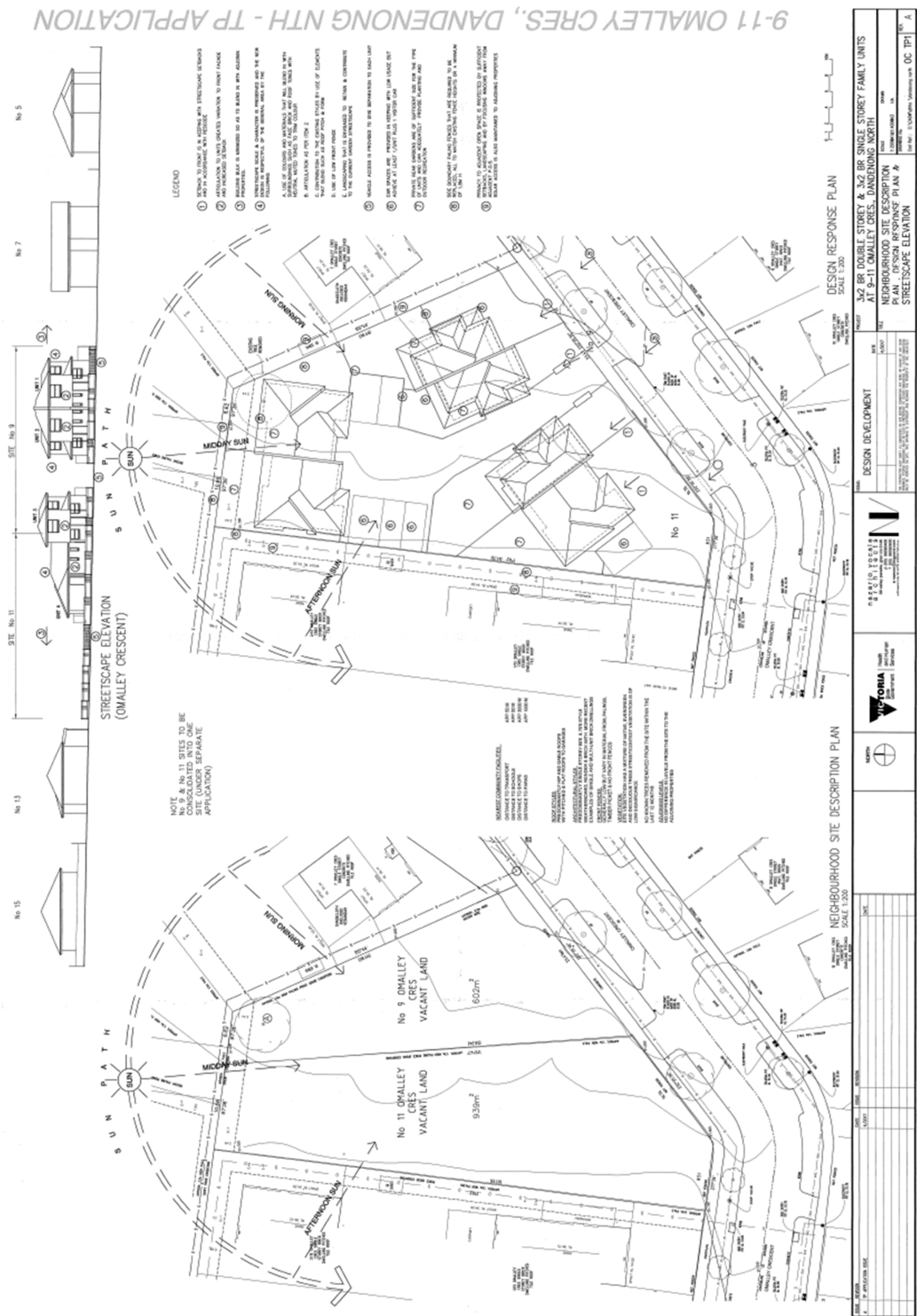
ATTACHMENT 1

SUBMITTED PLANS

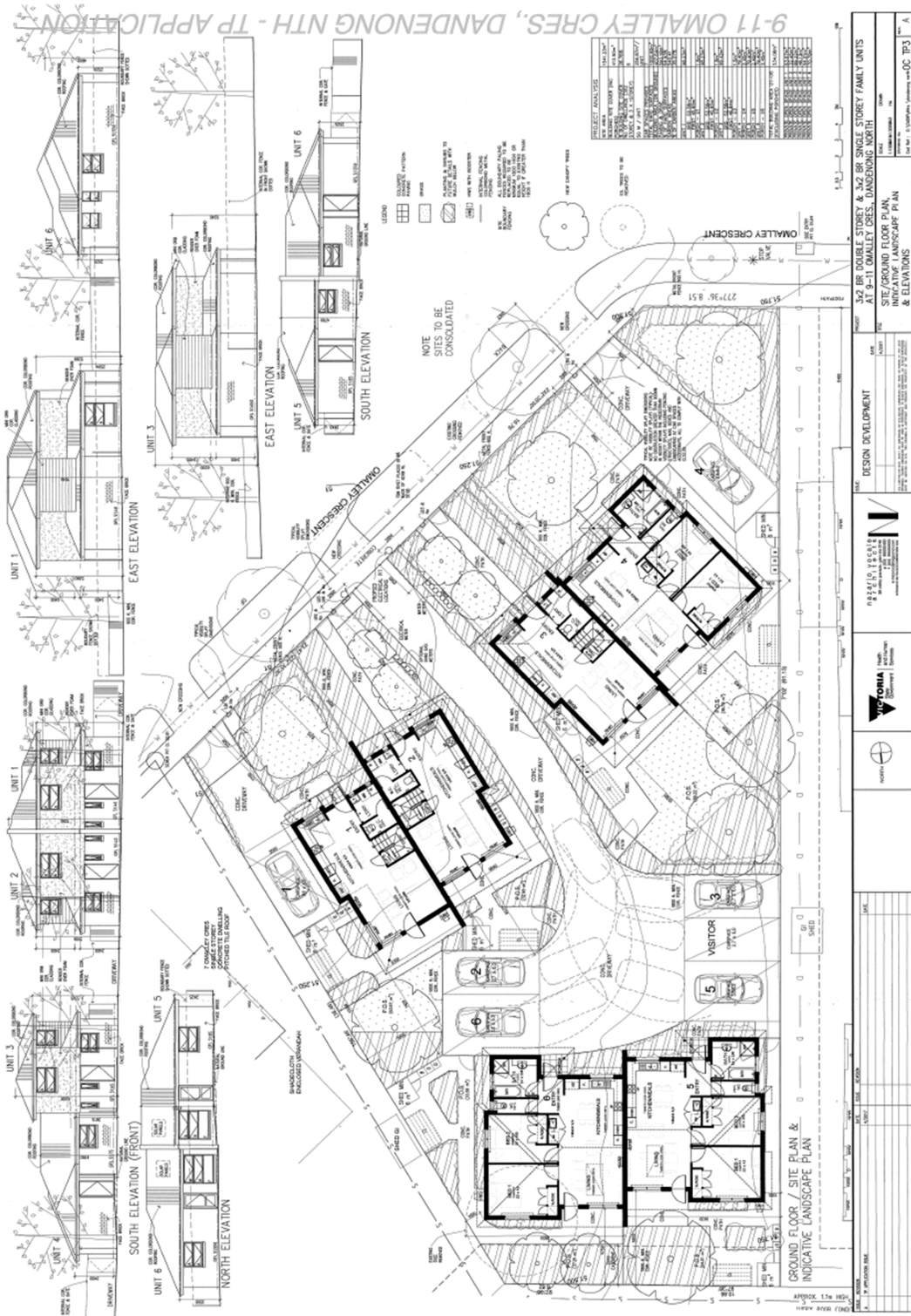
PAGES 5 (including cover)

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

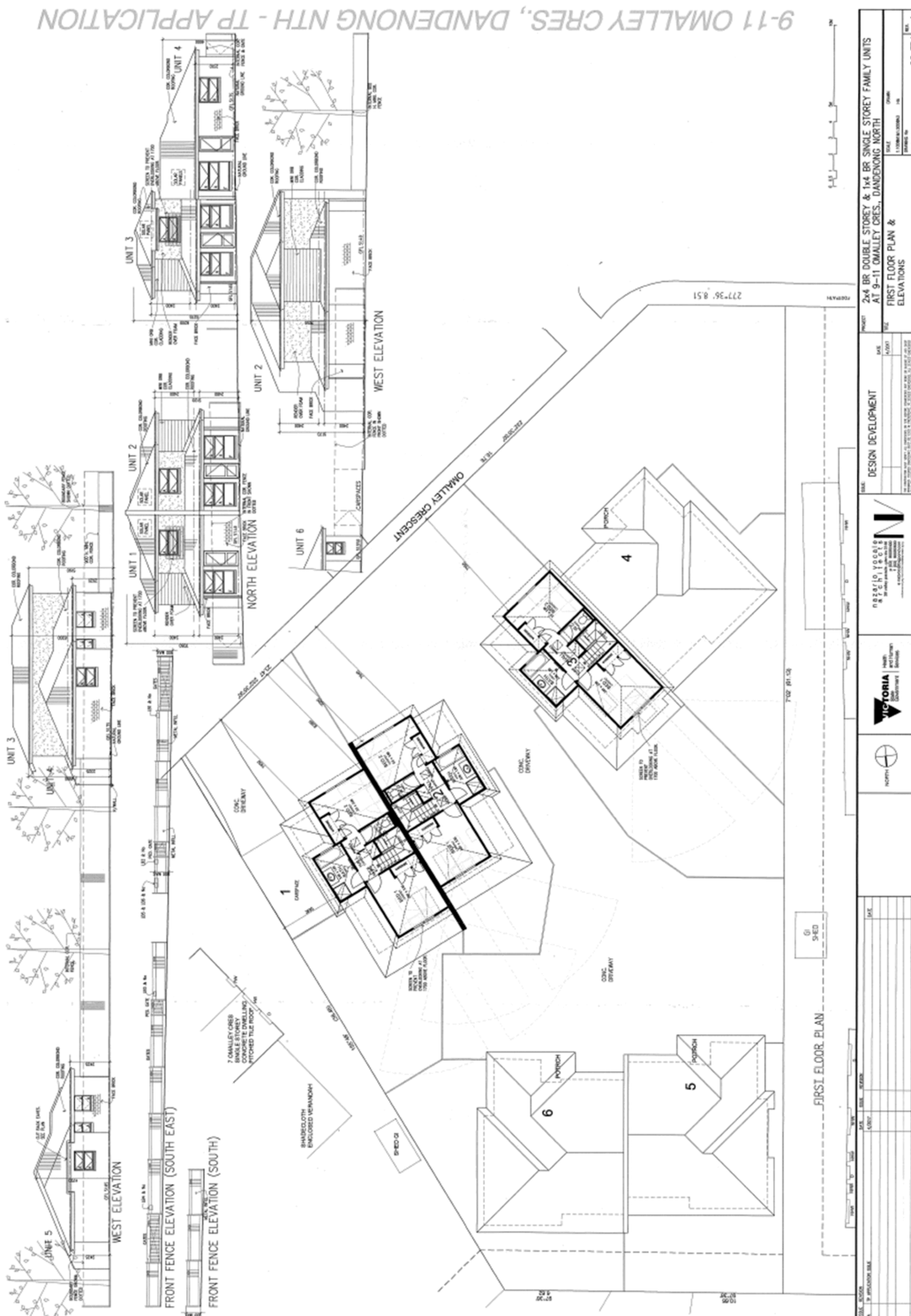
2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)



2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

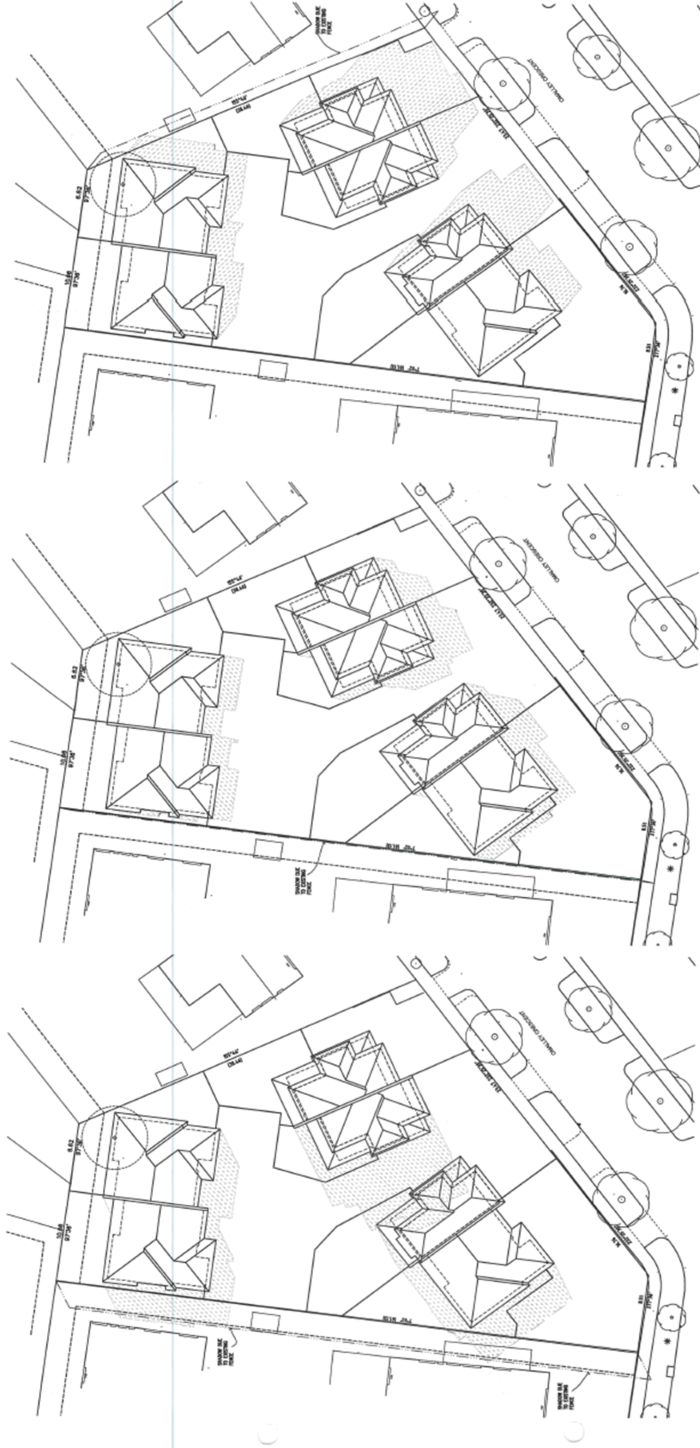


2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)



2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

9-11 O'MALLEY CRES., DANDENONG NTH - TP APPLICATION



SHADOW DIAGRAM 3.0 PM 22ND SEPTEMBER
SCALE 1:200

SHADOW DIAGRAM 12.0 NOON 22ND SEPTEMBER
SCALE 1:200

SHADOW DIAGRAM 9.0 AM (22ND SEPTEMBER)
SCALE 1:200

received
24 APR 2017
Planning & Design
City of Greater Dandenong

<p>PROJECT: 3x2 BR DOUBLE STOREY & 3x2 BR SINGLE STOREY FAMILY UNITS AT 9-11 O'MALLEY CRES., DANDENONG NORTH</p> <p>DATE: 2017</p> <p>TYPE: SHADOW DIAGRAMS</p>	<p>DATE: 24 APR 2017</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>
<p>DESIGN DEVELOPMENT</p> <p>DATE: 2017</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>	<p>DATE: 2017</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>
<p>DATE: 2017</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>	<p>DATE: 2017</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>
<p>DATE: 2017</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>	<p>DATE: 2017</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NOS. 9 & 11 O'MALLEY
CRESCENT, DANDENONG NORTH (PLANNING APPLICATION NO.
PLN17/0281)**

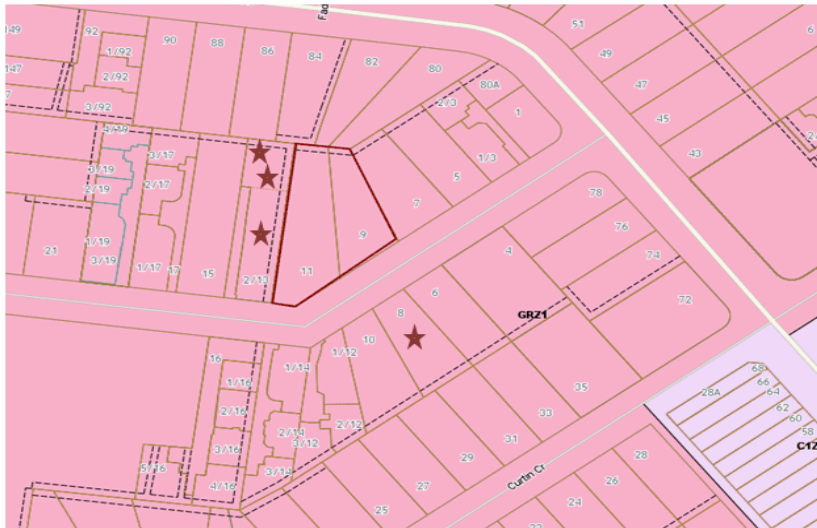
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)



↑ N

Melways Reference:
90C1

Subject Site

Objector

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NOS. 9 & 11 O'MALLEY
CRESCENT, DANDENONG NORTH (PLANNING
APPLICATION NO. PLN17/0281)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 7 (including cover)

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

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Assessment Table for Clause 22.09-3 Incremental change areas		
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
	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 carparks and or garages to the street.	✓ Complies
	Second crossovers on allotments with frontage widths below 17 metres will be discouraged.	✓ Complies

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Assessment against C182 – Clause 22.09		
<p>The subject site is located within the 'Incremental Change' area at Clause 22.09-3.5 Map 1 – Future Change Areas.</p> <p>Clause 22.09 requires all residential developments to be assessed against the design principles, in addition to those specific to each future Change area.</p> <p>The overarching Design Principles at Clause 22.09-3.1 are as follows:</p>		
Objective	Design Principle	Response
Safety	<p>To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:</p> <ul style="list-style-type: none"> • Incorporate active frontages including ground floor habitable room windows. • Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas. • Use semi-transparent fences to the street frontage. • Light communal spaces including main entrances and car parking areas with high mounted sensor-lights. • Ensure that all main entrances are visible and easily identifiable from the street. • Locate non-habitable rooms such as bathrooms, away from entrances and street frontage. 	<p>! Variation required</p> <p>Security lighting not provided for the development which will limit visibility of communal areas and the front yards at night.</p>
Landscaping	<p>Residential development should:</p> <ul style="list-style-type: none"> • Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries. • Provide substantial, high quality landscaping along vehicular accessways. • Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area. • Planting trees that are common to and perform well in the area. • Avoid the removal of existing mature trees by incorporating their retention into the site design. • Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties. • Ensure that landscaping also addresses the Safety Design Principles. <p>Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.</p> <p>Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p> <p>Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.</p>	<p>✓ Complies</p> <p>Indicative landscaping shown.</p>

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Objective	Design Principle	Response
Car parking	<p>The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.</p> <p>On-site car parking should be:</p> <ul style="list-style-type: none"> • well integrated into the design of the building, • generally hidden from view or appropriately screened where necessary, • located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level, <p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> • fully located within the site boundary; and • capable of fully accommodating a vehicle between a garage or carport and the site boundary. <p>Developments with basement car parking should consider flooding concerns where applicable.</p>	<p>✓ Complies</p>
Setbacks, front boundary and width	<p>Residential developments should:</p> <ul style="list-style-type: none"> • Provide a front setback with fence design and height in keeping with the predominant street pattern. • Maintain the apparent frontage width pattern. • Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity. • Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting. 	<p>✓ Complies</p>
Private open space	<p>All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.</p> <p>Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the usability of the space.</p> <p>Private open space should be positioned to maximise solar access.</p> <p>Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.</p> <p>Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.</p>	<p>✓ Complies</p>

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Objective	Design Principle	Response
<p>Bulk & Built Form</p>	<p>All residential developments should respect the dominant façade pattern of the streetscape by:</p> <ul style="list-style-type: none"> • Using similarly proportioned roof forms, windows, doors and verandahs; and • Maintaining the proportion of wall space to windows and door openings. <p>Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.</p> <p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> • The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or • The retention of the existing dwelling detracts from the identified future character. <p>On sites adjacent to identified heritage buildings infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> • Not exceeding the height of the neighbouring significant building; • Minimising the visibility of higher sections of the new building; and • Setting higher sections back at least the depth of one room from the frontage. 	<p>✓ Complies</p>
<p>Site Design</p>	<p>Residential development should:</p> <ul style="list-style-type: none"> • Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties. • Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance. • Ensure that building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening. • Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees. • Provide suitable storage provisions for the management of operational waste. Appropriately locate suitable facilities to encourage public transport use, cycling and walking. 	<p>✓ Complies</p>
<p>Materials & Finishes</p>	<p>Residential development should:</p> <ul style="list-style-type: none"> • Use quality, durable building materials and finishes that are designed for residential purposes. • Avoid the use of commercial or industrial style building materials and finishes. • Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials. • Use a consistent simple palette of materials, colours, finishes and architectural detailing. • Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building. 	<p>✓ Complies</p>

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Objective	Design Principle	Response
<p>Domestic services normal to a dwelling and Building services</p>	<p>In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:</p> <ul style="list-style-type: none"> • Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties. • Be designed to avoid the location of domestic and building services: <p>within secluded private open space areas, including balconies; and where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.</p>	<p>✓ Complies</p>
<p>Internal Amenity</p>	<p>Residential development should:</p> <ul style="list-style-type: none"> • Ensure that dwelling layouts have connectivity between the main living area and private open space. • Be designed to avoid reliance on borrowed light to habitable rooms. • Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening. • Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5. 	<p>✓ Complies</p>

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Assessment Table for Clause 22.09-3.3 Incremental change areas		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Preferred housing types	The preferred housing type for the Incremental Change Area is medium density.	✓ Complies
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	✓ Complies
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.	! Variation required Landscape plan not provided, will be required as a condition of a permit if one is issued..
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	✓ Complies
Private open space	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing	✓ Complies
Bulk & Built Form	<p>Residential development should:</p> <ul style="list-style-type: none"> ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape; provide separation between dwellings at the upper level; retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space; position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot. <p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> the visual impact of the building bulk does not adversely affect the identified future character of the area; overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; the building bulk does not adversely affect the planting and future growth of canopy trees to maturity; sufficient side and rear boundary landscaping can be provided to screen adjoining properties; upper storey components are well recessed from adjoining sensitive interfaces. <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, and colours.</p>	✓ Complies

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NOS. 9 & 11 O'MALLEY CRESCENT,
DANDENONG NORTH (PLANNING APPLICATION NO. PLN17/0281)**

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 3 (including cover)

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

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Car Parking Assessment Table for Clause 52.06		
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 All six dwellings have two bedrooms and have been provided with a single car space. A visitor car space has also been provided to the rear of the site.
	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.
	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
	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
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.

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Car Parking Assessment Table for Clause 52.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / 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 	- 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
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
Design Standard 6 Safety	Car parking should be well lit and clearly signed.	! Variation required Security lighting not provided
	The design of car parks should maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Complies
Design Standard 7 Landscaping	The layout of car parking areas should provide for water sensitive urban design treatment and landscaping.	✓ Complies
	Landscaping and trees should be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ Complies
	Ground level car parking spaces should include trees planted with flush grilles. Spacing of trees should be determined having regard to the expected size of the selected species at maturity.	✓ Complies

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NOS. 9 & 11 O'MALLEY CRESCENT,
DANDENONG NORTH (PLANNING APPLICATION NO. PLN17/0281)**

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 16 (including cover)

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

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

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

Property Address No. 9 & 11 O'Malley Crescent, Dandenong North

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

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Neighbourhood Character & Infrastructure - Clause 55.02		
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
	Development should be oriented to front existing and proposed streets.	✓ Complies
	High fencing in front of dwellings should be avoided if practicable.	✓ Complies 900mm high front fences proposed
	Development next to existing public open space should be laid out to complement the open space.	✓ Complies

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>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.</p>	<p>Walls of buildings should be set back from streets: the distance specified in Table B1. <i>Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i> <i>Within the General Residential Zone schedule:</i> As per B6 or 7.5 metres, whichever is the lesser.</p>	<p>✓ Complies</p> <p>Unit 1 has a front setback of 7.7 metres from O'Malley Crescent.</p> <p>Unit 2 has a front setback of 8.0 metres from O'Malley Crescent.</p> <p>Unit 3 has a front setback of 8.5 metres from O'Malley Crescent.</p> <p>Unit 4 has a front setback of 7.5 metres from O'Malley Crescent.</p> <p>Unit 5 and 6 do not have a front setback as they are located to the rear of the site.</p>
<p>B7 Building Height To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p>The maximum building height should not exceed 13.5 metres in the Residential Growth Zone (as per Clause 32.07-7), 8 meters 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).</p>	<p>✓ Complies</p> <p>Unit 1 has an overall building height of 7.0 metres.</p> <p>Unit 2 has an overall building height of 7.0 metres.</p> <p>Unit 3 has an overall building height of 6.2 metres.</p> <p>Unit 4 has an overall building height of 4.7 metres.</p> <p>Unit 5 has an overall building height of 4.7 metres.</p> <p>Unit 6 has an overall building height of 4.5 metres.</p>
	<p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>✓ Complies</p>

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B8 Site Coverage To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>The site area covered by buildings should not exceed 60%.</p>	<p>✓ Complies 26.7%</p>
<p>B9 Permeability To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.</p>	<p>At least 20% of the site should not be covered by impervious surfaces. Within the GRZ1 schedule - 30%</p>	<p>✓ Complies 35.0%</p>
<p>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.</p>	<p>Buildings should be:</p> <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. 	<p>✓ Complies</p>
	<p>Living areas and private open space should be located on the north side of the development, if practicable.</p>	<p>✓ Complies</p>
	<p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p>✓ Complies</p>

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B11 Open Space To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> ▪ Be substantially fronted by dwellings, where appropriate. ▪ Provide outlook for as many dwellings as practicable. ▪ Be designed to protect any natural features on the site. ▪ Be accessible and usable. 	<p>- N/A</p>
<p>B12 Safety To ensure the layout of development provides for the safety and security of residents and property.</p>	<p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p>	<p>✓ Complies</p>
	<p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p>	<p>✓ Complies</p>
	<p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p>	<p>! Variation required Security lighting for the development not shown.</p>
	<p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>✓ Complies</p>
<p>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.</p>	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> ▪ Protect any predominant landscape features of the neighbourhood. ▪ Take into account the soil type and drainage patterns of the site. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive and functional environment for residents. 	<p>✓ Complies Indicative landscaping shown.</p>
	<p>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.</p>	<p>✓ Complies Indicative landscaping shown.</p>

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	✓ Complies Indicative landscaping shown.
	In the GRZ1 and RGZ1 schedule, 70% of ground level front setback planted with substantial landscaping and canopy trees.	✓ Complies Indicative landscaping shown.
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 Three accessways are proposed to be provided for the site with a minimum width of 3.0 metres.
	The width of accessways or car spaces should not exceed: 33% of the street frontage; or if the width of the street frontage is less than 20 metres, 40% of the street frontage.	✓ Complies
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ Complies Three crossovers proposed with four units facing the street.
	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

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B15 Parking Location To provide convenient parking for resident and visitor vehicles.</p> <p>To avoid parking and traffic difficulties in the development and the neighbourhood.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>Car parking facilities should:</p> <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. 	<p>✓ Complies</p>
	<p>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.</p>	<p>✓ Complies</p>

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Amenity Impacts - Clause 55.04		
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><u>Unit 1:</u> The wall height of the ground floor is 2.7 metres. The setback to the east boundary is 3.5 metres and is required to be 1.0 metre; proposal complies with the Standard.</p> <p>The wall height of the first floor is 5.4 metres. The setback to the east boundary is 3.6 metres. The setback is required to be 1.54 metre; proposal complies with the Standard.</p> <p><u>Unit 2:</u> There are no applicable ground or first floor setbacks due to the positioning of the other units within the development.</p> <p><u>Unit 3:</u> The wall height of the ground floor is 2.5 metres. The setback to the west boundary is 8.8 metres and is required to be 1.0 metre; proposal complies with the Standard.</p> <p>The wall height of the first floor is 5.1 metres. The setback to the west boundary is 10.6 metres. The setback is required to be 1.45 metre; proposal complies with the Standard.</p> <p><u>Unit 4:</u> The wall height of the ground floor is 2.4 metres. The setback to the west boundary is 1.1 metre and is required to be 1.0 metre; proposal complies with the Standard.</p> <p><u>Unit 5:</u> The wall height of the ground floor is 2.4 metres. The setback to the west boundary is 1.0 metre and the rear setback to the north boundary is 5.1 metres. The setbacks are required to be 1.0 metre; proposal complies with the Standard.</p> <p><u>Unit 6:</u> The wall height of the ground floor is 2.5 metres. The setback to the east boundary is 1.0 metre and the rear setback to the north boundary is 3.9 metres. The setbacks are required to be 1.0 metre; proposal complies with the Standard.</p>

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Amenity Impacts - Clause 55.04		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>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>	<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, or ▪ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>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</p>
<p>B19 Daylight to Existing Windows To allow adequate daylight into existing habitable room windows.</p>	<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>	<p>✓ Complies Adjoining dwellings are setback a minimum of 3.1 metres from the applicable boundary.</p>
	<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>	<p>✓ Complies</p>

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Amenity Impacts - Clause 55.04		
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.	- N/A
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 The majority of shadow caused by the development will be within the subject site itself. Any shadow on adjoining dwellings is similar to the existing shadow created by boundary fencing.
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 space</u> 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. 	✓ Complies All first floor windows will potential for overlooking have been screened to a window sill height of 1.7 metres from floor level.
	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.	- N/A

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Amenity Impacts - Clause 55.04		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	<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
<p>B23 Internal Views To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	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
<p>B24 Noise Impacts To contain noise sources in developments that may affect existing dwellings.</p>	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Complies
<p>To protect residents from external noise.</p>	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

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

On-Site Amenity and Facilities - Clause 55.05		
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

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

On-Site Amenity and Facilities - Clause 55.05		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B28 Private Open Space To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p> <p><i>Within the General Residential Zone schedule:</i> With 25 square metres of secluded private open space at ground level having a minimum dimension of 5 metres.</p>	<p>! Variation required</p> <p>Unit 1 has SPOS area of 43 square metres with a minimum dimension of 5.0 metres accessed from living area. Additional POS of 22 square metres to the side and rear of the dwelling makes a total of 63 square metres, plus the front setback. Proposal complies with the Standard.</p> <p>Unit 2 has SPOS area of 32 square metres with a minimum dimension of 3.0 metres accessed from living area. Additional POS of 6 square metres to the side and rear of the dwelling makes a total of 38 square metres, plus the front yard. Proposal does not comply with the Standard as minimum dimension of 5.0 metres for the SPOS area has not been provided and an overall area of 50 square metres has not been provided.</p> <p>Unit 3 has SPOS area of 57 square metres with a minimum dimension of 6.9 metres accessed from living area. Additional POS of 32 square metres to the side and rear of the dwelling makes a total of 89 square metres, plus the front setback. Proposal complies with the Standard.</p> <p>Unit 4 has SPOS area of 46 square metres with a minimum dimension of 5.1 metres accessed from living area. Additional POS of 28 square metres to the side and rear of the dwelling makes a total of 74 square metres, plus the front setback. Proposal complies with the Standard.</p> <p>Unit 5 has SPOS area of 54 square metres with a minimum dimension of 5.0 metres accessed from living area. Additional POS of 10 square metres to the side of the dwelling makes a total of 64 square metres. Proposal complies with the Standard.</p> <p>Unit 6 has SPOS area of 37 square metres with a minimum dimension of 3.8 metres accessed from living area. Additional POS of 33 square metres to the side of the dwelling makes a total of 70 square metres. Proposal does not comply with the Standard as minimum dimension of 5.0 metres for the SPOS area has not been provided.</p>

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

<p>B29 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p>	<p>✓ Complies</p>
	<p>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.</p>	<p>- N/A</p>
<p>B30 Storage To provide adequate storage facilities for each dwelling.</p>	<p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>✓ Complies</p>

2.3.5 Town Planning Application - Nos. 9 & 11 O'Malley Crescent, Dandenong North (Planning Application No. PLN17/0281) (Cont.)

Detailed Design - Clause 55.06		
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.	- N/A
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. 	✓ Complies A 0.9m high front fence for the development is proposed.
B33 Common Property To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	Developments should clearly delineate public, communal and private areas.	✓ Complies
	Common property, where provided, should be functional and capable of efficient management.	✓ Complies
B34 Site Services To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	✓ Complies
	Bin and recycling enclosures, mailboxes and other site facilities should be accessible, adequate in size, durable, waterproof and blend in with the development.	✓ Complies
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Complies

2.4 FINANCE AND BUDGET

2.4.1 Supplementary Valuation Return 2018-1

File Id:	A4452756
Responsible Officer:	Director Corporate Services
Attachments:	Supplementary Valuation List 2018-1

Report Summary

Council's contract valuer ProVal (Vic) Pty Ltd have assessed Supplementary Valuation Return 2018-1 that comprises a total of 652 supplementary valuations.

Recommendation Summary

This report recommends that Council note the new valuations in Supplementary Valuation Return 2018-1.

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)**Background**

Supplementary valuations are carried out from time to time to reflect the variation in valuation of properties in between General Valuations of the municipality. Supplementary valuations may be made for any of the circumstances referred to in Section 13DF of the Valuation of Land Act 1960 and are to be assessed as at the date prescribed for the current valuation of the municipality ie 1 January 2016. Supplementary valuations in this report have been formally processed and have received certification from the Valuer General. The new values are applied when certification is received.

Proposal

It is proposed that Council note the new valuations listed in Supplementary Valuation Return 2018-1.

Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

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

Financial Implications

All of the supplementary valuations in return 2018-1 have been made effective from 1 July 2017. The 2017-18 Adopted Budget for supplementary rate income is \$1,000,000. The net supplementary rates increase from this return is approximately \$691,000.

Consultation

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

Conclusion

It is recommended that Council note the new valuations in Return 2018-1.

Recommendation

That Council notes the new valuations in Supplementary Valuation Return No. 2018-1.

MINUTE 427

Moved by: Cr Matthew Kirwan

Seconded by: Cr Sean O'Reilly

That Council notes the new valuations in Supplementary Valuation Return No. 2018-1.

CARRIED

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

FINANCE AND BUDGET

SUPPLEMENTARY VALUATION RETURN 2018-1

ATTACHMENT 1

SUPPLEMENTARY VALUATION LIST 2018-1

PAGES 28 (including cover)

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

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-01
1 July 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
490600	4 Amanyn Court Springvale	\$ -	\$ -	\$ -	\$ 120,000	\$ 510,000	\$ 25,500	120.4 Erection/Construction Of Buildings
292595	100 Ann Street Dandenong	\$ 440,000	\$ 440,000	\$ 22,000	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
494415	1/100 Ann Street Dandenong	\$ -	\$ -	\$ -	\$ 145,000	\$ 435,000	\$ 21,750	120.4 Erection/Construction Of Buildings
494420	2/100 Ann Street Dandenong	\$ -	\$ -	\$ -	\$ 145,000	\$ 450,000	\$ 22,500	120.4 Erection/Construction Of Buildings
494425	3/100 Ann Street Dandenong	\$ -	\$ -	\$ -	\$ 145,000	\$ 445,000	\$ 22,250	120.4 Erection/Construction Of Buildings
292625	112 Ann Street Dandenong	\$ 420,000	\$ 500,000	\$ 25,000	\$ 420,000	\$ 420,000	\$ 21,000	100 Demolition of Improvements
465500	4 Annalee Avenue Keysborough	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 620,000	\$ 31,000	110.2 Erection/Construction Of Buildings
499710	10 Appleton Avenue Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100 Change of Legal Description and/or Sale of Land
499735	11 Appleton Avenue Keysborough	\$ -	\$ -	\$ -	\$ 560,000	\$ 560,000	\$ 28,000	100 Change of Legal Description and/or Sale of Land
499715	12 Appleton Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499730	13 Appleton Avenue Keysborough	\$ -	\$ -	\$ -	\$ 570,000	\$ 570,000	\$ 28,500	100 Change of Legal Description and/or Sale of Land
499720	14 Appleton Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499725	16 Appleton Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499960	3 Appleton Avenue Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100 Change of Legal Description and/or Sale of Land
499985	4 Appleton Avenue Keysborough	\$ -	\$ -	\$ -	\$ 560,000	\$ 560,000	\$ 28,000	100 Change of Legal Description and/or Sale of Land
499955	5 Appleton Avenue Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100 Change of Legal Description and/or Sale of Land
499980	6 Appleton Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499950	7 Appleton Avenue Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100 Change of Legal Description and/or Sale of Land
499975	8 Appleton Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
446970	2/59-61 Ardgower Road Noble Park	\$ 145,000	\$ 145,000	\$ 7,250	\$ 145,000	\$ 500,000	\$ 25,000	120.3 Erection/Construction Of Buildings
131635	47 Ascot Drive Noble Park North	\$ 420,000	\$ 440,000	\$ 22,000	\$ 420,000	\$ 420,000	\$ 21,000	100 Demolition of Improvements
101510	16 Ash Grove Springvale	\$ 560,000	\$ 610,000	\$ 30,500	\$ 560,000	\$ 560,000	\$ 28,000	100 Demolition of Improvements
161105	12 Ashleigh Street Keysborough	\$ 450,000	\$ 540,000	\$ 27,000	\$ 450,000	\$ 450,000	\$ 22,500	100 Demolition of Improvements
489345	47 Assembly Drive Dandenong South	\$ 683,000	\$ 683,000	\$ 34,150	\$ 683,000	\$ 2,900,000	\$ 233,000	310.5 Erection/Construction Of Buildings
161200	13 Athol Road Noble Park	\$ 540,000	\$ 630,000	\$ 31,500	\$ 540,000	\$ 540,000	\$ 27,000	100 Demolition of Improvements
489515	3 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
489565	4 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000	\$ 17,000	100 Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-01
1 July 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
489520	5 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100	Change of Legal Description and/or Sale of Land
489560	6 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 590,000	\$ 590,000	\$ 29,500	100	Change of Legal Description and/or Sale of Land
489525	7 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100	Change of Legal Description and/or Sale of Land
489555	8 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100	Change of Legal Description and/or Sale of Land
489530	9 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100	Change of Legal Description and/or Sale of Land
489510	10 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100	Change of Legal Description and/or Sale of Land
489545	11 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100	Change of Legal Description and/or Sale of Land
489515	12 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100	Change of Legal Description and/or Sale of Land
489565	13 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100	Change of Legal Description and/or Sale of Land
489520	14 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100	Change of Legal Description and/or Sale of Land
500010	15 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 395,000	\$ 395,000	\$ 19,750	100	Change of Legal Description and/or Sale of Land
489525	16 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100	Change of Legal Description and/or Sale of Land
500015	17 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 385,000	\$ 385,000	\$ 19,250	100	Change of Legal Description and/or Sale of Land
489530	18 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100	Change of Legal Description and/or Sale of Land
500020	19 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 390,000	\$ 390,000	\$ 19,500	100	Change of Legal Description and/or Sale of Land
489535	20 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100	Change of Legal Description and/or Sale of Land
489540	22 Auburn Drive Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100	Change of Legal Description and/or Sale of Land
162485	7 Avon Street Noble Park	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 680,000	\$ 33,000	110.2	Erection/Construction Of Buildings
486505	36 Babbage Drive Dandenong South	\$ -	\$ -	\$ -	\$ 1,056,000	\$ 1,056,000	\$ 52,800	300	Change of Legal Description and/or Sale of Land
486600	49 Babbage Drive Dandenong South	\$ 633,000	\$ 633,000	\$ 31,650	\$ 633,000	\$ 1,500,000	\$ 113,300	310.5	Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-01
1 July 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
486590	57 Babbage Drive Dandenong South	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 1,620,000	\$ 122,400	310.5 Erection/Construction Of Buildings
486580	65 Babbage Drive Dandenong South	\$ -	\$ -	\$ -	\$ 550,000	\$ 1,560,000	\$ 117,800	310.5 Change of Legal Description and/or Sale of Land
102625	19-21 Bando Road Springvale	\$ 550,000	\$ 600,000	\$ 30,000	\$ -	\$ -	\$ -	010 Change of Legal Description and/or Sale of Land
486480	57 Bazalgette Crescent Dandenong South	\$ -	\$ -	\$ -	\$ 1,050,000	\$ 1,050,000	\$ 52,500	300 Change of Legal Description and/or Sale of Land
486475	63 Bazalgette Crescent Dandenong South	\$ -	\$ -	\$ -	\$ 800,000	\$ 800,000	\$ 40,000	300 Change of Legal Description and/or Sale of Land
486470	67 Bazalgette Crescent Dandenong South	\$ -	\$ -	\$ -	\$ 1,056,000	\$ 1,056,000	\$ 52,800	300 Change of Legal Description and/or Sale of Land
492080	9 Belsize Way Keysborough	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 770,000	\$ 38,500	110.2 Erection/Construction Of Buildings
328655	10 Benga Avenue Dandenong	\$ 135,000	\$ 240,000	\$ 12,000	\$ 135,000	\$ 135,000	\$ 6,750	100 Demolition of Improvements
328760	53 Benga Avenue Dandenong	\$ 370,000	\$ 370,000	\$ 19,500	\$ 370,000	\$ 620,000	\$ 31,000	110.2 Erection/Construction Of Buildings
103820	27-29 Boocora Road Springvale	\$ 560,000	\$ 1,410,000	\$ 92,600	\$ -	\$ -	\$ -	010 Change of Legal Description and/or Sale of Land
503295	27 Boocora Road Springvale	\$ -	\$ -	\$ -	\$ 1,010,000	\$ 1,910,000	\$ 115,600	310.5 Land Previously Multi Owned Now One Owner
244305	3 Brenford Court Noble Park North	\$ 380,000	\$ 390,000	\$ 19,500	\$ 380,000	\$ 860,000	\$ 43,000	110.2 Erection/Construction Of Buildings
475540	32 Broadleaf Court Keysborough	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 870,000	\$ 43,500	110.2 Erection/Construction Of Buildings
165665	119 Buckley Street Noble Park	\$ 500,000	\$ 500,000	\$ 25,000	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
495505	1/119 Buckley Street Noble Park	\$ -	\$ -	\$ -	\$ 180,000	\$ 445,000	\$ 22,250	120.4 Erection/Construction Of Buildings
495910	2/119 Buckley Street Noble Park	\$ -	\$ -	\$ -	\$ 170,000	\$ 415,000	\$ 20,750	120.4 Erection/Construction Of Buildings
495915	3/119 Buckley Street Noble Park	\$ -	\$ -	\$ -	\$ 150,000	\$ 360,000	\$ 18,000	120.3 Erection/Construction Of Buildings
492605	52 Burnham Crescent Keysborough	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 930,000	\$ 46,500	110.2 Erection/Construction Of Buildings
492595	56 Burnham Crescent Keysborough	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 1,080,000	\$ 54,000	110.2 Erection/Construction Of Buildings
488760	1/77 Callander Road Noble Park	\$ 265,000	\$ 410,000	\$ 20,500	\$ 265,000	\$ 410,000	\$ 20,500	131 Change Of Rating Category
488765	2/77 Callander Road Noble Park	\$ 210,000	\$ 330,000	\$ 16,500	\$ 210,000	\$ 330,000	\$ 16,500	131 Change Of Rating Category
488770	3/77 Callander Road Noble Park	\$ 210,000	\$ 330,000	\$ 16,500	\$ 210,000	\$ 330,000	\$ 16,500	131 Change Of Rating Category
488775	4/77 Callander Road Noble Park	\$ 185,000	\$ 290,000	\$ 14,500	\$ 185,000	\$ 290,000	\$ 14,500	131 Change Of Rating Category
495585	1A Carlton Road Dandenong North	\$ -	\$ -	\$ -	\$ 155,000	\$ 460,000	\$ 23,000	120.4 Erection/Construction Of Buildings
294650	15 Carroll Avenue Dandenong	\$ 500,000	\$ 500,000	\$ 25,000	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
488420	1/15 Carroll Avenue Dandenong	\$ -	\$ -	\$ -	\$ 170,000	\$ 540,000	\$ 27,000	120.4 Change of Legal Description and/or Sale of Land
488425	2/15 Carroll Avenue Dandenong	\$ -	\$ -	\$ -	\$ 112,000	\$ 350,000	\$ 17,500	120.4 Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-01
1 July 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
488430	3/15 Carroll Avenue Dandenong	\$ -	\$ -	\$ -	\$ 104,000	\$ 325,000	\$ 16,250	120.4 Change of Legal Description and/or Sale of Land
488435	4/15 Carroll Avenue Dandenong	\$ -	\$ -	\$ -	\$ 114,000	\$ 355,000	\$ 17,750	120.4 Change of Legal Description and/or Sale of Land
333200	1 Carson Street Dandenong	\$ 430,000	\$ 430,000	\$ 21,500	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
495180	1A Carson Street Dandenong	\$ -	\$ -	\$ -	\$ 145,000	\$ 395,000	\$ 19,750	120.4 Erection/Construction Of Buildings
495185	1B Carson Street Dandenong	\$ -	\$ -	\$ -	\$ 145,000	\$ 400,000	\$ 20,000	120.4 Erection/Construction Of Buildings
487525	432 Chandler Road Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 435,000	\$ 860,000	\$ 43,000	110.2 Erection/Construction Of Buildings
503315	619 Chandler Road Keysborough	\$ -	\$ -	\$ -	\$ 4,300,000	\$ 4,300,000	\$ 215,000	100 Change of Legal Description and/or Sale of Land
205310	145 Chapel Road Keysborough	\$ 7,100,000	\$ 7,100,000	\$ 355,000	\$ -	\$ -	\$ -	010 Change of Legal Description and/or Sale of Land
135855	29 Charles Avenue Springvale	\$ 450,000	\$ 510,000	\$ 25,500	\$ 450,000	\$ 450,000	\$ 22,500	100 Demolition of Improvements
496265	64 Cheltenham Road Dandenong	\$ -	\$ -	\$ -	\$ 1,170,000	\$ 1,170,000	\$ 58,500	100 Change of Legal Description and/or Sale of Land
493605	1/68 Cheltenham Road Dandenong	\$ 60,000	\$ 470,000	\$ 23,500	\$ 78,000	\$ 470,000	\$ 23,500	120.4 Change in Occupancy Affecting NAV
493610	2/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493615	3/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493620	4/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493625	5/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493630	6/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493635	7/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493640	8/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493645	9/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 74,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493650	10/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493655	11/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493660	12/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493665	13/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493670	14/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493675	15/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493680	16/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493685	17/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-01
1 July 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
493690	18/68 Cheltenham Road Dandenong	\$ 56,000	\$ 445,000	\$ 22,250	\$ 76,000	\$ 445,000	\$ 22,250	120.4 Change in Occupancy Affecting NAV
493695	19/68 Cheltenham Road Dandenong	\$ 60,000	\$ 470,000	\$ 23,500	\$ 80,000	\$ 470,000	\$ 23,500	120.4 Change in Occupancy Affecting NAV
496260	70 Cheltenham Road Dandenong	\$ -	\$ -	\$ -	\$ 1,230,000	\$ 1,230,000	\$ 61,500	100 Change of Legal Description and/or Sale of Land
331225	95A Cheltenham Road Dandenong	\$ 710,000	\$ 1,414,000	\$ 113,900	\$ 710,000	\$ 1,414,000	\$ 113,900	310.3 Change Of Rating Category
501430	1 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 425,000	\$ 425,000	\$ 21,250	100 Change of Legal Description and/or Sale of Land
501635	1E Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 810,000	\$ 810,000	\$ 40,500	844 Change of Legal Description and/or Sale of Land
501435	3 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 425,000	\$ 425,000	\$ 21,250	100 Change of Legal Description and/or Sale of Land
501440	5 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 425,000	\$ 425,000	\$ 21,250	100 Change of Legal Description and/or Sale of Land
501640	6 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 570,000	\$ 570,000	\$ 28,500	100 Change of Legal Description and/or Sale of Land
501445	7 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501645	8 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 560,000	\$ 560,000	\$ 28,000	100 Change of Legal Description and/or Sale of Land
501450	9 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 420,000	\$ 420,000	\$ 21,000	100 Change of Legal Description and/or Sale of Land
501650	10 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 520,000	\$ 520,000	\$ 26,000	100 Change of Legal Description and/or Sale of Land
501455	11 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 420,000	\$ 420,000	\$ 21,000	100 Change of Legal Description and/or Sale of Land
501655	12 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 440,000	\$ 440,000	\$ 22,000	100 Change of Legal Description and/or Sale of Land
501460	13 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501660	14 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501465	15 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501665	16 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501470	17 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501670	18 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501475	19 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501675	20 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501480	21-25 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 50,000	844 Change of Legal Description and/or Sale of Land
501680	22 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501685	26-32 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 1,160,000	\$ 1,160,000	\$ 58,000	844 Change of Legal Description and/or Sale of Land
501485	27 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-01
1 July 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
501490	29 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501495	31 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501815	32X Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 16,000	\$ 16,000	\$ 800	623 Change of Legal Description and/or Sale of Land
501500	33 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501505	35 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501690	36 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501510	37 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501695	38 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501515	39 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501700	40 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501520	41 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501705	42 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501525	43 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501710	44 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501530	45 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501715	46 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501535	47 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501720	48 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501540	49 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501725	50 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501545	51 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501730	52 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,000	100 Change of Legal Description and/or Sale of Land
501550	53 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501735	54 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 440,000	\$ 440,000	\$ 22,000	100 Change of Legal Description and/or Sale of Land
501555	55 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501740	56 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 405,000	\$ 405,000	\$ 20,250	100 Change of Legal Description and/or Sale of Land
501560	57 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-01
1 July 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
501745	58 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 405,000	\$ 405,000	\$ 20,250	100 Change of Legal Description and/or Sale of Land
501965	59 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501970	61 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501975	63 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501980	65 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501985	67 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
501990	69 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
501995	71 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 445,000	\$ 445,000	\$ 22,250	100 Change of Legal Description and/or Sale of Land
501600	73 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 510,000	\$ 510,000	\$ 25,500	100 Change of Legal Description and/or Sale of Land
501605	75 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 20,000	100 Change of Legal Description and/or Sale of Land
501610	77 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 20,000	100 Change of Legal Description and/or Sale of Land
501615	79 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 20,000	100 Change of Legal Description and/or Sale of Land
501620	81 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 20,000	100 Change of Legal Description and/or Sale of Land
501625	83 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 420,000	\$ 420,000	\$ 21,000	100 Change of Legal Description and/or Sale of Land
501630	85 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 425,000	\$ 425,000	\$ 21,250	100 Change of Legal Description and/or Sale of Land
501820	87E Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 32,000	\$ 32,000	\$ 1,600	844 Change of Legal Description and/or Sale of Land
499355	122 Church Road Keysborough	\$ -	\$ -	\$ -	\$ 2,700,000	\$ 2,700,000	\$ 135,000	100 Change of Legal Description and/or Sale of Land
499605	138A Church Road Keysborough	\$ -	\$ -	\$ -	\$ 310,000	\$ 310,000	\$ 15,500	100 Change of Legal Description and/or Sale of Land
480095	139 Clarendon Drive Keysborough	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 940,000	\$ 47,000	110.2 Erection/Construction Of Buildings
480090	141 Clarendon Drive Keysborough	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 850,000	\$ 42,500	110.2 Erection/Construction Of Buildings
439630	1/127 Corrigan Road Noble Park	\$ 280,000	\$ 410,000	\$ 20,500	\$ 280,000	\$ 410,000	\$ 20,500	131 Formerly Non Rated Now Rated
439635	2/127 Corrigan Road Noble Park	\$ 225,000	\$ 330,000	\$ 16,500	\$ 225,000	\$ 330,000	\$ 16,500	131 Formerly Non Rated Now Rated
474670	2/219 Corrigan Road Noble Park	\$ 275,000	\$ 330,000	\$ 16,500	\$ 275,000	\$ 435,000	\$ 21,750	120.3 Change of Legal Description and/or Sale of Land
474685	1/219 Corrigan Road Noble Park	\$ 180,000	\$ 245,000	\$ 12,250	\$ 180,000	\$ 375,000	\$ 18,750	120.3 Change of Legal Description and/or Sale of Land
171920	226 Corrigan Road Noble Park	\$ 440,000	\$ 440,000	\$ 22,000	\$ 440,000	\$ 910,000	\$ 45,500	110.2 Erection/Construction Of Buildings
228550	Ross Reserve 53-67 Corrigan Road Noble Park	\$ 100,000	\$ 230,000	\$ 11,500	\$ -	\$ -	\$ -	010 Change in Occupancy Affecting the AVPCC
492230	15 Cumingham Parade Keysborough	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 730,000	\$ 36,500	110.2 Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-01
1 July 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
492235	17 Cunningham Parade Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 710,000	\$ 35,500	110.2 Erection/Construction Of Buildings
392210	17 Dandenong Street Dandenong	\$ 280,000	\$ 280,000	\$ 14,000	\$ 280,000	\$ 280,000	\$ 14,000	300 Formerly Non Rated Now Rated
337140	19 Dandenong Street Dandenong	\$ 280,000	\$ 360,000	\$ 18,000	\$ 280,000	\$ 360,000	\$ 18,000	320.6 Formerly Non Rated Now Rated
172800	6 Dangerfield Drive Springvale South	\$ 420,000	\$ 540,000	\$ 27,000	\$ 420,000	\$ 420,000	\$ 21,000	100 Demolition of Improvements
297990	156 David Street Dandenong	\$ 460,000	\$ 560,000	\$ 27,500	\$ 460,000	\$ 460,000	\$ 23,000	100 Demolition of Improvements
482960	31 Denmark Road Keysborough	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 900,000	\$ 45,000	110.2 Erection/Construction Of Buildings
467610	17 Dewberry Drive Keysborough	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 1,100,000	\$ 55,000	110.2 Erection/Construction Of Buildings
138985	2 Diggins Court Noble Park	\$ 580,000	\$ 660,000	\$ 33,000	\$ 580,000	\$ 580,000	\$ 29,000	100 Demolition of Improvements
460335	24-32 Discovery Road Dandenong South	\$ 1,566,000	\$ 1,566,000	\$ 79,300	\$ 1,566,000	\$ 4,270,000	\$ 366,000	310.5 Erection/Construction Of Buildings
272505	10 Dorset Road Dandenong North	\$ 360,000	\$ 620,000	\$ 31,000	\$ 340,000	\$ 590,000	\$ 29,500	110.3 Change of Legal Description and/or Sale of Land
272510	12 Dorset Road Dandenong North	\$ 360,000	\$ 520,000	\$ 26,000	\$ 375,000	\$ 530,000	\$ 26,500	110.3 Change of Legal Description and/or Sale of Land
139710	16 Dunblane Road Noble Park	\$ 630,000	\$ 680,000	\$ 34,000	\$ 600,000	\$ 680,000	\$ 34,000	110.3 Objection To Valuation
499510	11 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 580,000	\$ 580,000	\$ 29,000	100 Change of Legal Description and/or Sale of Land
499535	13 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 360,000	\$ 360,000	\$ 18,000	100 Change of Legal Description and/or Sale of Land
499540	15 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 590,000	\$ 590,000	\$ 29,500	100 Change of Legal Description and/or Sale of Land
499545	17 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 570,000	\$ 570,000	\$ 28,500	100 Change of Legal Description and/or Sale of Land
499550	19 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100 Change of Legal Description and/or Sale of Land
499585	21 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 590,000	\$ 590,000	\$ 29,500	100 Change of Legal Description and/or Sale of Land
499580	23 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 530,000	\$ 530,000	\$ 26,500	100 Change of Legal Description and/or Sale of Land
499575	25 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 560,000	\$ 560,000	\$ 28,000	100 Change of Legal Description and/or Sale of Land
499570	27 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100 Change of Legal Description and/or Sale of Land
499600	29 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 560,000	\$ 560,000	\$ 28,000	100 Change of Legal Description and/or Sale of Land
499490	3 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100 Change of Legal Description and/or Sale of Land
499495	5 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100 Change of Legal Description and/or Sale of Land
499500	7 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100 Change of Legal Description and/or Sale of Land
499505	9 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 530,000	\$ 530,000	\$ 26,500	100 Change of Legal Description and/or Sale of Land
499595	31 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 550,000	\$ 550,000	\$ 27,500	100 Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-01
1 July 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
499590	33 Eastbury Street Keysborough	\$ -	\$ -	\$ -	\$ 305,000	\$ 305,000	\$ 15,250	100 Change of Legal Description and/or Sale of Land
472085	46-50 Edison Road Dandenong South	\$ 990,000	\$ 990,000	\$ 49,500	\$ 455,000	\$ 3,070,000	\$ 247,000	310.5 Erection/Construction Of Buildings
140245	1/5 Ellendale Road Noble Park	\$ 280,000	\$ 400,000	\$ 20,000	\$ 280,000	\$ 400,000	\$ 20,000	120.6 Formerly Non Rated Now Rated
384000	2/5 Ellendale Road Noble Park	\$ 220,000	\$ 340,000	\$ 17,000	\$ 220,000	\$ 340,000	\$ 17,000	120.6 Formerly Non Rated Now Rated
503325	28 Endeavour Court Dandenong South	\$ -	\$ -	\$ -	\$ 1,412,000	\$ 5,080,000	\$ 436,000	310.5 Erection/Construction Of Buildings
502280	1X Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 16,000	\$ 16,000	\$ 600	623 Change of Legal Description and/or Sale of Land
499650	3 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499660	4 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100 Change of Legal Description and/or Sale of Land
499655	5 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100 Change of Legal Description and/or Sale of Land
499665	6 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499905	7 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100 Change of Legal Description and/or Sale of Land
499670	8 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499900	9 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100 Change of Legal Description and/or Sale of Land
499675	10 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100 Change of Legal Description and/or Sale of Land
499695	11 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499680	12 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499690	13 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100 Change of Legal Description and/or Sale of Land
499685	14 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100 Change of Legal Description and/or Sale of Land
499885	15 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499690	16 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100 Change of Legal Description and/or Sale of Land
499680	17 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499695	18 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100 Change of Legal Description and/or Sale of Land
499675	19 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100 Change of Legal Description and/or Sale of Land
499700	20 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499655	21 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100 Change of Legal Description and/or Sale of Land
499705	22 Fernleaf Avenue Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100 Change of Legal Description and/or Sale of Land
248350	3 Flinsbury Court Dandenong North	\$ 360,000	\$ 480,000	\$ 24,000	\$ 360,000	\$ 590,000	\$ 29,500	110.3 Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-01
1 July 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
447880	2A Fintonia Road Noble Park	\$ -	\$ -	\$ -	\$ 320,000	\$ 320,000	\$ 16,000	100 Change of Legal Description and/or Sale of Land
300165	6/147-151 Foster Street Dandenong	\$ 231,000	\$ 620,000	\$ 35,300	\$ -	\$ -	\$ -	010 Change In Occupancy Affecting NAV
502270	6/147-151 Foster Street Dandenong	\$ -	\$ -	\$ -	\$ 445,000	\$ 1,190,000	\$ 59,500	781 Land Previously Multi Owned Now One Owner
300170	7/147-151 Foster Street Dandenong	\$ 212,000	\$ 570,000	\$ 30,600	\$ -	\$ -	\$ -	010 Change In Occupancy Affecting NAV
340785	91-93 Foster Street Dandenong	\$ 1,290,000	\$ 1,290,000	\$ 64,500	\$ 1,290,000	\$ 1,290,000	\$ 64,500	282.3 Formerly Non Rated Now Rated
383015	24A Fowler Road Dandenong South	\$ 304,000	\$ 390,000	\$ 19,500	\$ 304,000	\$ 350,000	\$ 17,500	320.6 Arithmetical Error
490580	52 Fox Drive Dandenong South	\$ 4,388,000	\$ 4,388,000	\$ 218,400	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
503320	52 Fox Drive Dandenong South	\$ -	\$ -	\$ -	\$ 2,956,000	\$ 10,675,000	\$ 913,000	310.5 Erection/Construction Of Buildings
373720	525-531 Frankston Dandenong Road Dandenong South	\$ 2,288,000	\$ 3,047,000	\$ 152,350	\$ 2,288,000	\$ 3,047,000	\$ 152,350	740 Change Of Rating Category
142220	13 French Street Noble Park	\$ 720,000	\$ 720,000	\$ 36,000	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
484075	1/13 French Street Noble Park	\$ -	\$ -	\$ -	\$ 140,000	\$ 400,000	\$ 20,000	120.4 Erection/Construction Of Buildings
484080	2/13 French Street Noble Park	\$ -	\$ -	\$ -	\$ 145,000	\$ 415,000	\$ 20,750	120.4 Erection/Construction Of Buildings
484085	3/13 French Street Noble Park	\$ -	\$ -	\$ -	\$ 145,000	\$ 415,000	\$ 20,750	120.4 Erection/Construction Of Buildings
484090	4/13 French Street Noble Park	\$ -	\$ -	\$ -	\$ 145,000	\$ 415,000	\$ 20,750	120.4 Erection/Construction Of Buildings
486170	4/19 French Street Noble Park	\$ -	\$ -	\$ -	\$ 120,000	\$ 380,000	\$ 19,000	120.4 Erection/Construction Of Buildings
484095	5/13 French Street Noble Park	\$ -	\$ -	\$ -	\$ 150,000	\$ 430,000	\$ 21,500	120.4 Erection/Construction Of Buildings
486175	5/19 French Street Noble Park	\$ -	\$ -	\$ -	\$ 120,000	\$ 380,000	\$ 19,000	120.4 Erection/Construction Of Buildings
486180	6/19 French Street Noble Park	\$ -	\$ -	\$ -	\$ 120,000	\$ 380,000	\$ 19,000	120.4 Erection/Construction Of Buildings
142230	19 French Street Noble Park	\$ 740,000	\$ 740,000	\$ 37,000	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
486155	1/19 French Street Noble Park	\$ -	\$ -	\$ -	\$ 135,000	\$ 435,000	\$ 21,750	120.4 Erection/Construction Of Buildings
486160	2/19 French Street Noble Park	\$ -	\$ -	\$ -	\$ 120,000	\$ 380,000	\$ 19,000	120.4 Erection/Construction Of Buildings
486165	3/19 French Street Noble Park	\$ -	\$ -	\$ -	\$ 120,000	\$ 380,000	\$ 19,000	120.4 Erection/Construction Of Buildings
275590	207 Gladstone Road Dandenong North	\$ 330,000	\$ 330,000	\$ 16,500	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
485580	207 Gladstone Road Dandenong North	\$ -	\$ -	\$ -	\$ 180,000	\$ 540,000	\$ 27,000	120.4 Erection/Construction Of Buildings
432065	Drain Glascocks Road Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	984 Change of Legal Description and/or Sale of Land
489365	17 Glenfern Street Keysborough	\$ -	\$ -	\$ -	\$ 4,200,000	\$ 4,200,000	\$ 210,000	100 Change of Legal Description and/or Sale of Land
480210	17-25 Glenfern Street Keysborough	\$ 6,400,000	\$ 6,400,000	\$ 320,000	\$ -	\$ -	\$ -	010 Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-01
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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Pending Supp Reason	LCC Supp Reason
480170	20 Glenfern Street Keysborough	\$ 590,000	\$ 590,000	\$ 29,500	\$ 590,000	\$ 1,000,000	\$ 50,000	110.2 Erection/Construction Of Buildings	
302000	3 Glynda Street Dandenong	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 1,020,000	\$ 51,000	110.2 Erection/Construction Of Buildings	
482570	4 Goldhurst Street Keysborough	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,060,000	\$ 53,000	110.2 Erection/Construction Of Buildings	
343075	150-180 Greens Road Dandenong South	\$ 19,000,000	\$ 19,000,000	\$ 1,120,000	\$ 20,139,000	\$ 20,139,000	\$ 1,176,950	324 Change In Occupancy Affecting NAV	
444900	228A Greens Road Dandenong South	\$ 10,700	\$ 10,700	\$ 535	\$ 10,700	\$ 10,700	\$ 535	638.4 Change Of Rating Category	
343030	Logis Estate 199-267 Greens Road Dandenong South	\$ 13,200,000	\$ 13,200,000	\$ 660,000	\$ 12,530,000	\$ 12,530,000	\$ 626,500	300 Change of Legal Description and/or Sale of Land	
487550	5 Grosvenor Street Keysborough	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 830,000	\$ 41,500	110.2 Erection/Construction Of Buildings	
487560	9 Grosvenor Street Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 770,000	\$ 38,500	110.2 Erection/Construction Of Buildings	
487565	11 Grosvenor Street Keysborough	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 820,000	\$ 41,000	110.2 Erection/Construction Of Buildings	
382465	313 Hammond Road Dandenong South	\$ 1,139,000	\$ 1,520,000	\$ 99,200	\$ -	\$ -	\$ -	010 Demolition of Improvements	
250245	15 Hampstead Road Noble Park North	\$ 360,000	\$ 450,000	\$ 22,500	\$ 360,000	\$ 460,000	\$ 23,000	110.3 Erection/Construction Of Buildings	
503290	48 Hanna Street Noble Park	\$ -	\$ -	\$ -	\$ 4,852,000	\$ 4,852,000	\$ 242,600	100 Land Previously Multi Owned Now One Owner	
345075	48-74 Hanna Street Noble Park	\$ 1,090,000	\$ 4,502,000	\$ 430,000	\$ -	\$ -	\$ -	010 Demolition of Improvements	
345080	76-102 Hanna Street Noble Park	\$ 1,090,000	\$ 3,197,000	\$ 305,400	\$ -	\$ -	\$ -	010 Demolition of Improvements	
345085	104-128 Hanna Street Noble Park	\$ 960,000	\$ 960,000	\$ 48,000	\$ -	\$ -	\$ -	010 Land Previously Multi Owned Now One Owner	
379170	130 Hanna Street Noble Park	\$ 402,000	\$ 402,000	\$ 20,100	\$ -	\$ -	\$ -	010 Land Previously Multi Owned Now One Owner	
345095	146 Hanna Street Noble Park	\$ 1,310,000	\$ 1,310,000	\$ 65,500	\$ -	\$ -	\$ -	010 Land Previously Multi Owned Now One Owner	
482415	25 Harlequin Drive Keysborough	\$ 500,000	\$ 500,000	\$ 25,000	\$ 500,000	\$ 980,000	\$ 49,000	110.2 Erection/Construction Of Buildings	
487145	1/1081 Heatherton Road Noble Park	\$ 150,000	\$ 185,000	\$ 9,250	\$ 150,000	\$ 275,000	\$ 13,750	120.3 Change of Legal Description and/or Sale of Land	
487150	2/1081 Heatherton Road Noble Park	\$ 265,000	\$ 290,000	\$ 14,500	\$ 265,000	\$ 415,000	\$ 20,750	120.3 Change of Legal Description and/or Sale of Land	
144785	1243 Heatherton Road Noble Park	\$ 520,000	\$ 850,000	\$ 42,500	\$ 380,000	\$ 710,000	\$ 35,500	110.3 Change of Legal Description and/or Sale of Land	
276585	1435 Heatherton Road Dandenong North	\$ 300,000	\$ 350,000	\$ 17,500	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings	
469560	1/1435 Heatherton Road Dandenong North	\$ -	\$ -	\$ -	\$ 140,000	\$ 310,000	\$ 15,500	120.3 Change In Occupancy Affecting NAV	
469565	2/1435 Heatherton Road Dandenong North	\$ -	\$ -	\$ -	\$ 160,000	\$ 355,000	\$ 17,750	120.3 Erection/Construction Of Buildings	
304110	1462 Heatherton Road Dandenong	\$ 340,000	\$ 420,000	\$ 21,000	\$ 340,000	\$ 340,000	\$ 17,000	100 Demolition of Improvements	
346875	49 Hemmings Street Dandenong	\$ 480,000	\$ 480,000	\$ 24,000	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings	
465385	1/49 Hemmings Street Dandenong	\$ -	\$ -	\$ -	\$ 125,000	\$ 465,000	\$ 20,250	120.4 Erection/Construction Of Buildings	

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
495390	2/49 Hemmings Street Dandenong	\$ -	\$ -	\$ -	\$ 120,000	\$ 390,000	\$ 19,500	120.4 Erection/Construction Of Buildings
495395	3/49 Hemmings Street Dandenong	\$ -	\$ -	\$ -	\$ 116,000	\$ 375,000	\$ 18,750	120.4 Erection/Construction Of Buildings
495400	4/49 Hemmings Street Dandenong	\$ -	\$ -	\$ -	\$ 120,000	\$ 395,000	\$ 19,750	120.4 Erection/Construction Of Buildings
304320	2 Henty Street Dandenong	\$ 390,000	\$ 420,000	\$ 22,200	\$ 390,000	\$ 390,000	\$ 19,500	100 Demolition of Improvements
306205	5 Hilton Street Dandenong	\$ 239,000	\$ 239,000	\$ 11,950	\$ 239,000	\$ 239,000	\$ 11,950	310.3 Formerly Non Rated Now Rated
306210	7 Hilton Street Dandenong	\$ 239,000	\$ 722,000	\$ 46,900	\$ 239,000	\$ 722,000	\$ 46,900	310.3 Formerly Non Rated Now Rated
497180	24 Homeleigh Road Keysborough	\$ -	\$ -	\$ -	\$ 4,850,000	\$ 4,850,000	\$ 242,500	100 Change of Legal Description and/or Sale of Land
497060	24-32 Homeleigh Road Keysborough	\$ 7,800,000	\$ 7,800,000	\$ 390,000	\$ -	\$ -	\$ -	010 Change of Legal Description and/or Sale of Land
497065	28 Homeleigh Road Keysborough	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100 Change of Legal Description and/or Sale of Land
497070	28A Homeleigh Road Keysborough	\$ -	\$ -	\$ -	\$ 385,000	\$ 385,000	\$ 19,250	100 Change of Legal Description and/or Sale of Land
497075	30 Homeleigh Road Keysborough	\$ -	\$ -	\$ -	\$ 370,000	\$ 370,000	\$ 18,500	100 Change of Legal Description and/or Sale of Land
497080	30A Homeleigh Road Keysborough	\$ -	\$ -	\$ -	\$ 370,000	\$ 370,000	\$ 18,500	100 Change of Legal Description and/or Sale of Land
497085	32 Homeleigh Road Keysborough	\$ -	\$ -	\$ -	\$ 370,000	\$ 370,000	\$ 18,500	100 Change of Legal Description and/or Sale of Land
497090	32A Homeleigh Road Keysborough	\$ -	\$ -	\$ -	\$ 385,000	\$ 385,000	\$ 19,250	100 Change of Legal Description and/or Sale of Land
497095	34 Homeleigh Road Keysborough	\$ -	\$ -	\$ -	\$ 385,000	\$ 385,000	\$ 19,250	100 Change of Legal Description and/or Sale of Land
497100	34A Homeleigh Road Keysborough	\$ -	\$ -	\$ -	\$ 370,000	\$ 370,000	\$ 18,500	100 Change of Legal Description and/or Sale of Land
497105	36 Homeleigh Road Keysborough	\$ -	\$ -	\$ -	\$ 370,000	\$ 370,000	\$ 18,500	100 Change of Legal Description and/or Sale of Land
497110	36A Homeleigh Road Keysborough	\$ -	\$ -	\$ -	\$ 385,000	\$ 385,000	\$ 19,250	100 Change of Legal Description and/or Sale of Land
497115	38 Homeleigh Road Keysborough	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 20,000	100 Change of Legal Description and/or Sale of Land
497595	38E Homeleigh Road Keysborough	\$ -	\$ -	\$ -	\$ 580,000	\$ 580,000	\$ 29,000	844 Change of Legal Description and/or Sale of Land
497195	38X Homeleigh Road Keysborough	\$ -	\$ -	\$ -	\$ 16,000	\$ 16,000	\$ 800	623 Change of Legal Description and/or Sale of Land
455590	23-49 Hornsby Street Dandenong	\$ 4,350,000	\$ 4,350,000	\$ 217,500	\$ -	\$ -	\$ -	010 Change of Legal Description and/or Sale of Land
496285	1/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 470,000	\$ 23,500	120.4 Erection/Construction Of Buildings
496290	2/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 470,000	\$ 23,500	120.4 Erection/Construction Of Buildings
496295	3/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 470,000	\$ 23,500	120.4 Erection/Construction Of Buildings
496300	4/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 470,000	\$ 23,500	120.4 Erection/Construction Of Buildings
496305	5/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 470,000	\$ 23,500	120.4 Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Pending Supp Reason	LCC Supp Reason
486310	6/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 470,000	\$ 23,500	120.4	Erection/Construction Of Buildings
486315	7/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 76,000	\$ 450,000	\$ 22,500	120.4	Erection/Construction Of Buildings
486320	8/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 470,000	\$ 23,500	120.4	Erection/Construction Of Buildings
486325	9/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 470,000	\$ 23,500	120.4	Erection/Construction Of Buildings
486330	10/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 470,000	\$ 23,500	120.4	Erection/Construction Of Buildings
486335	11/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 470,000	\$ 23,500	120.4	Erection/Construction Of Buildings
486340	12/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 470,000	\$ 23,500	120.4	Erection/Construction Of Buildings
486345	13/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 470,000	\$ 23,500	120.4	Erection/Construction Of Buildings
486350	14/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 470,000	\$ 23,500	120.4	Erection/Construction Of Buildings
486355	15/27 Hornsby Street Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 470,000	\$ 23,500	120.4	Erection/Construction Of Buildings
179405	29 Hosken Street Springvale South	\$ 510,000	\$ 510,000	\$ 25,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
485150	29 Hosken Street Springvale South	\$ -	\$ -	\$ -	\$ 255,000	\$ 550,000	\$ 27,500	120.4	Erection/Construction Of Buildings
489000	22 Indian Drive Keysborough	\$ 922,000	\$ 922,000	\$ 46,100	\$ 922,000	\$ 2,420,000	\$ 183,300	310.5	Erection/Construction Of Buildings
488975	59 Indian Drive Keysborough	\$ 369,000	\$ 369,000	\$ 18,450	\$ 369,000	\$ 950,000	\$ 66,800	310.5	Erection/Construction Of Buildings
488880	63 Indian Drive Keysborough	\$ 369,000	\$ 369,000	\$ 18,450	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
488980	63 Indian Drive Keysborough	\$ -	\$ -	\$ -	\$ 185,000	\$ 520,000	\$ 36,900	310.5	Erection/Construction Of Buildings
488985	65 Indian Drive Keysborough	\$ -	\$ -	\$ -	\$ 185,000	\$ 520,000	\$ 36,900	310.5	Erection/Construction Of Buildings
488985	67 Indian Drive Keysborough	\$ 369,000	\$ 369,000	\$ 18,450	\$ 369,000	\$ 1,110,000	\$ 78,200	310.5	Erection/Construction Of Buildings
489135	106 Indian Drive Keysborough	\$ 1,163,000	\$ 1,163,000	\$ 58,150	\$ 1,163,000	\$ 2,950,000	\$ 237,000	310.5	Erection/Construction Of Buildings
489080	141 Indian Drive Keysborough	\$ 467,000	\$ 467,000	\$ 23,350	\$ 467,000	\$ 1,320,000	\$ 93,000	310.5	Erection/Construction Of Buildings
489085	145 Indian Drive Keysborough	\$ 474,000	\$ 474,000	\$ 23,700	\$ 474,000	\$ 1,110,000	\$ 78,000	310.5	Erection/Construction Of Buildings
489090	149 Indian Drive Keysborough	\$ 474,000	\$ 474,000	\$ 23,700	\$ 474,000	\$ 1,110,000	\$ 78,000	310.5	Erection/Construction Of Buildings
489870	1 Iris Court Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100	Change of Legal Description and/or Sale of Land
489775	3 Iris Court Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100	Change of Legal Description and/or Sale of Land
489740	4 Iris Court Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100	Change of Legal Description and/or Sale of Land
489770	5 Iris Court Keysborough	\$ -	\$ -	\$ -	\$ 470,000	\$ 470,000	\$ 23,500	100	Change of Legal Description and/or Sale of Land
489745	6 Iris Court Keysborough	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,000	100	Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
489765	7 Iris Court Keysborough	\$ -	\$ -	\$ -	\$ 680,000	\$ 680,000	\$ 34,000	100 Change of Legal Description and/or Sale of Land
489750	8 Iris Court Keysborough	\$ -	\$ -	\$ -	\$ 730,000	\$ 730,000	\$ 36,500	100 Change of Legal Description and/or Sale of Land
489760	9 Iris Court Keysborough	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,000	100 Change of Legal Description and/or Sale of Land
489755	10 Iris Court Keysborough	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,000	100 Change of Legal Description and/or Sale of Land
485000	1 Jacks Place Dandenong	\$ -	\$ -	\$ -	\$ 1,700,000	\$ 1,700,000	\$ 85,000	100 Change of Legal Description and/or Sale of Land
253715	10 Jemiller Street Noble Park North	\$ 350,000	\$ 400,000	\$ 20,000	\$ 350,000	\$ 470,000	\$ 23,500	110.3 Erection/Construction Of Buildings
308410	53 Jesson Crescent Dandenong	\$ 330,000	\$ 330,000	\$ 16,500	\$ 330,000	\$ 1,000,000	\$ 50,000	110.2 Erection/Construction Of Buildings
226385	2/20 Kelvinside Road Noble Park	\$ 145,000	\$ 390,000	\$ 19,500	\$ 145,000	\$ 390,000	\$ 19,500	120.3 Formerly Non Rated Now Rated
413825	14-16 Kilkenny Court Dandenong South	\$ 526,000	\$ 526,000	\$ 26,300	\$ 526,000	\$ 2,370,000	\$ 179,000	310.5 Erection/Construction Of Buildings
494860	1/1A King George Parade Dandenong	\$ -	\$ -	\$ -	\$ 102,000	\$ 430,000	\$ 21,500	120.4 Change of Legal Description and/or Sale of Land
494865	2/1A King George Parade Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 420,000	\$ 21,000	120.4 Change of Legal Description and/or Sale of Land
494870	3/1A King George Parade Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 415,000	\$ 20,750	120.4 Change of Legal Description and/or Sale of Land
494875	4/1A King George Parade Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 420,000	\$ 21,000	120.4 Change of Legal Description and/or Sale of Land
494880	5/1A King George Parade Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 415,000	\$ 20,750	120.4 Change of Legal Description and/or Sale of Land
494885	6/1A King George Parade Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 420,000	\$ 21,000	120.4 Change of Legal Description and/or Sale of Land
494890	7/1A King George Parade Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 415,000	\$ 20,750	120.4 Change of Legal Description and/or Sale of Land
494895	8/1A King George Parade Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 420,000	\$ 21,000	120.4 Change of Legal Description and/or Sale of Land
494900	9/1A King George Parade Dandenong	\$ -	\$ -	\$ -	\$ 88,000	\$ 410,000	\$ 20,500	120.4 Change of Legal Description and/or Sale of Land
309755	48 Kirkham Road Dandenong	\$ 400,000	\$ 400,000	\$ 20,000	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
495605	1/48 Kirkham Road Dandenong	\$ -	\$ -	\$ -	\$ 140,000	\$ 385,000	\$ 19,250	120.4 Erection/Construction Of Buildings
495610	2/48 Kirkham Road Dandenong	\$ -	\$ -	\$ -	\$ 130,000	\$ 365,000	\$ 18,250	120.4 Erection/Construction Of Buildings
495615	3/48 Kirkham Road Dandenong	\$ -	\$ -	\$ -	\$ 130,000	\$ 355,000	\$ 17,750	120.4 Erection/Construction Of Buildings
503285	98 Kirkham Road Dandenong	\$ -	\$ -	\$ -	\$ 310,000	\$ 310,000	\$ 15,500	100 Demolition of Improvements
351645	98-100 Kirkham Road Dandenong	\$ 200,000	\$ 260,000	\$ 19,300	\$ -	\$ -	\$ -	010 Demolition of Improvements
351650	102 Kirkham Road Dandenong	\$ 110,000	\$ 220,000	\$ 16,500	\$ -	\$ -	\$ -	010 Demolition of Improvements
483715	4 Lagrange Mews Keysborough	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 820,000	\$ 41,000	110.2 Erection/Construction Of Buildings
431410	74 Lake View Boulevard Keysborough	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 1,060,000	\$ 53,000	110.2 Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Pending Supp Reason
426405	126 Lake View Boulevard Keysborough	\$ 610,000	\$ 610,000	\$ 30,500	\$ 610,000	\$ 1,290,000	\$ 64,500	110.2 Erection/Construction Of Buildings
114635	7 Lascelles Street Springvale	\$ 590,000	\$ 620,000	\$ 31,000	\$ 590,000	\$ 590,000	\$ 29,500	100 Demolition of Improvements
445830	70-74 Leggo Court Dandenong South	\$ 380,000	\$ 430,000	\$ 28,000	\$ 380,000	\$ 380,000	\$ 19,000	300 Demolition of Improvements
486215	2A Lilac Avenue Dandenong North	\$ -	\$ -	\$ -	\$ 114,000	\$ 410,000	\$ 20,500	120.4 Erection/Construction Of Buildings
486220	2B Lilac Avenue Dandenong North	\$ -	\$ -	\$ -	\$ 118,000	\$ 425,000	\$ 21,250	120.4 Erection/Construction Of Buildings
481865	121 Logis Boulevard Dandenong South	\$ 1,099,000	\$ 1,099,000	\$ 54,950	\$ 1,099,000	\$ 2,460,000	\$ 198,000	310.5 Erection/Construction Of Buildings
503305	7 Lonsdale Street Dandenong	\$ -	\$ -	\$ -	\$ 198,500	\$ 338,500	\$ 27,000	210.3 Change In Occupancy Affecting NAV
353860	7-9 Lonsdale Street Dandenong	\$ 397,000	\$ 677,000	\$ 54,000	\$ -	\$ -	\$ -	010 Change In Occupancy Affecting NAV
503310	9 Lonsdale Street Dandenong	\$ -	\$ -	\$ -	\$ 198,500	\$ 338,500	\$ 27,000	210.3 Change In Occupancy Affecting NAV
468910	Municipal Office & L Lonsdale Street Dandenong	\$ 4,970,000	\$ 43,540,000	\$ 3,657,360	\$ 4,810,000	\$ 43,540,000	\$ 3,657,360	222 Change In Occupancy Affecting NAV
502895	Level 5 225 Lonsdale Street Dandenong	\$ -	\$ -	\$ -	\$ 160,000	\$ 1,610,000	\$ 134,800	220.1 Change In Occupancy Affecting NAV
478735	Library Shop 6 225 Lonsdale Street Dandenong	\$ 61,000	\$ 590,000	\$ 49,500	\$ 61,000	\$ 590,000	\$ 49,500	210.4 Change In Occupancy Affecting NAV
487725	6 Lymington Street Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 800,000	\$ 40,000	110.2 Erection/Construction Of Buildings
487730	8 Lymington Street Keysborough	\$ 460,000	\$ 460,000	\$ 23,000	\$ 460,000	\$ 800,000	\$ 40,000	110.2 Erection/Construction Of Buildings
487765	9 Lymington Street Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 850,000	\$ 42,500	110.2 Erection/Construction Of Buildings
186675	7 Mark Court Noble Park	\$ 470,000	\$ 530,000	\$ 26,500	\$ 470,000	\$ 470,000	\$ 23,500	100 Demolition of Improvements
389725	24-26 Marni Street Dandenong South	\$ 484,000	\$ 810,000	\$ 60,700	\$ 484,000	\$ 700,000	\$ 52,800	310.5 Arithmetical Error
471780	1 Maurice Street Dandenong	\$ 4,500,000	\$ 4,500,000	\$ 225,000	\$ -	\$ -	\$ -	010 Change of Legal Description and/or Sale of Land
484855	1/1 Maurice Street Dandenong	\$ -	\$ -	\$ -	\$ 102,000	\$ 430,000	\$ 21,500	120.4 Change of Legal Description and/or Sale of Land
484860	2/1 Maurice Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 420,000	\$ 21,000	120.4 Change of Legal Description and/or Sale of Land
484865	3/1 Maurice Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 415,000	\$ 20,750	120.4 Change of Legal Description and/or Sale of Land
484870	4/1 Maurice Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 420,000	\$ 21,000	120.4 Change of Legal Description and/or Sale of Land
484875	5/1 Maurice Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 415,000	\$ 20,750	120.4 Change of Legal Description and/or Sale of Land
484880	6/1 Maurice Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 420,000	\$ 21,000	120.4 Change of Legal Description and/or Sale of Land
484885	7/1 Maurice Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 415,000	\$ 20,750	120.4 Change of Legal Description and/or Sale of Land
484890	8/1 Maurice Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 420,000	\$ 21,000	120.4 Change of Legal Description and/or Sale of Land
484895	9/1 Maurice Street Dandenong	\$ -	\$ -	\$ -	\$ 88,000	\$ 410,000	\$ 20,500	120.4 Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Pending Supp Reason	LCC Supp Reason
280380	32 McEwes Road Dandenong North	\$ 250,000	\$ 250,000	\$ 12,500	\$ 250,000	\$ 250,000	\$ 12,500	121.2 Change Of Rating Category	121.2 Change Of Rating Category
280385	34 McEwes Road Dandenong North	\$ 240,000	\$ 240,000	\$ 12,000	\$ 240,000	\$ 240,000	\$ 12,000	121.2 Change Of Rating Category	121.2 Change Of Rating Category
281090	11 Mclean Crescent Dandenong North	\$ 220,000	\$ 340,000	\$ 17,000	\$ 220,000	\$ 340,000	\$ 17,000	131 Change Of Rating Category	131 Change Of Rating Category
281095	13 Mclean Crescent Dandenong North	\$ 220,000	\$ 340,000	\$ 17,000	\$ 220,000	\$ 340,000	\$ 17,000	131 Change Of Rating Category	131 Change Of Rating Category
233280	Ross Reserve - Balance of Reserve Memorial Drive Nobl	\$ 25,460,000	\$ 25,460,000	\$ 1,273,000	\$ 25,560,000	\$ 25,560,000	\$ 1,278,000	844 Change In Occupancy Affecting NAV	844 Change In Occupancy Affecting NAV
481910	17 Metcalf Street Dandenong South	\$ 1,055,000	\$ 1,055,000	\$ 52,750	\$ 1,055,000	\$ 2,690,000	\$ 210,000	310.5 Erection/Construction Of Buildings	310.5 Erection/Construction Of Buildings
482325	5 Milliners Avenue Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 770,000	\$ 38,500	110.2 Erection/Construction Of Buildings	110.2 Erection/Construction Of Buildings
482515	19 Milliners Avenue Keysborough	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 700,000	\$ 35,000	110.2 Erection/Construction Of Buildings	110.2 Erection/Construction Of Buildings
472635	11/21 Mills Road Dandenong	\$ -	\$ -	\$ -	\$ 56,600	\$ 244,000	\$ 14,700	310.5 Erection/Construction Of Buildings	310.5 Erection/Construction Of Buildings
472640	12/21 Mills Road Dandenong	\$ -	\$ -	\$ -	\$ 56,600	\$ 244,000	\$ 14,700	310.5 Erection/Construction Of Buildings	310.5 Erection/Construction Of Buildings
472645	13/21 Mills Road Dandenong	\$ -	\$ -	\$ -	\$ 56,600	\$ 244,000	\$ 14,700	310.5 Erection/Construction Of Buildings	310.5 Erection/Construction Of Buildings
472650	14/21 Mills Road Dandenong	\$ -	\$ -	\$ -	\$ 56,600	\$ 244,000	\$ 14,700	310.5 Erection/Construction Of Buildings	310.5 Erection/Construction Of Buildings
472655	15/21 Mills Road Dandenong	\$ -	\$ -	\$ -	\$ 56,600	\$ 244,000	\$ 14,700	310.5 Erection/Construction Of Buildings	310.5 Erection/Construction Of Buildings
472660	16/21 Mills Road Dandenong	\$ -	\$ -	\$ -	\$ 56,600	\$ 244,000	\$ 14,700	310.5 Erection/Construction Of Buildings	310.5 Erection/Construction Of Buildings
472665	17/21 Mills Road Dandenong	\$ -	\$ -	\$ -	\$ 56,600	\$ 244,000	\$ 14,700	310.5 Erection/Construction Of Buildings	310.5 Erection/Construction Of Buildings
472670	18/21 Mills Road Dandenong	\$ -	\$ -	\$ -	\$ 56,600	\$ 244,000	\$ 14,700	310.5 Erection/Construction Of Buildings	310.5 Erection/Construction Of Buildings
472675	19/21 Mills Road Dandenong	\$ -	\$ -	\$ -	\$ 56,600	\$ 244,000	\$ 14,700	310.5 Erection/Construction Of Buildings	310.5 Erection/Construction Of Buildings
472680	20/21 Mills Road Dandenong	\$ -	\$ -	\$ -	\$ 56,600	\$ 244,000	\$ 14,700	310.5 Erection/Construction Of Buildings	310.5 Erection/Construction Of Buildings
472685	21/21 Mills Road Dandenong	\$ -	\$ -	\$ -	\$ 56,600	\$ 244,000	\$ 14,700	310.5 Erection/Construction Of Buildings	310.5 Erection/Construction Of Buildings
472690	22/21 Mills Road Dandenong	\$ -	\$ -	\$ -	\$ 56,600	\$ 244,000	\$ 14,700	310.5 Erection/Construction Of Buildings	310.5 Erection/Construction Of Buildings
472695	23/21 Mills Road Dandenong	\$ 890,000	\$ 1,149,000	\$ 98,400	\$ 480,000	\$ 480,000	\$ 24,000	310.3 Demolition of Improvements	310.3 Demolition of Improvements
491945	1 Milbon Street Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 590,000	\$ 29,500	110.2 Erection/Construction Of Buildings	110.2 Erection/Construction Of Buildings
491950	3 Milbon Street Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 740,000	\$ 37,000	110.2 Erection/Construction Of Buildings	110.2 Erection/Construction Of Buildings
491935	4 Milbon Street Keysborough	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 860,000	\$ 43,000	110.2 Erection/Construction Of Buildings	110.2 Erection/Construction Of Buildings
477360	1 Moische Circuit Springvale	\$ 18,000,000	\$ 18,000,000	\$ 900,000	\$ -	\$ -	\$ -	010 Charge of Legal Description and/or Sale of Land	010 Charge of Legal Description and/or Sale of Land
503375	1 Moische Circuit Springvale	\$ -	\$ -	\$ -	\$ 11,150,000	\$ 11,150,000	\$ 557,500	100 Change of Legal Description and/or Sale of Land	100 Change of Legal Description and/or Sale of Land
435300	1X Moische Circuit Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 16,000	\$ 800	623 Change of Legal Description and/or Sale of Land	623 Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-01
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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
413140	Reserve 1E Moishe Circuit Springvale	\$ 1,360,000	\$ 1,360,000	\$ 68,000	\$ 1,360,000	\$ 1,360,000	\$ 68,000	844 Change of Legal Description and/or Sale of Land
477555	4 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 370,000	\$ 370,000	\$ 18,500	100 Change of Legal Description and/or Sale of Land
477370	5 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100 Change of Legal Description and/or Sale of Land
477560	6 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
477375	7 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100 Change of Legal Description and/or Sale of Land
477565	8 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
477600	22 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land
477605	24 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 455,000	\$ 455,000	\$ 22,750	100 Change of Legal Description and/or Sale of Land
477615	28 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 365,000	\$ 365,000	\$ 18,250	100 Change of Legal Description and/or Sale of Land
477620	30 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 405,000	\$ 405,000	\$ 20,250	100 Change of Legal Description and/or Sale of Land
477630	34 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,000	100 Change of Legal Description and/or Sale of Land
477445	35 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,000	100 Change of Legal Description and/or Sale of Land
477450	37 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 470,000	\$ 470,000	\$ 23,500	100 Change of Legal Description and/or Sale of Land
477655	38 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,000	100 Change of Legal Description and/or Sale of Land
477460	41 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100 Change of Legal Description and/or Sale of Land
477665	42 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 470,000	\$ 470,000	\$ 23,500	100 Change of Legal Description and/or Sale of Land
477470	45 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100 Change of Legal Description and/or Sale of Land
477475	47 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100 Change of Legal Description and/or Sale of Land
477480	49 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100 Change of Legal Description and/or Sale of Land
477520	65 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,000	100 Change of Legal Description and/or Sale of Land
477535	71 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,000	100 Change of Legal Description and/or Sale of Land
477550	77 Moishe Circuit Springvale	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
151235	4/25 Mons Parade Noble Park	\$ 235,000	\$ 360,000	\$ 15,000	\$ 275,000	\$ 365,000	\$ 18,250	120.3 Change Of Rating Category
187865	5 Woodeneers Street Noble Park	\$ 450,000	\$ 450,000	\$ 22,500	\$ 450,000	\$ 790,000	\$ 39,500	110.2 Erection/Construction Of Buildings
259030	72 Neasham Drive Dandenong North	\$ 360,000	\$ 360,000	\$ 15,000	\$ 360,000	\$ 700,000	\$ 35,000	110.2 Erection/Construction Of Buildings
487120	1 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 390,000	\$ 390,000	\$ 19,500	100 Change of Legal Description and/or Sale of Land
487125	3 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000	\$ 17,000	100 Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
487130	5 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 345,000	\$ 345,000	\$ 17,250	100 Change of Legal Description and/or Sale of Land
487135	7 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 385,000	\$ 385,000	\$ 18,250	100 Change of Legal Description and/or Sale of Land
487185	8 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 2,850,000	\$ 2,850,000	\$ 142,500	100 Change of Legal Description and/or Sale of Land
487140	9 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 365,000	\$ 365,000	\$ 18,250	100 Change of Legal Description and/or Sale of Land
487145	11 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 345,000	\$ 345,000	\$ 17,250	100 Change of Legal Description and/or Sale of Land
487190	12 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 1,230,000	\$ 1,230,000	\$ 61,500	100 Change of Legal Description and/or Sale of Land
487150	13 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000	\$ 17,000	100 Change of Legal Description and/or Sale of Land
487155	15 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000	\$ 17,000	100 Change of Legal Description and/or Sale of Land
487160	17 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000	\$ 17,000	100 Change of Legal Description and/or Sale of Land
487165	19 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000	\$ 17,000	100 Change of Legal Description and/or Sale of Land
487170	21 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 345,000	\$ 345,000	\$ 17,250	100 Change of Legal Description and/or Sale of Land
487175	23 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 365,000	\$ 365,000	\$ 18,250	100 Change of Legal Description and/or Sale of Land
487445	25 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 385,000	\$ 385,000	\$ 19,250	100 Change of Legal Description and/or Sale of Land
487450	27 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100 Change of Legal Description and/or Sale of Land
487455	29 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100 Change of Legal Description and/or Sale of Land
487460	31 Northumberland Drive Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100 Change of Legal Description and/or Sale of Land
259275	29 Oakwood Avenue Dandenong North	\$ 350,000	\$ 350,000	\$ 17,500	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
486210	29 Oakwood Avenue Dandenong North	\$ -	\$ -	\$ -	\$ 118,000	\$ 425,000	\$ 21,250	120.4 Erection/Construction Of Buildings
489800	11 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 25,000	100 Change of Legal Description and/or Sale of Land
500005	12 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100 Change of Legal Description and/or Sale of Land
489805	13 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 550,000	\$ 550,000	\$ 27,500	100 Change of Legal Description and/or Sale of Land
500000	14 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100 Change of Legal Description and/or Sale of Land
489810	15 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 25,000	100 Change of Legal Description and/or Sale of Land
489895	16 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100 Change of Legal Description and/or Sale of Land
489815	17 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 25,000	100 Change of Legal Description and/or Sale of Land
489890	18 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 390,000	\$ 390,000	\$ 19,500	100 Change of Legal Description and/or Sale of Land
489820	19 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 560,000	\$ 560,000	\$ 28,000	100 Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
499870	20 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100 Change of Legal Description and/or Sale of Land
499825	21 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 25,000	100 Change of Legal Description and/or Sale of Land
499865	22 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 375,000	\$ 375,000	\$ 18,750	100 Change of Legal Description and/or Sale of Land
499830	23 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 25,000	100 Change of Legal Description and/or Sale of Land
499860	24 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100 Change of Legal Description and/or Sale of Land
499835	25 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 560,000	\$ 560,000	\$ 28,000	100 Change of Legal Description and/or Sale of Land
499840	27 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 25,000	100 Change of Legal Description and/or Sale of Land
499845	29 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 560,000	\$ 560,000	\$ 28,000	100 Change of Legal Description and/or Sale of Land
499840	30 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100 Change of Legal Description and/or Sale of Land
499850	31 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 25,000	100 Change of Legal Description and/or Sale of Land
499845	32 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100 Change of Legal Description and/or Sale of Land
499810	33 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 25,000	100 Change of Legal Description and/or Sale of Land
499815	35 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 560,000	\$ 560,000	\$ 28,000	100 Change of Legal Description and/or Sale of Land
499830	41 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 570,000	\$ 570,000	\$ 28,500	100 Change of Legal Description and/or Sale of Land
499835	43 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 710,000	\$ 710,000	\$ 35,500	100 Change of Legal Description and/or Sale of Land
486870	34 Oppenheim Way Dandenong South	\$ 880,000	\$ 880,000	\$ 44,000	\$ 880,000	\$ 1,860,000	\$ 148,800	310.5 Erection/Construction Of Buildings
473870	1/3 Ordish Road Dandenong South	\$ 570,000	\$ 3,330,000	\$ 280,000	\$ -	\$ -	\$ -	010 Change In Occupancy Affecting NAV
503230	Building 1 SE 1/3 Ordish Road Dandenong South	\$ -	\$ -	\$ -	\$ 359,000	\$ 2,100,000	\$ 176,000	221 Change In Occupancy Affecting NAV
503235	Building 1 SE 2/3 Ordish Road Dandenong South	\$ -	\$ -	\$ -	\$ 211,000	\$ 1,230,000	\$ 104,000	221 Change In Occupancy Affecting NAV
471475	21 Orlando Crescent Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 435,000	\$ 660,000	\$ 32,500	110.2 Erection/Construction Of Buildings
499245	50 Osborne Avenue Springvale	\$ 5,700,000	\$ 5,700,000	\$ 285,000	\$ 2,040,000	\$ 2,040,000	\$ 102,000	101 Erection/Construction Of Buildings
316135	4 Osborne Street Dandenong	\$ 420,000	\$ 470,000	\$ 23,500	\$ 420,000	\$ 420,000	\$ 21,000	100 Demolition of Improvements
498710	42 Pacific Drive Keysborough	\$ -	\$ -	\$ -	\$ 1,318,000	\$ 3,340,000	\$ 252,000	310.5 Erection/Construction Of Buildings
456140	42-50 Pacific Drive Keysborough	\$ 2,636,000	\$ 2,636,000	\$ 131,800	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
498715	48 Pacific Drive Keysborough	\$ -	\$ -	\$ -	\$ 1,318,000	\$ 3,340,000	\$ 252,000	310.5 Erection/Construction Of Buildings
483020	15 Patricia Loop Keysborough	\$ 450,000	\$ 450,000	\$ 22,500	\$ 450,000	\$ 890,000	\$ 44,500	110.2 Erection/Construction Of Buildings
483305	42 Patricia Loop Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 790,000	\$ 39,500	110.2 Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

COUNCIL REPORT
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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
206600	98 Perry Road Keysborough	\$ 4,047,000	\$ 4,047,000	\$ 202,350	\$ -	\$ -	\$ -	010 Change of Legal Description and/or Sale of Land
217695	109-117 Perry Road Keysborough	\$ 4,068,000	\$ 4,068,000	\$ 203,400	\$ -	\$ -	\$ -	010 Change of Legal Description and/or Sale of Land
358545	Ethane Pipeline Perry Road Keysborough	\$ 575,000	\$ 1,830,000	\$ 91,500	\$ 575,000	\$ 1,830,000	\$ 91,500	613 Change Of Rating Category
358540	W A G Pipeline Perry Road Keysborough	\$ 1,400,000	\$ 1,635,000	\$ 81,750	\$ 1,400,000	\$ 1,635,000	\$ 81,750	613 Change Of Rating Category
487475	5 Petunia Drive Keysborough	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 700,000	\$ 35,000	110.2 Erection/Construction Of Buildings
487775	19 Petunia Drive Keysborough	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 690,000	\$ 34,500	110.2 Erection/Construction Of Buildings
491795	20 Petunia Drive Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 770,000	\$ 38,500	110.2 Erection/Construction Of Buildings
487670	24 Petunia Drive Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 830,000	\$ 41,500	110.2 Erection/Construction Of Buildings
487680	28 Petunia Drive Keysborough	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 680,000	\$ 34,000	110.2 Erection/Construction Of Buildings
487640	33 Petunia Drive Keysborough	\$ 500,000	\$ 500,000	\$ 25,000	\$ 500,000	\$ 880,000	\$ 44,000	110.2 Erection/Construction Of Buildings
487715	42 Petunia Drive Keysborough	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 870,000	\$ 43,500	110.2 Erection/Construction Of Buildings
492140	4 Pleasant Way Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 780,000	\$ 39,000	110.2 Erection/Construction Of Buildings
492130	5 Pleasant Way Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 780,000	\$ 39,000	110.2 Erection/Construction Of Buildings
492145	6 Pleasant Way Keysborough	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 820,000	\$ 41,000	110.2 Erection/Construction Of Buildings
492065	19 Pleasant Way Keysborough	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 570,000	\$ 28,500	110.2 Erection/Construction Of Buildings
318685	120 Princes Highway Dandenong	\$ -	\$ -	\$ -	\$ 1,650,000	\$ 2,600,000	\$ 130,000	150.1 Formerly Non Rated Now Rated
503275	169-173 Princes Highway Dandenong	\$ -	\$ -	\$ -	\$ 1,244,000	\$ 2,960,000	\$ 234,000	284 Change In Occupancy Affecting NAV
361815	169-179 Princes Highway Dandenong	\$ 1,583,000	\$ 3,800,000	\$ 300,000	\$ -	\$ -	\$ -	010 Change In Occupancy Affecting NAV
503280	175-179 Princes Highway Dandenong	\$ -	\$ -	\$ -	\$ 349,000	\$ 830,000	\$ 66,000	214.2 Change In Occupancy Affecting NAV
503370	556-576 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 3,900,000	\$ 7,540,000	\$ 759,300	320.3 Change In Occupancy Affecting NAV
431635	556-598 Princes Highway Noble Park North	\$ 4,730,000	\$ 9,070,000	\$ 915,500	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
498800	1/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 89,000	\$ 190,000	\$ 14,600	310.5 Erection/Construction Of Buildings
498805	2/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 149,000	\$ 330,000	\$ 24,600	310.5 Erection/Construction Of Buildings
498810	3/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 179,000	\$ 390,000	\$ 29,600	310.5 Erection/Construction Of Buildings
498815	4/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 195,000	\$ 430,000	\$ 32,100	310.5 Erection/Construction Of Buildings
498820	5/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 271,000	\$ 590,000	\$ 44,700	310.5 Erection/Construction Of Buildings
498825	6/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 73,000	\$ 160,000	\$ 12,100	310.5 Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

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Supplementary Valuation - 2018 01
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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
498830	7/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 112,000	\$ 240,000	\$ 18,400	310.5 Erection/Construction Of Buildings
498835	8/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 87,000	\$ 190,000	\$ 14,400	310.5 Erection/Construction Of Buildings
498840	9/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 216,000	\$ 470,000	\$ 35,700	310.5 Erection/Construction Of Buildings
498845	10/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 272,000	\$ 590,000	\$ 44,900	310.5 Erection/Construction Of Buildings
498850	11/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 284,000	\$ 580,000	\$ 43,800	310.5 Erection/Construction Of Buildings
498855	12/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 215,000	\$ 470,000	\$ 35,400	310.5 Erection/Construction Of Buildings
498860	13/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 87,000	\$ 190,000	\$ 14,400	310.5 Erection/Construction Of Buildings
498865	14/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 66,000	\$ 140,000	\$ 10,800	310.5 Erection/Construction Of Buildings
498870	15/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 101,000	\$ 220,000	\$ 16,700	310.5 Erection/Construction Of Buildings
498875	16/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 56,000	\$ 120,000	\$ 9,200	310.5 Erection/Construction Of Buildings
498880	17/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 61,000	\$ 130,000	\$ 10,000	310.5 Erection/Construction Of Buildings
498885	18/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 82,000	\$ 180,000	\$ 13,500	310.5 Erection/Construction Of Buildings
498890	19/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 88,000	\$ 190,000	\$ 14,600	310.5 Erection/Construction Of Buildings
498895	20/578-598 Princes Highway Noble Park North	\$ -	\$ -	\$ -	\$ 107,000	\$ 230,000	\$ 17,700	310.5 Erection/Construction Of Buildings
362010	13 Purdy Avenue Dandenong	\$ 410,000	\$ 410,000	\$ 20,500	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
494805	1/13 Purdy Avenue Dandenong	\$ -	\$ -	\$ -	\$ 140,000	\$ 390,000	\$ 19,500	120.4 Erection/Construction Of Buildings
494810	2/13 Purdy Avenue Dandenong	\$ -	\$ -	\$ -	\$ 130,000	\$ 370,000	\$ 18,500	120.4 Erection/Construction Of Buildings
494815	3/13 Purdy Avenue Dandenong	\$ -	\$ -	\$ -	\$ 135,000	\$ 380,000	\$ 19,000	120.4 Erection/Construction Of Buildings
494905	1 Queen Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 425,000	\$ 21,250	120.4 Change of Legal Description and/or Sale of Land
494910	3 Queen Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 420,000	\$ 21,000	120.4 Change of Legal Description and/or Sale of Land
494915	5 Queen Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 420,000	\$ 21,000	120.4 Change of Legal Description and/or Sale of Land
494920	7 Queen Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 415,000	\$ 20,750	120.4 Change of Legal Description and/or Sale of Land
494925	9 Queen Street Dandenong	\$ -	\$ -	\$ -	\$ 102,000	\$ 430,000	\$ 21,500	120.4 Change of Legal Description and/or Sale of Land
494930	11 Queen Street Dandenong	\$ -	\$ -	\$ -	\$ 104,000	\$ 435,000	\$ 21,750	120.4 Change of Legal Description and/or Sale of Land
494935	13 Queen Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 420,000	\$ 21,000	120.4 Change of Legal Description and/or Sale of Land
494940	15 Queen Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 415,000	\$ 20,750	120.4 Change of Legal Description and/or Sale of Land
494945	17 Queen Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 420,000	\$ 21,000	120.4 Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
494950	19 Queen Street Dandenong	\$ -	\$ -	\$ -	100,000 \$	425,000 \$	21,250 \$	120.4 Change of Legal Description and/or Sale of Land
362840	228-230 Railway Parade Noble Park	\$ 280,000	\$ 380,000	\$ 22,300	280,000 \$	380,000 \$	22,300 \$	220 Change Of Rating Category
319565	42 Raymond Street Dandenong	\$ 420,000	\$ 420,000	\$ 21,000	420,000 \$	790,000 \$	39,500 \$	110.2 Erection/Construction Of Buildings
120100	35A Regent Avenue Springvale	\$ 600,000	\$ 860,000	\$ 43,000	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
503365	35A Regent Avenue Springvale	\$ -	\$ -	\$ -	255,000 \$	570,000 \$	28,500 \$	120.4 Change in Occupancy Affecting NAV
474070	35B Regent Avenue Springvale	\$ -	\$ -	\$ -	280,000 \$	570,000 \$	28,500 \$	120.4 Erection/Construction Of Buildings
487605	3 Ridgmont Way Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	420,000 \$	790,000 \$	39,500 \$	110.2 Erection/Construction Of Buildings
493875	17 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	130,000 \$	540,000 \$	27,000 \$	120.4 Change of Legal Description and/or Sale of Land
493800	18 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	130,000 \$	540,000 \$	27,000 \$	120.4 Change of Legal Description and/or Sale of Land
493870	19 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	130,000 \$	540,000 \$	27,000 \$	120.4 Change of Legal Description and/or Sale of Land
493805	20 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	130,000 \$	540,000 \$	27,000 \$	120.4 Change of Legal Description and/or Sale of Land
493865	21 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	130,000 \$	540,000 \$	27,000 \$	120.4 Change of Legal Description and/or Sale of Land
493810	22 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	130,000 \$	540,000 \$	27,000 \$	120.4 Change of Legal Description and/or Sale of Land
493860	23 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	130,000 \$	540,000 \$	27,000 \$	120.4 Change of Legal Description and/or Sale of Land
493815	24 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	130,000 \$	540,000 \$	27,000 \$	120.4 Change of Legal Description and/or Sale of Land
493865	25 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	135,000 \$	550,000 \$	27,500 \$	120.4 Change of Legal Description and/or Sale of Land
493820	26 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	135,000 \$	550,000 \$	27,500 \$	120.4 Change of Legal Description and/or Sale of Land
493850	27 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	135,000 \$	550,000 \$	27,500 \$	120.4 Change of Legal Description and/or Sale of Land
493825	28 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	135,000 \$	550,000 \$	27,500 \$	120.4 Change of Legal Description and/or Sale of Land
493845	29 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	135,000 \$	550,000 \$	27,500 \$	120.4 Change of Legal Description and/or Sale of Land
493830	30 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	135,000 \$	550,000 \$	27,500 \$	120.4 Change of Legal Description and/or Sale of Land
493840	31 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	135,000 \$	550,000 \$	27,500 \$	120.4 Change of Legal Description and/or Sale of Land
493835	32 Rivulet Boulevard Springvale	\$ -	\$ -	\$ -	135,000 \$	550,000 \$	27,500 \$	120.4 Change of Legal Description and/or Sale of Land
364085	63 Robinson Street Dandenong	\$ 1,020,000	\$ 1,020,000	\$ 51,000	1,020,000 \$	1,020,000 \$	51,000 \$	220.2 Formerly Non Rated Now Rated
364090	65 Robinson Street Dandenong	\$ 1,120,000	\$ 1,120,000	\$ 56,000	1,120,000 \$	1,120,000 \$	56,000 \$	240.6 Formerly Non Rated Now Rated
364095	67 Robinson Street Dandenong	\$ 1,120,000	\$ 1,210,000	\$ 76,900	1,120,000 \$	1,210,000 \$	76,900 \$	221 Formerly Non Rated Now Rated
320460	72 Ross Street Dandenong	\$ 360,000	\$ 360,000	\$ 18,000	360,000 \$	940,000 \$	47,000 \$	110.2 Erection/Construction Of Buildings

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Pending Supp Reason	LCC Supp Reason
364920	33 Scott Street Dandenong	\$ 840,000	\$ 960,000	\$ 48,000	\$ 840,000	\$ 960,000	\$ 48,000	110.3 Formerly Non Rated Now Rated	
495190	73A Scott Street Dandenong	\$ -	\$ -	\$ -	\$ 140,000	\$ 380,000	\$ 19,000	120.4 Erection/Construction Of Buildings	
501780	1 Season Grove Keysborough	\$ -	\$ -	\$ -	\$ 445,000	\$ 445,000	\$ 22,250	100 Change of Legal Description and/or Sale of Land	
501785	3 Season Grove Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land	
501790	5 Season Grove Keysborough	\$ -	\$ -	\$ -	\$ 415,000	\$ 415,000	\$ 20,750	100 Change of Legal Description and/or Sale of Land	
195155	28 Sharon Road Springvale South	\$ 450,000	\$ 550,000	\$ 27,500	\$ 450,000	\$ 450,000	\$ 22,500	100 Demolition of Improvements	
495155	59A Sharon Road Springvale South	\$ -	\$ -	\$ -	\$ 255,000	\$ 550,000	\$ 27,500	120.4 Erection/Construction Of Buildings	
481785	11-15 Smeaton Avenue Dandenong South	\$ -	\$ -	\$ -	\$ 390,000	\$ 390,000	\$ 19,500	300 Change of Legal Description and/or Sale of Land	
479745	51-55 Smeaton Avenue Dandenong South	\$ 1,393,000	\$ 1,393,000	\$ 69,650	\$ 1,393,000	\$ 3,720,000	\$ 318,000	310.5 Erection/Construction Of Buildings	
487050	24 Soisbury Crescent Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 650,000	\$ 32,500	110.2 Erection/Construction Of Buildings	
486985	49 Soisbury Crescent Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 680,000	\$ 34,000	110.2 Erection/Construction Of Buildings	
263835	4 Springfield Court Noble Park North	\$ 340,000	\$ 390,000	\$ 19,500	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings	
496240	1/4 Springfield Court Noble Park North	\$ -	\$ -	\$ -	\$ 155,000	\$ 330,000	\$ 16,500	120.3 Charge In Occupancy Affecting NAV	
496245	2/4 Springfield Court Noble Park North	\$ -	\$ -	\$ -	\$ 185,000	\$ 390,000	\$ 19,500	120.3 Erection/Construction Of Buildings	
229790	19/134-142 Springvale Road Springvale	\$ 249,000	\$ 520,000	\$ 31,000	\$ 249,000	\$ 520,000	\$ 31,000	310.3 Formerly Non Rated Now Rated	
221065	723-731 Springvale Road Keysborough	\$ 3,200,000	\$ 3,200,000	\$ 160,000	\$ 3,080,000	\$ 3,080,000	\$ 154,000	210.7 Erection/Construction Of Buildings	
503300	Advertising Sign 723 Springvale Road Keysborough	\$ -	\$ -	\$ -	\$ 120,000	\$ 220,000	\$ 39,600	290.2 Erection/Construction Of Buildings	
125775	72 St Johns Avenue Springvale	\$ 730,000	\$ 730,000	\$ 36,500	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings	
493030	1/72 St Johns Avenue Springvale	\$ -	\$ -	\$ -	\$ 185,000	\$ 490,000	\$ 24,500	120.4 Erection/Construction Of Buildings	
493035	2/72 St Johns Avenue Springvale	\$ -	\$ -	\$ -	\$ 180,000	\$ 480,000	\$ 24,000	120.4 Erection/Construction Of Buildings	
493040	3/72 St Johns Avenue Springvale	\$ -	\$ -	\$ -	\$ 175,000	\$ 470,000	\$ 23,500	120.4 Erection/Construction Of Buildings	
493045	4/72 St Johns Avenue Springvale	\$ -	\$ -	\$ -	\$ 185,000	\$ 500,000	\$ 25,000	120.4 Erection/Construction Of Buildings	
421130	17 Stamford Avenue Keysborough	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 980,000	\$ 49,000	110.2 Erection/Construction Of Buildings	
222015	66 Stanley Road Keysborough	\$ 3,110,000	\$ 3,110,000	\$ 155,500	\$ 3,110,000	\$ 3,110,000	\$ 155,500	100 Demolition of Improvements	
222045	70 Stanley Road Keysborough	\$ 2,630,000	\$ 2,630,000	\$ 131,500	\$ 2,630,000	\$ 2,630,000	\$ 131,500	100 Demolition of Improvements	
222065	144 Stanley Road Keysborough	\$ 4,165,000	\$ 4,323,000	\$ 216,150	\$ 4,165,000	\$ 4,165,000	\$ 208,250	102 Demolition of Improvements	
501750	154 Stanley Road Keysborough	\$ -	\$ -	\$ -	\$ 425,000	\$ 425,000	\$ 21,250	100 Change of Legal Description and/or Sale of Land	

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
501755	156 Stanley Road Keysborough	\$ -	\$ -	\$ -	\$ 425,000	\$ 425,000	\$ 21,250	100 Change of Legal Description and/or Sale of Land
501760	158 Stanley Road Keysborough	\$ -	\$ -	\$ -	\$ 425,000	\$ 425,000	\$ 21,250	100 Change of Legal Description and/or Sale of Land
501765	160 Stanley Road Keysborough	\$ -	\$ -	\$ -	\$ 450,000	\$ 450,000	\$ 22,500	100 Change of Legal Description and/or Sale of Land
501770	162 Stanley Road Keysborough	\$ -	\$ -	\$ -	\$ 450,000	\$ 450,000	\$ 22,500	100 Change of Legal Description and/or Sale of Land
501775	164 Stanley Road Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100 Change of Legal Description and/or Sale of Land
196665	7 Siella Avenue Noble Park	\$ 540,000	\$ 630,000	\$ 31,500	\$ 540,000	\$ 540,000	\$ 27,000	100 Demolition of Improvements
443355	27 Stephen Road Dandenong South	\$ 234,000	\$ 650,000	\$ 42,400	\$ -	\$ -	\$ -	010 Change in Occupancy Affecting NAV
503220	1/27 Stephen Road Dandenong South	\$ -	\$ -	\$ -	\$ 117,000	\$ 320,000	\$ 21,400	310.5 Change in Occupancy Affecting NAV
503225	2/27 Stephen Road Dandenong South	\$ -	\$ -	\$ -	\$ 117,000	\$ 320,000	\$ 21,400	310.5 Change in Occupancy Affecting NAV
197020	19 Stuart Street Noble Park	\$ 630,000	\$ 630,000	\$ 31,500	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
489580	1/19 Stuart Street Noble Park	\$ -	\$ -	\$ -	\$ 90,000	\$ 405,000	\$ 20,250	120.4 Erection/Construction Of Buildings
489585	2/19 Stuart Street Noble Park	\$ -	\$ -	\$ -	\$ 92,000	\$ 410,000	\$ 20,500	120.4 Erection/Construction Of Buildings
489590	3/19 Stuart Street Noble Park	\$ -	\$ -	\$ -	\$ 92,000	\$ 410,000	\$ 20,500	120.4 Erection/Construction Of Buildings
489595	4/19 Stuart Street Noble Park	\$ -	\$ -	\$ -	\$ 92,000	\$ 410,000	\$ 20,500	120.4 Erection/Construction Of Buildings
489600	5/19 Stuart Street Noble Park	\$ -	\$ -	\$ -	\$ 92,000	\$ 410,000	\$ 20,500	120.4 Erection/Construction Of Buildings
489605	6/19 Stuart Street Noble Park	\$ -	\$ -	\$ -	\$ 84,000	\$ 375,000	\$ 18,750	120.4 Erection/Construction Of Buildings
489610	7/19 Stuart Street Noble Park	\$ -	\$ -	\$ -	\$ 82,000	\$ 365,000	\$ 18,250	120.4 Erection/Construction Of Buildings
235020	2/33 Stuart Street Noble Park	\$ 340,000	\$ 460,000	\$ 23,000	\$ 340,000	\$ 460,000	\$ 23,000	110.3 Formerly Non Rated Now Rated
321865	5 Stud Road Dandenong	\$ 620,000	\$ 650,000	\$ 32,500	\$ 680,000	\$ 680,000	\$ 34,000	100 Demolition of Improvements
503365	Coffee Shop 158-164 Stud Road Dandenong	\$ -	\$ -	\$ -	\$ 470,000	\$ 800,000	\$ 52,000	210.4 Erection/Construction Of Buildings
387465	Service Station 158-164 Stud Road Dandenong	\$ 2,200,000	\$ 2,960,000	\$ 192,400	\$ 1,730,000	\$ 2,960,000	\$ 192,400	215 Change in Occupancy Affecting NAV
287695	247 Stud Road Dandenong North	\$ 380,000	\$ 480,000	\$ 24,000	\$ 380,000	\$ 380,000	\$ 19,000	100 Demolition of Improvements
324365	18 Suzanne Street Dandenong	\$ 360,000	\$ 440,000	\$ 22,000	\$ 365,000	\$ 365,000	\$ 18,250	100 Demolition of Improvements
493770	8 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 560,000	\$ 28,000	120.4 Change of Legal Description and/or Sale of Land
493775	10 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 560,000	\$ 28,000	120.4 Change of Legal Description and/or Sale of Land
493780	12 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 560,000	\$ 28,000	120.4 Change of Legal Description and/or Sale of Land
493785	14 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 550,000	\$ 27,500	120.4 Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
493790	16 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 550,000	\$ 27,500	120.4 Change of Legal Description and/or Sale of Land
493960	17 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 560,000	\$ 28,000	120.4 Change of Legal Description and/or Sale of Land
493795	18 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 560,000	\$ 28,000	120.4 Change of Legal Description and/or Sale of Land
493955	19 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 560,000	\$ 28,000	120.4 Change of Legal Description and/or Sale of Land
493960	21 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 560,000	\$ 28,000	120.4 Change of Legal Description and/or Sale of Land
493945	23 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 560,000	\$ 28,000	120.4 Change of Legal Description and/or Sale of Land
493940	25 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 560,000	\$ 28,000	120.4 Change of Legal Description and/or Sale of Land
493935	27 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 560,000	\$ 28,000	120.4 Change of Legal Description and/or Sale of Land
493930	29 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 560,000	\$ 28,000	120.4 Change of Legal Description and/or Sale of Land
493925	31 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 560,000	\$ 28,000	120.4 Change of Legal Description and/or Sale of Land
368685	31 Tarene Street Dandenong	\$ 360,000	\$ 360,000	\$ 19,000	\$ 360,000	\$ 910,000	\$ 45,500	110.2 Erection/Construction Of Buildings
443885	73-85 Thomas Murrell Crescent Dandenong South	\$ 1,876,000	\$ 1,876,000	\$ 93,800	\$ 1,876,000	\$ 8,330,000	\$ 427,600	310.5 Erection/Construction Of Buildings
369405	3/42-52 Thomas Street Dandenong	\$ 121,000	\$ 280,000	\$ 16,600	\$ 121,000	\$ 280,000	\$ 16,600	220.1 Formerly Non Rated Now Rated
369410	4/42-52 Thomas Street Dandenong	\$ 220,000	\$ 480,000	\$ 30,200	\$ 220,000	\$ 480,000	\$ 30,200	220.1 Formerly Non Rated Now Rated
369415	5/42-52 Thomas Street Dandenong	\$ 220,000	\$ 480,000	\$ 30,200	\$ 220,000	\$ 480,000	\$ 30,200	220.1 Formerly Non Rated Now Rated
492180	30 Tyers Lane Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 770,000	\$ 38,500	110.2 Erection/Construction Of Buildings
492455	32 Tyers Lane Keysborough	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 960,000	\$ 48,000	110.2 Erection/Construction Of Buildings
489935	105 Tyers Lane Keysborough	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 960,000	\$ 48,000	110.2 Erection/Construction Of Buildings
126700	1 Vardon Street Springvale	\$ 490,000	\$ 550,000	\$ 27,500	\$ -	\$ -	\$ -	010 Demolition of Improvements
502390	1 Vardon Street Springvale	\$ -	\$ -	\$ -	\$ 980,000	\$ 980,000	\$ 49,000	100 Demolition of Improvements
126705	3 Vardon Street Springvale	\$ 510,000	\$ 570,000	\$ 28,500	\$ -	\$ -	\$ -	010 Demolition of Improvements
127330	32-40 View Road Springvale	\$ 10,590,000	\$ 10,590,000	\$ 529,500	\$ 10,590,000	\$ 10,590,000	\$ 529,500	101 Formerly Non Rated Now Rated
477650	3 Warner Way Springvale	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 25,000	100 Change of Legal Description and/or Sale of Land
477670	4 Warner Way Springvale	\$ -	\$ -	\$ -	\$ 375,000	\$ 375,000	\$ 18,750	100 Change of Legal Description and/or Sale of Land
478705	5 Warner Way Springvale	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
501795	29 Waterfront Way Keysborough	\$ -	\$ -	\$ -	\$ 410,000	\$ 410,000	\$ 20,500	100 Change of Legal Description and/or Sale of Land
501800	31 Waterfront Way Keysborough	\$ -	\$ -	\$ -	\$ 410,000	\$ 410,000	\$ 20,500	100 Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC Supp Reason
501805	33 Waterfront Way Keysborough	\$ -	\$ -	\$ -	\$ 440,000	\$ 440,000	\$ 22,000	100 Change of Legal Description and/or Sale of Land
492350	12 Weatherall Way Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 780,000	\$ 39,000	110.2 Erection/Construction Of Buildings
499780	123 Westwood Boulevard Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100 Change of Legal Description and/or Sale of Land
499785	125 Westwood Boulevard Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100 Change of Legal Description and/or Sale of Land
499790	127 Westwood Boulevard Keysborough	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100 Change of Legal Description and/or Sale of Land
499795	129 Westwood Boulevard Keysborough	\$ -	\$ -	\$ -	\$ 580,000	\$ 580,000	\$ 29,000	100 Change of Legal Description and/or Sale of Land
471685	133-147 Westwood Boulevard Keysborough	\$ 1,360,000	\$ 1,360,000	\$ 68,000	\$ -	\$ -	\$ -	010 Change of Legal Description and/or Sale of Land
497290	Reserve 133 Westwood Boulevard Keysborough	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	638.4 Change of Legal Description and/or Sale of Land
496225	177 Whiteside Street Springvale	\$ -	\$ -	\$ -	\$ 180,000	\$ 350,000	\$ 17,500	120.3 Change in Occupancy Affecting NAV
496230	277 Whiteside Street Springvale	\$ -	\$ -	\$ -	\$ 285,000	\$ 500,000	\$ 25,000	120.4 Erection/Construction Of Buildings
129240	7 Whiteside Street Springvale	\$ 440,000	\$ 520,000	\$ 26,000	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
129450	35 Whitworth Avenue Springvale	\$ 500,000	\$ 500,000	\$ 25,000	\$ -	\$ -	\$ -	010 Erection/Construction Of Buildings
494275	1/35 Whitworth Avenue Springvale	\$ -	\$ -	\$ -	\$ 180,000	\$ 450,000	\$ 22,500	120.4 Erection/Construction Of Buildings
494280	2/35 Whitworth Avenue Springvale	\$ -	\$ -	\$ -	\$ 175,000	\$ 440,000	\$ 22,000	120.4 Erection/Construction Of Buildings
494285	3/35 Whitworth Avenue Springvale	\$ -	\$ -	\$ -	\$ 140,000	\$ 350,000	\$ 17,500	120.3 Erection/Construction Of Buildings
326240	1 William Avenue Dandenong	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 860,000	\$ 43,000	110.2 Erection/Construction Of Buildings
499485	1 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100 Change of Legal Description and/or Sale of Land
499480	3 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 590,000	\$ 590,000	\$ 29,500	100 Change of Legal Description and/or Sale of Land
499430	4 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100 Change of Legal Description and/or Sale of Land
499475	5 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499425	6 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100 Change of Legal Description and/or Sale of Land
499470	7 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499420	8 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499465	9 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100 Change of Legal Description and/or Sale of Land
499415	10 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499460	11 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 490,000	\$ 490,000	\$ 24,500	100 Change of Legal Description and/or Sale of Land
499410	12 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100 Change of Legal Description and/or Sale of Land

2.4.1 Supplementary Valuation Return 2018-1 (Cont.)

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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
489465	13 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	100	Change of Legal Description and/or Sale of Land
489450	15 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100	Change of Legal Description and/or Sale of Land
489400	16 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,500	100	Change of Legal Description and/or Sale of Land
489445	17 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100	Change of Legal Description and/or Sale of Land
TOTALS:		\$ 262,937,700	\$ 338,734,700	\$ 19,941,545	\$ 374,010,900	\$ 566,896,700	\$ 32,985,395		

2.5 OTHER

2.5.1 Council Instrument of Delegation to Members of Staff

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	S6 Instrument of Delegation to Members of Council Staff

Report Summary

Section 98(6) of the *Local Government Act 1989* (LGA) requires that a Council must review all delegations which are in force and have been made by Council directly to staff within twelve months after a general election.

The last review of Council's delegations made directly to members of staff was conducted in October 2014. A number of legislative and organisational changes have occurred since that time and the new Instrument of Delegation provided in Attachment 1 reflects those changes.

Recommendation Summary

This report recommends that Council approves the Instrument of Delegation (S6) provided in Attachment 1 to this report.

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)**Background**

Council, as a statutory body, is responsible for carrying out various duties, functions and powers under a range of state legislation and Council's Local Laws.

Council, and also the Chief Executive Officer (CEO), may delegate many duties, functions and powers to council officers, particularly those of an administrative or operational nature, those that require officers with certain qualifications to undertake them and those which generally do not require formal Council consideration. Delegation is an important administrative tool which allows for the efficient and effective function of the organisation.

Council has several Instruments of Delegation that provide authority to council officers to perform certain powers, functions and duties. These are:

1. Instrument of Delegation by Council to the CEO;
2. **Instrument of Delegation by Council to Members of Staff;**
3. Instrument of Sub-Delegation by the CEO to Members of Staff;
4. Instrument of Delegation by the CEO for VicSmart Applications made under the *Planning and Environment Act 1987*; and
5. Instrument of Financial Delegation by the CEO to Members of Staff.

This report specifically deals with the item highlighted above under Point (2) titled Instrument of Delegation by Council to Members of Staff. In relation to this Instrument, section 98(1) of the LGA allows Council, by Instrument of Delegation, to delegate directly to a member of council staff any power, duty or function of a Council under the LGA or any other Act. In this instance, it is presumed under the related legislation, that a power cannot be sub-delegated by the CEO and this means it is necessary for the delegation to come directly from Council to staff members; i.e., the legislation that covers these areas of delegation includes a specific provision for Council to act and/or delegate and therefore, Council must in turn delegate that power, duty or function specifically and directly to members of staff.

The following Acts and Regulations contain provisions that require direct delegations to council staff by Council.

- *Domestic Animals Act 1994*
- *Environment Protection Act 1970*
- *Food Act 1984*
- *Heritage Act 1995*
- *Planning and Environment Act 1987*
- *Rail Safety (Local Operations) Act 2006*
- *Residential Tenancies Act 1997*
- *Road Management Act 2004*
- *Planning and Environment Regulations 2015*
- *Planning and Environment (Fees) Regulations 2016*

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

- *Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010*
- *Road Management (General) Regulations 2016*
- *Road Management (Works and Infrastructure) Regulations 2015*

Legislative changes that have been made since October 2014 are as follows:

- Several new duties and powers have been added to the *Planning and Environment Act 1987* and amendments have been made to allow for infrastructure contribution plans to be included in a planning scheme.
- Interim regulations for fees for Planning and Environment legislation has now been consolidated into the *Planning and Environment (Fees) Regulations 2016*.
- The power to refuse to renew a registration has been added to the *Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010*.
- The *Rail Safety Act 2006* has been renamed the *Rail Safety (Local Operations) Act 2006*.
- The *Road Management (General) Regulations 2005* have been extended and updated to become the *Road Management (Regulations) 2016*.
- The *Road Management (Works and Infrastructure) Regulations 2006* have been extended and updated to become the *Road Management (Works and Infrastructure) Regulations 2015*.

The Instrument of Delegation required for the effective operation of the duties, powers and functions required under the above Acts is provided for Council to approve in Attachment 1. This document also reflects any structural changes that have occurred within the organisation since October 2014.

Review of Other Instruments of Delegation

Section 98(3) of the LGA provides that the Instrument of Delegation to the Chief Executive Officer (CEO) allows the CEO to sub-delegate a power of Council to a member of council staff. This power of sub-delegation allows the CEO to issue and revoke Instruments of Delegation without the need to resubmit the issue to Council. The current CEO was provided the power to sub-delegate on 9 October 2006 and officers have been working effectively under Instruments of Sub-Delegation approved by the CEO since that time. A review of all current Instruments of Sub-Delegation is taking place and is scheduled to be completed by the end of November 2017. The Instruments of Sub-Delegation by the CEO to council staff (including Financial and VicSmart Application Instruments of Delegation) are not required to be approved by Council, however they are made available via Council's intranet for Councillors to view at all times. All of Council's delegation documents are also kept in accordance with section 98(4) of the LGA.

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Community Plan 'Imagine 2030' and Council Plan 2017-2021 – 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

Opportunity

- *Leadership by the Council* – The leading Council

Council Plan 2017-2021

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

Opportunity

- An open and effective Council

Related Council Policies

There are no policy implications involved in the power to delegate as duties, powers and functions are undertaken under provisions of associated legislation and are generally administrative or operational in nature and the amended Instrument of Delegation by Council to Members of Council Staff does not alter the direction of current policy or practice.

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

There are no financial implications associated with this report.

Consultation

This delegation review process received direct input from the Executive Management Team and Senior Managers across the organisation. The changes to the Instrument of Delegation by Council to Members of Council Staff are informed by the Delegation Subscription Service provided by Maddocks Lawyers.

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Recommendation

That in the exercise of powers conferred by section 98(1) of the *Local Government Act 1989* and other legislation referred to in Attachment 1 – S6 Instrument of Delegation to Members of Council Staff, Greater Dandenong City Council resolves that:

- 1. there be delegated to the members of council staff holding, acting in or performing the duties of the offices or positions referred to in the attached Instrument of Delegation to Members of Council Staff (Attachment 1), the powers, duties and functions set out in that Instrument, subject to any conditions and limitations specified in that Instrument;**
- 2. the Instrument of Delegation be signed and sealed and comes into force immediately the common seal of Council is affixed to the Instrument;**
- 3. on the coming into force of the Instrument, all previous delegations to members of council staff made directly by Council, other than to the Chief Executive Officer, are revoked; and**
- 4. the duties and functions set out in the Instrument must be performed, and the powers set out in the Instrument must be executed, in accordance with any guideline or policies of Council that it may from time to time adopt.**

MINUTE 428

Moved by: Cr Matthew Kirwan

Seconded by: Cr Loi Truong

That in the exercise of powers conferred by section 98(1) of the *Local Government Act 1989* and other legislation referred to in Attachment 1 – S6 Instrument of Delegation to Members of Council Staff, Greater Dandenong City Council resolves that:

- 1. there be delegated to the members of council staff holding, acting in or performing the duties of the offices or positions referred to in the attached Instrument of Delegation to Members of Council Staff (Attachment 1), the powers, duties and functions set out in that Instrument, subject to any conditions and limitations specified in that Instrument;**
- 2. the Instrument of Delegation be signed and sealed and comes into force immediately the common seal of Council is affixed to the Instrument;**
- 3. on the coming into force of the Instrument, all previous delegations to members of council staff made directly by Council, other than to the Chief Executive Officer, are revoked; and**

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

4. **the duties and functions set out in the Instrument must be performed, and the powers set out in the Instrument must be executed, in accordance with any guideline or policies of Council that it may from time to time adopt.**

CARRIED

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

OTHER

COUNCIL INSTRUMENT OF DELEGATION TO MEMBERS OF STAFF

ATTACHMENT 1

**S6 INSTRUMENT OF DELEGATION TO
MEMBERS OF COUNCIL STAFF**

PAGES 44 (including cover)

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

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)



City of Greater Dandenong Council

**Instrument of Delegation to
Members of Council Staff**

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)**Instrument of Delegation**

In exercise of the power conferred by section 98(1) of the *Local Government Act 1989* and the other legislation referred to in the attached Schedule, the Council:

1. delegates each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described opposite each such duty and/or function and/or power in column 4 of the Schedule;
2. records that references in the Schedule are as follows:
 - AORS: Administration Officer Regulatory Services -
 - CAM: Coordinator Asset Management -
 - CDE: Civil Development Engineer -
 - CE: Construction Engineer -
 - CEO: Chief Executive Officer -
 - CP: Coordinator Prosecutions -
 - CPC: Coordinator Planning Compliance -
 - CPH: Coordinator Public Health -
 - CStatP: Coordinator Statutory Planning -
 - CStratP: Coordinator Strategic, Design and Sustainability Planning -
 - DCPDA: Director City Planning, Design and Amenity -
 - DCS: Director Corporate Services -
 - DES: Director Engineering Services -
 - EHO: Environmental Health Officer -
 - GMGDB: Group Manager Greater Dandenong Business -
 - MACR: Manager Activity Centres Revitalisation -
 - MBS: Manager Building Services/Municipal Building Surveyor -
 - MCCS: Manager Communications & Customer Service -
 - MCPAI: Manager City Projects and Asset Improvement -
 - MFIT: Manager Finance & Information Technology -
 - MG: Manager Governance -
 - MISPP: Manager Infrastructure Services & Planning -
 - MPD: Manager Planning and Design -
 - MPPS: Manager People & Procurement Services -
 - MRS: Manager Regulatory Services -
 - MTCD: Manager Transport and Civil Development -
 - PCO: Planning Compliance Officer -
 - PStatP: Principal Statutory Planner -
 - PStratP: Principal Strategic Planner -
 - RPE: Road Planning Engineer -
 - SEHO: Senior Environmental Health Officer -
 - SStatP: Senior Statutory Planner -
 - SStratP: Senior Strategic Planner -
 - StatP: Statutory Planner -
 - StratP: Strategic Planner -
 - SULWFC: Service Unit Leader Works, Fleet & Cleansing -
 - TLRMOHS: Team Leader Risk Management & OHS -
 - TLStatP: Team Leader Statutory Planning -
 - TLStratP: Team Leader Strategic Planning -
 - WS: Works Supervisor -
3. declares that
 - 3.1 this Instrument of Delegation is authorised by a resolution of Council passed on 23 October 2017; and
 - 3.2 the delegation:

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

- (a) comes into force immediately the common seal of Council is affixed to this Instrument of Delegation;
- (b) remains in force until varied or revoked;
- (c) is subject to any conditions and limitations set out in sub-paragraph 3.3, and the Schedule; and
- (d) must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and

3.3 the delegate must not determine the issue, take the action or do the act or thing:

- (a) if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council; or
- (b) if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a:
 - (i) policy; or
 - (ii) strategy; or is
 - (iii) adopted by Council; or
- (c) if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of section 98(1)(a)-(f) (inclusive) of the Act or otherwise; or
- (d) the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff.

The Common Seal of the)
 Greater Dandenong City Council)
 was hereunto affixed in the presence of:)

..... Chief Executive Officer

..... Councillor

Dated: 23 October 2017

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

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2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

S6 Instrument of Delegation – Council to Members of Staff

Domestic Animals Act 1994			
Column 1	Column 2	Column 3	Column 4
Provision	Item Delegated	Conditions and Limitations	Delegate
s.41A(1)	power to declare a dog to be a menacing dog	Council may delegate this power to an authorised officer	DCPDA, MRS
Environment Protection Act 1970			
Column 1	Column 2	Column 3	Column 4
Provision	Item Delegated	Conditions and Limitations	Delegate
s.53M(3)	power to require further information		DCPDA, EHO, MRS, SEHO
s.53M(4)	duty to advise applicant that application is not to be dealt with		DCPDA, EHO, MRS, SEHO
s.53M(5)	duty to approve plans, issue permit or refuse permit	refusal must be ratified by council or it is of no effect	CPH, DCPDA, MRS
s.53M(6)	power to refuse to issue septic tank permit	refusal must be ratified by council or it is of no effect	CPH, DCPDA, MRS
s.53M(7)	duty to refuse to issue a permit in circumstances in (a)-(c)	refusal must be ratified by council or it is of no effect	CPH, DCPDA, MRS
Food Act 1984			
Column 1	Column 2	Column 3	Column 4
Provision	Item Delegated	Conditions and Limitations	Delegate
s.19(2)(a)	power to direct by written order that the food premises be put into a clean and sanitary condition	If section 19(1) applies	CPH, DCPDA, EHO, MRS, SEHO
s.19(2)(b)	power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	If section 19(1) applies	CPH, DCPDA, EHO, MRS, SEHO
s.19(3)	power to direct by written order that the food premises not be kept or used for the sale, or handling for sale, of any food, or for the preparation of any food, or for any other specified purpose, or for the use of any specified equipment or a specified process	If section 19(1) applies Only in relation to temporary food premises or mobile food premises	EHO, SEHO
s.19(4)(a)	power to direct that an order made under section 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, and (ii)	If section 19(1) applies	CPH, DCPDA, EHO, MRS, SEHO

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Food Act 1984			
	inform the public by notice in a published newspaper or otherwise		
s.19(6)(a)	duty to revoke any order under section 19 if satisfied that an order has been complied with	If section 19(1) applies	CPH, DCPDA, EHO, MRS, SEHO
s.19(6)(b)	duty to give written notice of revocation under section 19(6)(a) if satisfied that an order has been complied with	If section 19(1) applies	CPH, DCPDA, EHO, MRS, SEHO
s.19AA(2)	power to direct, by written order, that a person must take any of the actions described in (a)-(c).	where council is the registration authority	CPH, DCPDA, EHO, MRS, SEHO
s.19AA(4)(c)	power to direct, in an order made under s.19AA(2) or a subsequent written order, that a person must ensure that any food or class of food is not removed from the premises	Note: the power to direct the matters under s.19AA(4)(a) and (b) not capable of delegation and so such directions must be made by a Council resolution	CPH, DCPDA, EHO, MRS, SEHO
s.19AA(7)	duty to revoke order issued under s.19AA and give written notice of revocation, if satisfied that that order has been complied with	where council is the registration authority	CPH, DCPDA, EHO, MRS, SEHO
s.19CB(4)(b)	power to request copy of records	where council is the registration authority	CPH, DCPDA, EHO, MRS, SEHO
s.19E(1)(d)	power to request a copy of the food safety program	where council is the registration authority	CPH, EHO, SEHO
s.19GB	power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	where council is the registration authority	CPH, EHO, SEHO
s.19M(4)(a) & (5)	power to conduct a food safety audit and take actions where deficiencies are identified	where council is the registration authority	CPH, EHO, SEHO
s.19NA(1)	power to request food safety audit reports	where council is the registration authority	CPH, DCPDA, EHO, MRS
s.19U(3)	power to waive and vary the costs of a food safety audit if there are special circumstances		CPH, DCPDA, EHO, MRS, SEHO
s.19UA	power to charge fees for conducting a food safety assessment or inspection	except for an assessment required by a declaration under section 19C or an inspection under sections 38B(1)(c) or 39.	CPH, DCPDA, EHO, MRS, SEHO
s.19W	power to direct a proprietor of a food premises to comply with any requirement under Part IIIB	where council is the registration authority	CPH, DCPDA, EHO, MRS, SEHO
s.19W(3)(a)	power to direct a proprietor of a food premises to have staff at the premises undertake training or instruction	where council is the registration authority	CPH, DCPDA, EHO, MRS, SEHO

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Food Act 1984			
s.19W(3)(b)	power to direct a proprietor of a food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the premises	where council is the registration authority	CPH, DCPDA, EHO, MRS, SEHO
	power to register, renew or transfer registration	where council is the registration authority refusal to grant/renew/transfer registration must be ratified by Council or the CEO (see section 58A(2))	CPH, DCPDA, EHO, MRS, SEHO
s.38AA(5)	power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	where council is the registration authority	CPH, DCPDA, EHO, MRS, SEHO
s.38AB(4)	power to fix a fee for the receipt of a notification under section 38AA in accordance with a declaration under subsection (1)	where council is the registration authority	DCPDA, MRS
s.38A(4)	power to request a copy of a completed food safety program template	where council is the registration authority	CPH, DCPDA, EHO, MRS, SEHO
s.38B(1)(a)	duty to assess the application and determine which class of food premises under section 19C the food premises belongs	where council is the registration authority	CPH, EHO, SEHO
s.38B(1)(b)	duty to ensure proprietor has complied with requirements of section 38A	where council is the registration authority	CPH, DCPDA, EHO, MRS, SEHO
s.38B(2)	duty to be satisfied of the matters in section 38B(2)(a)-(b)	where council is the registration authority	CPH, EHO, SEHO
s.38D(1)	duty to ensure compliance with the applicable provisions of section 38C and inspect the premises if required by section 39	where council is the registration authority	CPH, EHO, SEHO
s.38D(2)	duty to be satisfied of the matters in section 38D(2)(a)-(d)	where council is the registration authority	CPH, EHO, SEHO
s.38D(3)	power to request copies of any audit reports	where council is the registration authority	CPH, EHO, SEHO
s.38E(2)	power to register the food premises on a conditional basis	where council is the registration authority; not exceeding the prescribed time limit defined under subsection (5).	CPH, DCPDA, MRS
s.38E(4)	duty to register the food premises when conditions are satisfied	where council is the registration authority	CPH, DCPDA, MRS
s.38F(3)(b)	power to require proprietor to comply with requirements of this Act	where council is the registration authority	CPH, DCPDA, EHO, SEHO
s.39A	power to register, renew or transfer food premises despite minor defects	where council is the registration authority only if satisfied of matters in subsections (2)(a)-(c)	CPH, DCPDA, MRS
s.40(2)	power to incorporate the certificate of registration in one		CPH, DCPDA, EHO,

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Food Act 1984			
	document with any certificate of registration under Part 6 of the Public Health and Wellbeing Act 2008	where council is the registration authority	MRS
s.40C(2)	power to grant or renew the registration of food premises for a period of less than 1 year	where council is the registration authority	CPH, DCPDA, MRS
s.40D(1)	power to suspend or revoke the registration of food premises	where council is the registration authority	CPH, DCPDA, MRS
s.43F(6)	duty to be satisfied that registration requirements under Division 3 have been met prior to registering, transferring or renewing registration of a component of a food business	where council is the registration authority	CPH, DCPDA, EHO, MRS, SEHO
s.43F(7)	power to register the components of the food business that meet requirements in Division 3 and power to refuse to register the components that do not meet the requirements	where council is the registration authority	CPH, DCPDA, EHO, MRS, SEHO
s.46(5)	power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution, without proceedings first being instituted against the person first charged	where council is the registration authority	CP, CPH, DCPDA, EHO, MRS, SEHO
Heritage Act 1995			
Note: this Act is to be repealed on the day the Heritage Act 2017 comes into force, which is 1 November 2017, unless proclaimed earlier			
Column 1	Column 2	Column 3	Column 4
Provision	Item Delegated	Conditions and Limitations	Delegate
s.84(2)	power to sub-delegate Executive Director's functions	must obtain Executive Director's written consent first.	CStatIP, CStratIP, DCPDA, GMGDB, MPD, TLStatIP, TLStratIP
Planning and Environment Act 1987			
Column 1	Column 2	Column 3	Column 4
Provision	Item Delegated	Conditions and Limitations	Delegate
s.4B	power to prepare an amendment to the Victorian Planning Provisions	if authorised by the Minister	CEO, CStatIP, DCPDA, MPD, TLStatIP, PStratIP
s.4G	function of receiving prescribed documents and a copy of the Victorian Planning Provisions from the Minister		CEO, CStatIP, DCPDA, MPD, TLStatIP, PStratIP

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
s.4H	duty to make amendment to Victorian Planning Provisions available	CEO, CStratP, DCPDA, MPD, TLStratP, PStratP
s.4I	duty to keep Victorian Planning Provisions and other documents available	CEO, CStratP, DCPDA, MPD, TLStratP, PStratP
s.8A(2)	power to prepare amendment to the planning scheme where the Minister has given consent under s.8A	CEO, CStratP, DCPDA, MPD, TLStratP, PStratP
s.8A(3)	power to apply to Minister to prepare an amendment to the planning scheme	CEO, CStratP, DCPDA, MPD, TLStratP
s.8A(5)	function of receiving notice of the Minister's decision	CEO, CStratP, DCPDA, MPD, TLStratP
s.8A(7)	power to prepare the amendment specified in the application without the Minister's authorisation if no response received after 10 business days	CEO, CStratP, DCPDA, MPD, TLStratP, PStratP
s.8B(2)	power to apply to the Minister for authorisation to prepare an amendment to the planning scheme of an adjoining municipal district	CEO, CStratP, DCPDA, MPD
s.12(3)	power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure co-ordination of planning scheme with these persons	CEO, CStratP, DCPDA, MPD, TLStratP
s.12A(1)	duty to prepare a municipal strategic statement (including power to prepare a municipal strategic statement under section 19 of the Planning and Environment (Planning Schemes) Act 1996)	CEO, CStratP, DCPDA, MPD, TLStratP
s.12B(1)	duty to review planning scheme	CEO, CStratP, DCPDA, MPD
s.12B(2)	duty to review planning scheme at direction of Minister	CEO, CStratP, DCPDA, MPD
s.12B(5)	duty to report findings of review of planning scheme to Minister without delay	CEO, CStratP, DCPDA, MPD
s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	CEO, CStratP, DCPDA, MPD
s.17(1)	duty of giving copy amendment to the planning scheme	CEO, CStratP, DCPDA, MPD, TLStratP
s.17(2)	duty of giving copy s.173 agreement	CEO, CStratP, CStratP, MPD

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
		DCPDA, MPD, SStatP, TLStatP, TLStatP, SStatP, PStatP, PStatP
s.17(3)	duty of giving copy amendment, explanatory report and relevant documents to the Minister within 10 business days	CEO, CStatP, DCPDA, MPD, TLStatP
s.18	duty to make amendment etc. available	CEO, CStatP, DCPDA, MPD, TLStatP
s.19	power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under section 19 to a planning scheme	CEO, CStatP, DCPDA, MPD, TLStatP
s.19	function of receiving notice of preparation of an amendment to a planning scheme	where Council is not the planning authority and the amendment affects land within Council's municipal district, or where the amendment will amend the planning scheme to designate Council as an acquiring authority. CEO, CStatP, DCPDA, MPD, TLStatP
s.20(1)	power to apply to Minister for exemption from the requirements of section 19	CEO, CStatP, DCPDA, MPD
s.21(2)	duty to make submissions available	CEO, CStatP, DCPDA, MPD, TLStatP, SStatP, PStatP
s.21A(4)	duty to publish notice in accordance with section	CEO, CStatP, DCPDA, MPD, TLStatP, SStatP, PStatP
s.22	duty to consider all submissions	CEO, CStatP, DCPDA, MPD, TLStatP, SStatP, PStatP
s.23(1)(b)	duty to refer submissions which request a change to the amendment to a panel	CEO, CStatP, DCPDA, MPD, TLStatP
s.23(2)	power to refer to a panel submissions which do not require a change to the amendment	CEO, CStatP, DCPDA, MPD, TLStatP
s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in section 96D)	CEO, CStatP, DCPDA, GMGDB, MPD, TLStatP, SStatP, PStatP, MACR
s.26(1)	power to make report available for inspection	CEO, CStatP, DCPDA, MPD, StratP, TLStatP,

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987			
s.26(2)	duty to keep report of panel available for inspection		SStratP, PStratP CEO, CStratP, DCPDA, MPD, TLStratP, SStratP, PStratP
s.27(2)	power to apply for exemption if panel's report not received		CEO, CStratP, DCPDA, MPD, TLStratP
s.28	duty to notify the Minister if abandoning an amendment	Note: the power to make a decision to abandon an amendment cannot be delegated	CEO, CStratP, DCPDA, MPD
s.30(4)(a)	duty to say if amendment has lapsed		CEO, CStratP, DCPDA, MPD
s.30(4)(b)	duty to provide information in writing upon request		CEO, CStratP, DCPDA, MPD, StratP, TLStratP, SStratP, PStratP
s.32(2)	duty to give more notice if required		CEO, CStratP, DCPDA, MPD, TLStratP, SStratP, PStratP
s.33(1)	duty to give more notice of changes to an amendment		CEO, CStratP, DCPDA, MPD, TLStratP, SStratP, PStratP
s.36(2)	duty to give notice of approval of amendment		CEO, CStratP, DCPDA, MPD, TLStratP
s.38(5)	duty to give notice of revocation of an amendment		CEO, CStratP, DCPDA, MPD, TLStratP
s.39	function of being a party to a proceeding commenced under section 39 and duty to comply with determination by VCAT		CEO, CStratP, DCPDA, MPD, TLStratP, SStratP, PStratP
s.40(1)	function of lodging copy of approved amendment		CEO, CStratP, DCPDA, MPD, TLStratP, SStratP, PStratP
s.41	duty to make approved amendment available		CEO, CStratP, DCPDA, MPD, StratP, TLStratP, SStratP, PStratP
s.42	duty to make copy of planning scheme available		CEO, CStratP, DCPDA, MPD, StratP, TLStratP,

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987				SStratP, PStatP CEO, DCPDA, MPD
s.46AS(ac)	power to request the Victorian Planning Authority to provide advice on any matter relating to land in Victoria or an objective of planning in Victoria			
s.46GF	duty to comply with directions issued by the Minister			CEO, DCPDA, MPD
s.46GG	duty to include a condition in a permit relating to matters set out in s.46GG(c) and (d)			CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.46GH(1)	power to require the payment of an amount of infrastructure levy to be secured to Council's satisfaction	where council is a collecting agency		CEO, DCPDA, MPD
s.46GH(2)	power to accept the provision of land, works, services or facilities in part or full satisfaction of the amount of infrastructure levy payable	where council is a collecting agency		CEO, DCPDA, MPD
s.46GH(3)	duty to obtain the agreement of the relevant development agency or agencies specified in the approved infrastructure contributions plan before accepting the provision of land, works, services or facilities by the applicant	where council is a collecting agency		CEO, DCPDA, MPD
s.46G(1)	duty to keep proper accounts of any amount of infrastructure levy paid to it as a collecting agency or a development agency under part 2 of the Planning and Environment Act 1987	must be done in accordance with Local Government Act 1989.		CEO, DCPDA, MFIT, MPD
s.46G(2)	duty to forward to a development agency any part of an infrastructure levy paid to council which is imposed for plan preparation costs incurred by development agency or for carrying out of works, services or facilities on behalf of the development agency			CEO, DCPDA, MPD
s.46G(3)	duty to apply levy amount only in accordance with s.46G(3) (a) and (b)			CEO, DCPDA, MPD
s.46G(4)	power to refund any amount of infrastructure levy paid to it as a development agency under Part 2 of the Planning and Environment Act 1987 if satisfied that the development is not to proceed			CEO, DCPDA
s.46G(5)	duty to take action described in s.46G(5)(c) – (e) where s.46G(5)(a) and (b) applies.			CEO, DCPDA

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987			
		where council is a collecting agency	CEO, DCS, DCPDA, MFIT
s.46GL	power to recover any amount of infrastructure levy as a debt due to Council	where council is a collecting agency	CEO, DCS, DCPDA, MFIT
s.46GM	duty to prepare report and give a report to the Minister	where council is a collecting agency or development agency	CEO, DCS, DCPDA, MFIT
s.46N(1)	duty to include condition in permit regarding payment of development infrastructure levy		CEO, CStatP, CStatP, DCPDA, MPD, SStatP, TLStatP, TLStatP, SStatP, PStatP, PStatP
s.46N(2)(c)	function of determining time and manner for receipt of development contributions levy		CEO, CStatP, DCPDA, MPD, TLStatP
s.46N(2)(d)	power to enter into an agreement with the applicant regarding payment of development infrastructure levy		CEO, DCPDA, MPD
s.46O(1)(a) & (2)(a)	power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit		CEO, DCS, DCPDA, MFIT, MPD
s.46O(1)(d) & (2)(d)	power to enter into agreement with the applicant regarding payment of community infrastructure levy		CEO, DCS, DCPDA, MFIT, MPD
s.46P(1)	power to require payment of amount of levy under section 46N or section 46O to be satisfactorily secured		CEO, CStatP, DCS, DCPDA, MFIT, MPD
s.46P(2)	power to accept provision of land, works, services or facilities in part or full payment of levy payable		CEO, DCPDA, DES, MISP
s.46Q(1)	duty to keep proper accounts of levies paid		CEO, DCS, MFIT
s.46Q(1A)	duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on behalf of development agency or plan preparation costs incurred by a development agency or plan preparation costs incurred by a development agency		DCS, MFIT
s.46Q(2)	duty to apply levy only for a purpose relating to the provision of plan preparation costs or the works, services and facilities in respect of which the levy was paid etc		CEO, DCS, DCPDA, MFIT, MISC, MPD
s.46Q(3)	power to refund any amount of levy paid if it is satisfied the development is not to proceed	only applies when levy is paid to Council as a 'development agency'	CEO, DCS, DCPDA, DES, MFIT, MISP
s.46Q(4)(c)	duty to pay amount to current owners of land in the area if an amount of levy has been paid to a municipal council as a	must be done within six months of the end of the period required by the development contributions plan and with the	CEO, DCS, DCPDA, MFIT, MPD

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987			
	development agency for plan preparation costs incurred by the council or for the provision by the council of works, services or facilities in an area under s.46Q(4)(a)	consent of, and in the manner approved by, the Minister	
s.46Q(4)(d)	duty to submit to the Minister an amendment to the approved development contributions plan	must be done in accordance with Part 3	CEO, CStatP, DCPDA, MPD
s.46Q(4)(e)	duty to expend that amount on other works etc.	with the consent of, and in the manner approved by, the Minister	CEO, DCPDA, DES, MISP, MPD
s.46QC	power to recover any amount of levy payable under Part 3B		CEO, DCS, DCPDA, DES, MFIT, MISP, MPD
s.46QD	duty to prepare report and give a report to the Minister	where council is a collecting agency or development agency	CEO, DCPDA
s.46V(3)	duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available		CEO, DCPDA
s.46Y	duty to carry out works in conformity with the approved strategy plan		CEO, DCPDA
s.47	power to decide that an application for a planning permit does not comply with that Act		CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.49(1)	duty to keep a register of all applications for permits and determinations relating to permits		CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.49(2)	duty to make register available for inspection		CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, StatP, PStatP
s.50(4)	duty to amend application		CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.50(5)	power to refuse to amend application		CEO, CStatP, DCPDA, MPD
s.50(6)	duty to make note of amendment to application in register		CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, StatP, PStatP
s.50A(1)	power to make amendment to application		CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.50A(3)	power to require applicant to notify owner and make a		CEO, CStatP, DCPDA,

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
	declaration that notice has been given	MPD, SStatP, TLStatP, PStatP
s.50A(4)	duty to note amendment to application in register	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, StatP, PStatP
s.51	duty to make copy of application available for inspection	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, StatP, PStatP
s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.52(3)	power to give any further notice of an application where appropriate	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.53(1)	power to require the applicant to give notice under section 52(1) to persons specified by it	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.53(1A)	power to require the applicant to give the notice under section 52(1AA)	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.54(1)	power to require the applicant to provide more information	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
s.54(1A)	duty to give notice in writing of information required under section 54(1)	PStatP CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.54(1B)	duty to specify the lapse date for an application	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.54A(3)	power to decide to extend time or refuse to extend time to give required information	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.54A(4)	duty to give written notice of decision to extend or refuse to extend time und section 54A(3)	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.57(2A)	power to reject objections considered made primarily for commercial advantage for the objector	CEO, CStatP, DCPDA, MPD
s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, StatP, PStatP
s.57(5)	duty to make available for inspection copy of all objections	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, StatP, PStatP
s.57A(4)	duty to amend application in accordance with applicant's request, subject to section 57A(5)	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.57A(5)	power to refuse to amend application	CEO, CStatP, DCPDA, MPD
s.57A(6)	duty to note amendments to application in register	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.57B(1)	duty to determine whether and to whom notice should be given	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.57B(2)	duty to consider certain matters in determining whether notice should be given	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
s.57C(1)	duty to give copy of amended application to referral authority	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.58	duty to consider every application for a permit	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.58A	power to request advice from the Planning Application Committee	CEO, CStatP, DCPDA, MPD
s.60	duty to consider certain matters	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.60(1A)	power to consider certain matters before deciding on application	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.60(1B)	duty to consider number of objectors in considering whether use or development may have significant social effect	CEO, DCPDA, MPD
s.61(1)	power to determine permit application, either to decide to grant a permit or to decide to grant a permit with conditions	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
		the permit must not be inconsistent with a cultural heritage management plan under the Aboriginal Heritage Act 2006
		Limitation - except where: * more than three (3) objections have been received, or * an application that deals with matters as detailed by the Planning Scheme relating to electronic gaming machines, licensed premises (except convenience restaurant, restaurant & takeaway food premises), refuse disposal facilities or the sex industry.
	power to refuse to grant a permit	CEO, DCPDA, MPD, CStatP
s.61(2)	duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	CEO, CStatP, DCPDA, MPD
s.61(2A)	power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit	CEO, CStatP, DCPDA, MPD
s.61(3)(a)	duty not to decide to grant a permit to use coastal Crown land without Minister's consent	CEO, DCPDA

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
s.61(3)(b)	duty to refuse to grant the permit without the Minister's consent	CEO, DCPDA
s.61(4)	duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	CEO, CStatP, DCPDA, MPD
s.62(1)	duty to include certain conditions in deciding to grant a permit	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.62(2)	power to include other conditions	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.62(4)	duty to ensure conditions are consistent with paragraphs (a),(b) and (c)	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.62(5)(a)	power to include a permit condition to implement an approved development contributions plan	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with section 173 agreement	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with section 62(5) or section 46N	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in section 62(1)(a)	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
s.64(3)	duty not to issue a permit until after the specified period	this provision applies also to a decision to grant an amendment to a permit - see section 75
s.64(5)	duty to give each objector a copy of an exempt decision	this provision applies also to a decision to grant an amendment to a permit - see section 75
s.64A	duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the application, if a relevant recommending referral authority has objected to the grant of a permit	this provision applies also to a decision to grant an amendment to a permit - see section 75A
s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	
s.66(1)	duty to give notice under section 64 or section 65 and copy permit to relevant determining referral authorities	
s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority
s.66(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	if the recommending referral authority objected to the grant of the permit or the recommending referral authority recommended that a permit condition be included on the permit
s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	if the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition be included on the permit
s.69(1)	function of receiving application for extension of time of permit	
s.69(1A)	function of receiving application for extension of time to complete development	
s.69(2)	power to extend time	

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
		MPD, SStatP, TLStatP, PStatP
s.70	duty to make copy permit available for inspection	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, StatP, PStatP
s.71(1)	power to correct certain mistakes	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.71(2)	duty to note corrections in register	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.73	power to decide to grant amendment subject to conditions	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.74	duty to issue amended permit to applicant if no objectors	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the recommending referral authority
s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	if the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit
s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant and a copy of any notice given under section 64 or 76	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
s.76D	duty to comply with direction of Minister to issue amended permit	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.83	function of being respondent to an appeal	CEO, CStatP, CSStatP, DCPDA, MPD, SStatP, TLStatP, TLStatP, SStatP, PStatP, PStatP
s.83B	duty to give or publish notice of application for review	CEO, CStatP, CSStatP, DCPDA, MPD, SStatP, TLStatP, TLStatP, SStatP, PStatP, PStatP
s.84(1)	power to decide on an application at any time after an appeal is lodged against failure to grant a permit	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.84(6)	duty to issue permit on receipt of advice within 3 working days	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.86	duty to issue a permit at order of Tribunal within 3 working days	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.87(3)	power to apply to VCAT for the cancellation or amendment of a permit	CEO, CP, CPC, CSStatP, DCPDA, MPD, MRS, PCO, TLStatP
s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	CEO, CP, CPC, CSStatP, DCPDA, MPD, MRS, TLStatP
s.91(2)	duty to comply with the directions of VCAT	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.91(2A)	duty to issue amended permit to owner if Tribunal so directs	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		PStatP
s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under section 90	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.93(2)	duty to give notice of VCAT order to stop development	CEO, CFC, CStatP, DCPDA, MPD, MRS, SStatP, TLStatP, PStatP
s.95(3)	function of referring certain applications to the Minister	CEO, CStatP, DCPDA, MPD, TLStatP
s.95(4)	duty to comply with an order or direction	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, PStatP
s.96(1)	duty to obtain a permit from the Minister to use and develop its land	CEO, CStatP, DCPDA, MPD, TLStatP
s.96(2)	function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	CEO, CStatP, DCPDA, MPD, TLStatP
s.96A(2)	power to agree to consider an application for permit concurrently with preparation of proposed amendment	CEO, CStatP, CStatP, DCPDA, MPD, TLStatP, TLStatP
s.96C	power to give notice, to decide not to give notice, to publish notice and to exercise any other power under section 96C	CEO, CStatP, CStatP, DCPDA, MPD, TLStatP, TLStatP, PStatP, PStatP
s.96F	duty to consider the panel's report under section 96E	CEO, CStatP, CStatP, DCPDA, MPD, TLStatP, TLStatP
s.96G(1)	power to determine to recommend that a permit be granted or to refuse to recommend that a permit be granted and power to notify applicant of the determination (including power to give notice under section 23 of the Planning and Environment (Planning Schemes) Act 1996)	CEO, CStatP, CStatP, DCPDA, MPD, TLStatP, TLStatP
s.96H(3)	power to give notice in compliance with Minister's direction	CEO, CStatP, CStatP, DCPDA, MPD, SStatP, TLStatP, TLStatP, SStatP, PStatP, PStatP

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
s.96J	power to issue permit as directed by the Minister	CEO, CStatP, CStatP, DCPDA, MPD, SStatP, TLStatP, TLStatP, SStatP, PStatP, PStatP
s.96K	duty to comply with direction of the Minister to give notice of refusal	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.96Z	duty to keep levy certificates given to it under ss. 47 or 96A for no less than 5 years from receipt of the certificate	CEO, DCPDA
s.97C	power to request Minister to decide the application	CEO, DCPDA, MPD
s.97D(1)	duty to comply with directions of Minister to supply any document or assistance relating to application	CEO, CStatP, CStatP, DCPDA, MPD, TLStatP, TLStatP, PStatP, PStatP
s.97G(3)	function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	CStatP, CStatP, DCPDA, MPD, TLStatP, TLStatP, PStatP, PStatP
s.97G(6)	duty to make a copy of permits issued under section 97F available for inspection	CEO, CStatP, CStatP, DCPDA, MPD, SStatP, TLStatP, TLStatP, SStatP, PStatP, PStatP
s.97L	duty to include Ministerial decisions in a register kept under section 49	CEO, CStatP, CStatP, DCPDA, MPD, SStatP, TLStatP, TLStatP, SStatP, PStatP, PStatP
s.97MH	duty to provide information or assistance to the Planning Application Committee	CEO, CStatP, CStatP, DCPDA, MPD, TLStatP, TLStatP, PStatP, PStatP
s.97MI	duty to contribute to the costs of the Planning Application Committee or subcommittee	CEO, DCPDA, MPD
s.97O	duty to consider application and issue or refuse to issue certificate of compliance	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.97P(3)	duty to comply with directions of VCAT following an application	CEO, CStatP, DCPDA,

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
	for review of a failure or refusal to issue a certificate	MPD, TLStatP, PStatP
s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.97Q(4)	duty to comply with directions of VCAT	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.97R	duty to keep register of all applications for certificate of compliance and related decisions	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
s.98(1)&(2)	function of receiving claim for compensation in certain circumstances	CEO, DCPDA, MPD
s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	CEO, CStatP, DCPDA, MPD, TLStatP
s.101	function of receiving claim for expenses in conjunction with claim	CEO, DCPDA, MPD
s.103	power to reject a claim for compensation in certain circumstances	CEO, DCPDA, MPD
s.107(1)	function of receiving claim for compensation	CEO, DCPDA, MPD, MRS
s.107(3)	power to agree to extend time for making claim	CEO, DCPDA, MPD, MRS
s.114(1)	power to apply to the VCAT for an enforcement order	CEO, CP, CPC, CStatP, DCPDA, MPD, MRS, PCO, TLStatP
s.117(1)(a)	function of making a submission to the VCAT where objections are received	CEO, CP, CPC, CStatP, DCPDA, MPD, MRS, PCO, TLStatP
s.120(1)	power to apply for an interim enforcement order where section 114 application has been made	CEO, CP, CPC, CStatP, DCPDA, MPD, MRS, PCO, TLStatP
s.123(1)	power to carry out work required by enforcement order and recover costs	CEO, CPC, CStatP, DCPDA, MPD, MRS, PCO, TLStatP
s.123(2)	power to sell buildings, materials, etc salvaged in carrying out work under section 123(1)	CEO, DCPDA except Crown Land

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
s.129	function of recovering penalties	CEO, CP, CPC, DCPDA, MPD, MRS
s.130(5)	power to allow person served with an infringement notice further time	CEO, CP, CPC, DCPDA, MPD, MRS
s.149A(1)	power to refer a matter to the VCAT for determination	CEO, CP, CPC, CStatP, DCPDA, MPD, MRS, TLStatP
s.149A(1A)	power to apply to VCAT for the determination of a matter relating to the interpretation of a s.173 agreement	CEO, CP, CPC, CStatP, DCPDA, MPD, MRS, TLStatP
s.156	duty to pay fees and allowances (including a payment to the Crown under subsection (2A)), and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under subsection (2B) power to ask for contribution under subsection (3) and power to abandon amendment or part of it under subsection (4)	where council is the relevant planning authority CEO, CStatP, CStatP, DCPDA, MPD, TLStatP, TLStatP
s.171(2)(f)	power to carry out studies and commission reports	CEO, CStatP, DCPDA, MPD
s.171(2)(g)	power to grant and reserve easements	CEO, DCPDA, MPD
s.173	power to enter into agreement covering matters set out in section 174	CEO, DCS, DCPDA, DES, MBS, MG, MPD
	power to decide whether something is to the satisfaction of Council, where an agreement made under section 173 of the Planning and Environment Act 1987 requires something to be to the satisfaction of Council or Responsible Authority	CEO, CP, CPC, CStatP, DCS, DCPDA, DES, GMGDB, MBS, MG, MTCO, MISP, MPD, MRS, MACR
	power to give consent on behalf of Council, where an agreement made under section 173 of the Planning and Environment Act 1987 requires that something may not be done without the consent of Council or Responsible Authority	CEO, DCS, DCPDA, DES, MBS, MG, MPD, MRS
s.177(2)	power to end a section 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	CEO, DCS, DCPDA, DES, MBS, MG, MPD, MRS
s.178	power to amend a s.173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in	CEO, DCS, DCPDA, DES, MBS, MG, MPD

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
	accordance with Division 2 of Part 9	
s.178A(1)	function of receiving application to amend or end an agreement	CEO, CStatP, DCS, DCPDA, MBS, MG, MPD, SStatP, TLStatP, StatP, PStatP
s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	CEO, CStatP, DCS, DCPDA, MBS, MG, MPD, TLStatP
s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	CEO, CStatP, DCS, DCPDA, MBS, MG, TLStatP
s.178A(5)	power to propose to amend or end an agreement	CEO, CStatP, DCS, DCPDA, MBS, MG, MPD, TLStatP
s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	CEO, CStatP, DCS, DCPDA, MBS, MG, MPD, TLStatP
s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	CEO, CStatP, DCS, DCPDA, MBS, MG, MPD, TLStatP
s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	CEO, CStatP, DCS, DCPDA, MBS, MG, MPD, TLStatP
s.178C(4)	function of determining how to give notice under s.178C(2)	CEO, CStatP, DCS, DCPDA, MBS, MG, MPD, TLStatP
s.178E(1)	duty not to make decision until after 14 days after notice has been given	CEO, CStatP, DCS, DCPDA, MBS, MG, MPD, TLStatP
s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	CEO, DCS, DCPDA, MBS, MG, MPD
s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	CEO, DCS, DCPDA, MBS, MG, MPD

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
s.178E(2)(c)	power to refuse to amend or end the agreement	If no objections are made under s.178D Must consider matters in s.178B
s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	After considering objections, submissions and matters in s.178B
s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantially different from the proposal	After considering objections, submissions and matters in s.178B
s.178E(3)(c)	power to amend or end the agreement in a manner that is substantially different from the proposal	After considering objections, submissions and matters in s.178B
s.178E(3)(d)	power to refuse to amend or end the agreement	After considering objections, submissions and matters in s.178B
s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	CEO, CSStatP, DCS, DCPDA, MBS, MG, MPD
s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	CEO, CSStatP, DCS, DCPDA, MBS, MG, MPD, TLStatP
s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	CEO, CSStatP, DCS, DCPDA, MBS, MG, MPD, TLStatP
s.178G	duty to sign amended agreement and give copy to each other party to the agreement	CEO, DCS, DCPDA, MBS, MG, MPD
s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	CEO, CSStatP, DCS, DCPDA, MBS, MG, MPD, TLStatP
s.178(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	CEO, CSStatP, DCS, DCPDA, MBS, MG, MPD, TLStatP
s.179(2)	duty to make available for inspection copy agreement	CEO, CSStatP, CSStatP, DCS, DCPDA, MBS, MG, MPD, StratP, SStatP, TLStatP, TLStatP, SStatP, StatP, PStatP, PStatP

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	CEO, CStatP, CStatP, DCS, DCPDA, MBS, MG, MPD, SStatP, TLStatP, TLStatP, SStatP, PStatP, PStatP
s.181(1A)(a)	power to apply to the Registrar of Titles to record the agreement	CEO, CStatP, CStatP, DCS, DCPDA, MBS, MG, MPD, SStatP, TLStatP, TLStatP, SStatP, PStatP, PStatP
s.181(1A)(b)	duty to apply to the Registrar of Titles, without delay, to record the agreement	CEO, CStatP, CStatP, DCS, DCPDA, MBS, MG, MPD, SStatP, TLStatP, TLStatP, SStatP, PStatP, PStatP
s.182	power to enforce an agreement	CEO, CPC, CStatP, DCS, DCPDA, MBS, MG, MPD, MRS, TLStatP
s.183	duty to tell Registrar of Titles of ending/amendment of agreement	CEO, CStatP, CStatP, DCS, DCPDA, MBS, MG, MPD, SStatP, TLStatP, TLStatP, SStatP, PStatP, PStatP
s.184F(1)	power to decide to amend or end an agreement at any time after an application for review of the failure of Council to make a decision	CEO, CStatP, CStatP, DCS, DCPDA, MBS, MG, MPD
s.184F(2)	duty not to amend or end the agreement or give notice of the decision after an application is made to VCAT for review of a failure to amend or end an agreement	CEO, CStatP, CStatP, DCS, DCPDA, MBS, MG, MPD, SStatP, SStatP, PStatP, PStatP
s.184F(3)	duty to inform the principal registrar if the responsible authority decides to amend or end an agreement after an application is made for the review of its failure to end or amend the agreement	CEO, CStatP, CStatP, DCS, DCPDA, MBS, MG, MPD, TLStatP, TLStatP
s.184F(5)	function of receiving advice from the principal registrar that the agreement may be amended or ended in accordance with	CEO, CStatP, CStatP, DCS, DCPDA, MBS, MG,

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		
	Council's decision	MPD, StratP, SStatP, TLStatP, TLStatP, SStatP, StatP, PStatP, PStatP
s.184G(2)	duty to comply with a direction of the Tribunal	CEO, CStatP, CStatP, DCS, DCPDA, MBS, MG, MPD, SStatP, TLStatP, TLStatP, SStatP, PStatP, PStatP
s.184G(3)	duty to give notice as directed by the Tribunal	CEO, CStatP, CStatP, DCS, DCPDA, MBS, MG, MPD, SStatP, TLStatP, TLStatP, SStatP, PStatP, PStatP
s.198(1)	function to receive application for planning certificate	CStatP, DCPDA, MPD, SStatP, TLStatP, StatP, PStatP
s.199(1)	duty to give planning certificate to applicant	CStatP, DCPDA, MPD, TLStatP, PStatP
s.201(1)	function of receiving application for declaration of underlying zoning	CStatP, DCPDA, MPD, SStatP, TLStatP, StatP, PStatP
s.201(3)	duty to make declaration	CStatP, DCPDA, MPD, TLStatP
	power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	CEO, CStatP, DCPDA, GMGDB, MPD, TLStatP, PStatP, MACR
	power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP
	power to approve any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit	CEO, CStatP, DCPDA, GMGDB, MPD, TLStatP, PStatP, MACR
	power to give written authorisation in accordance with a	CEO, CStatP, DCPDA, MPD, TLStatP, PStatP

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Act 1987		Column 3	Column 4
Column 1	Column 2	Conditions and Limitations	Delegate
Provision	Item Delegated		
	provision of a planning scheme		
s.201UAB(1)	function of providing the Victoria Planning Authority with information relating to any land within municipal district	where council is a utility under section 3	CStatP, DCPDA, MPD, TLStatP, PStatP
s.201UAB(2)	duty to provide the Victoria Planning Authority with information requested under subsection (1) as soon as possible	duty of council as a road authority under the Road Management Act 2004	CStatP, DCPDA, MPD, TLStatP, PStatP
s.224(8)	duty to provide information requested by Victoria Planning Authority under s.201UAB(1) not yet provided to Growth Areas Authority to Victorian Planning Authority	where council is a utility under section 3	CStatP, CStatP, DCPDA, MPD
Rail Safety (Local Operations) Act 2006			
Column 1	Column 2	Column 3	Column 4
Provision	Item Delegated	Conditions and Limitations	Delegate
s.33	duty to comply with a direction of the Safety Director under this section	where council is a utility under section 3	DES, MISP, MCPAI
s.33A	duty to comply with a direction of the Safety Director to give effect to arrangements under this section	duty of council as a road authority under the Road Management Act 2004	DES, MTCD, MISP, MCPAI
s.34	duty to comply with a direction of the Safety Director to alter, demolish or take away works carried out contrary to a direction under section 33(1)	where council is a utility under section 3	DES, MTCD, MISP, MCPAI
s.34C(2)	function of entering into safety interface agreements with rail infrastructure manager	where council is the relevant road authority	DES
s.34D(1)	function of working in conjunction with rail infrastructure manager in determining whether risks to safety need to be managed	where council is the relevant road authority	DCS, DES, MTCD, MISP, MPPS, TLRMOHS, MCPAI
s.34D(2)	function of receiving written notice of opinion	where council is the relevant road authority	DES, MTCD, MISP, MCPAI
s.34D(4)	function of entering into safety interface agreement with infrastructure manager	where council is the relevant road authority	DES
s.34E(1)(a)	duty to identify and assess risks to safety	where council is the relevant road authority	DES, MTCD, MISP, MCPAI
s.34E(1)(b)	duty to determine measures to manage any risks identified and assessed having regard to items set out in section 34E(2)(a)-(c)	where council is the relevant road authority	DES, MTCD, MISP, MCPAI
s.34E(3)	duty to seek to enter into a safety interface agreement with rail	where council is the relevant road authority	DES, MTCD, MISP, MCPAI

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Rail Safety (Local Operations) Act 2006			
	infrastructure manager	where council is the relevant road authority	DES, MTCD, MISP, MCPAI
s.34F(1)(a)	duty to identify and assess risks to safety, if written notice has been received under section 34D(2)(a)	where council is the relevant road authority	DES, MTCD, MISP, MCPAI
s.34F(1)(b)	duty to determine measures to manage any risks identified and assessed, if written notice has been received under section 34D(2)(a)	where council is the relevant road authority	DES, MTCD, MISP, MCPAI
s.34F(2)	duty to seek to enter into a safety interface agreement with rail infrastructure manager	where council is the relevant road authority	DCS, DES, MTCD, MISP, MPPS, TLRMOHS, MCPAI
s.34H	power to identify and assess risks to safety as required under sections 34B, 34C, 34D, 34E or 34F in accordance with subsections (a)-(c)	where council is the relevant road authority	DES, MTCD, MISP, MCPAI
s.34I	function of entering into safety interface agreements	where council is the relevant road authority	DES, MTCD, MISP, MCPAI
s.34J(2)	function of receiving notice from Safety Director	where council is the relevant road authority	DES, MTCD, MISP, MCPAI
s.34J(7)	duty to comply with a direction of the Safety Director given under section 34J(6)	where council is the relevant road authority	DES, MTCD, MISP, MCPAI
s.34K(2)	duty to maintain a register of items set out in subsections (a)-(b)	where council is the relevant road authority	DES, MTCD, MISP, MCPAI
Residential Tenancies Act 1997			
Column 1	Column 2	Column 3	Column 4
Provision	Item Delegated	Conditions and Limitations	Delegate
s.142D	function of receiving notice regarding an unregistered rooming house		CPH, DCPDA, MRS
s.142G(1)	duty to enter required information in Rooming House Register for each rooming house in municipal district		CPH, DCPDA, EHO, MRS, AORS, SEHO
s.142G(2)	power to enter certain information in the Rooming House Register		CPH, DCPDA, EHO, MRS, AORS, SEHO
s.142I(2)	power to amend or revoke an entry in the Rooming House Register if necessary to maintain the accuracy of the entry		CPH, DCPDA, MRS, AORS, SEHO
s.252	power to give tenant a notice to vacate rented premises if subsection (1) applies	where council is the landlord	DCS, MFTT, MG

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Residential Tenancies Act 1997			
Column 1	Column 2	Column 3	Column 4
s.262(1)	power to give tenant a notice to vacate rented premises	where council is the landlord	DCS, MFTI, MG
s.262(3)	power to publish its criteria for eligibility for the provision of housing by council		DCS, MFTI, MG
s.518F	power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements		CPH, DCPDA, MRS
s.522(1)	power to give a compliance notice to a person		CPH, EHO, SEHO
s.525(2)	power to authorise an officer to exercise powers in section 526 (either generally or in a particular case)		CEO, DCPDA
s.525(4)	duty to issue identity card to authorised officers		CEO, DCPDA
s.526(5)	duty to keep record of entry by authorised officer under section 526		CPH, EHO, SEHO
s.526A(3)	function of receiving report of inspection		CPH, DCPDA, EHO, MRS, SEHO
s.527	power to authorise a person to institute proceedings (either generally or in a particular case)		DCPDA, MRS
Road Management Act 2004			
Column 1	Column 2	Column 3	Column 4
Provision	Item Delegated	Conditions and Limitations	Delegate
s.11(1)	power to declare a road by publishing a notice in the Government Gazette	obtain consent in circumstances specified in section 11(2)	DES, MTCD, MISP
s.11(8)	power to name a road or change the name of a road by publishing notice in Government Gazette		DES, MTCD, MISP
s.11(9)(b)	duty to advise Registrar		DES, MTCD, MISP
s.11(10)	duty to inform Secretary to Department of Environment, Land, Water and Planning of declaration etc.	clause subject to section 11(10A)	DES, MTCD, MISP
s.11(10A)	duty to inform Secretary to Department of Environment, Land, Water and Planning or nominated person	where council is the coordinating road authority	DES, MTCD, MISP
s.12(2)	power to discontinue road or part of a road	where council is the coordinating road authority	DES, MTCD, MISP

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Road Management Act 2004			
s.12(4)	power to publish, and provide copy, notice of proposed discontinuance	power of coordinating road authority where it is the discontinuing body unless subsection (1) applies	DES, MTCD, MISP
s.12(5)	duty to consider written submissions received within 28 days of notice	duty of coordinating road authority where it is the discontinuing body unless subsection (1) applies	DES, MTCD, MISP
s.12(6)	function of hearing a person in support of their written submission	function of coordinating road authority where it is the discontinuing body unless subsection (1) applies	DES, MTCD, MISP
s.12(7)	duty to fix day, time and place of meeting under subsection (6) and to give notice	duty of coordinating road authority where it is the discontinuing body unless subsection (1) applies	DES, MTCD, MISP
s.12(10)	duty to notify of decision made	duty of coordinating road authority where it is the discontinuing body does not apply where an exemption is specified by the regulations or given by the Minister	DES, MTCD, MISP
s.13(1)	power to fix a boundary of a road by publishing notice in Government Gazette	power of coordinating road authority and obtain consent under section 13(3) and section 13(4) as appropriate	DES, MTCD, MISP
s.14(4)	function of receiving notice from VicRoads		DES, MTCD, MISP
s.14(7)	power to appeal against decision of VicRoads		DES, MTCD, MISP
s.15(1)	power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or provider of public transport		DES, MTCD, MISP
s.15(1A)	power to enter into arrangement with a utility to transfer a road management function of the utility to the road authority		DES, MTCD, MISP
s.15(2)	duty to include details of arrangement in public roads register		DES, MTCD, MISP, CAM, RPE
s.16(7)	power to enter into an arrangement under section 15		DES, MTCD, MISP
s.16(8)	duty to enter details of determination in public roads register		DES, MTCD, MISP, CAM, RPE
s.17(2)	duty to register public road in public roads register	where council is the coordinating road authority	DES, MTCD, MISP, CAM, RPE

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Road Management Act 2004			
s.17(3)	power to decide that a road is reasonably required for general public use	where council is the coordinating road authority	DES, MTCD, MISP
s.17(3)	duty to register a road reasonably required for general public use in public roads register	where council is the coordinating road authority	DES, MTCD, MISP, CAM, RPE
s.17(4)	power to decide that a road is no longer reasonably required for general public use	where council is the coordinating road authority	DCS, DES, MG, MTCD, MISP, CAM, RPE
s.17(4)	duty to remove road no longer reasonably required for general public use from public roads register	where council is the coordinating road authority	DCS, DES, MG, MTCD, MISP, CAM, RPE
s.18(1)	power to designate ancillary area	where council is the coordinating road authority, and obtain consent in circumstances specified in section 18(2)	DES, MTCD, MISP
s.18(3)	duty to record designation in public roads register	where council is the coordinating road authority	DES, MTCD, MISP, CAM, RPE
s.19(1)	duty to keep register of public roads in respect of which it is the coordinating road authority		DES, MTCD, MISP, CAM, RPE
s.19(4)	duty to specify details of discontinuance in public roads register		DCS, DES, MG, MTCD, MISP, CAM, RPE
s.19(5)	duty to ensure public roads register is available for public inspection		DCS, DES, MG, MTCD, MISP, CAM, RPE
s.21	function of replying to request for information or advice	obtain consent in circumstances specified in section 11(2)	DES, MTCD, MISP
s.22(2)	function of commenting on proposed direction		DES, MTCD, MISP
s.22(4)	duty to publish a copy or summary of any direction made under section 22 by the Minister in its annual report.		DCS, DES, MTCD, MISP, MCCS
s.22(5)	duty to give effect to a direction under this section.		DES, MTCD, MISP
s.40(1)	duty to inspect, maintain and repair a public road.		DES, MTCD, MISP, MCPAI
s.40(5)	power to inspect, maintain and repair a road which is not a public road		DES, MTCD, MISP, MCPAI
s.41(1)	power to determine the standard of construction, inspection, maintenance and repair		DES, MTCD, MISP, MCPAI
s.42(1)	power to declare a public road as a controlled access road	power of coordinating road authority and Schedule 2 also applies	DES, MTCD, MISP
s.42(2)	power to amend or revoke declaration by notice published in Government Gazette	power of coordinating road authority and Schedule 2 also applies	DES, MTCD, MISP

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Road Management Act 2004			
s.42A(3)	duty to consult with VicRoads before road is specified	where council is the coordinating road authority if road is a municipal road or part thereof	DES, MTCD, MISP
s.42A(4)	power to approve Minister's decision to specify a road as a specified freight road	where council is the coordinating road authority if road is a municipal road or part thereof and where road is to be specified a freight road	DES, MTCD, MISP
s.48EA	duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport)	where council is the responsible road authority, infrastructure manager or works manager	DES, MTCD, MCPAI
s.48M(3)	function of consulting with the relevant authority for purposes of developing guidelines under section 48M		DES, MTCD, MISP
s.48N	duty to notify the relevant authority of the location of the bus stopping point and the action taken by council		
s.49	power to develop and publish a road management plan		DES, MTCD, MISP
s.51	power to determine standards by incorporating the standards in a road management plan		DES, MTCD, MISP
s.53(2)	power to cause notice to be published in Government Gazette of amendment etc of document in road management plan		DES, MTCD, MISP
s.54(2)	duty to give notice of proposal to make a road management plan		DES, MTCD, MISP
s.54(5)	duty to conduct a review of road management plan at prescribed intervals		DES, MTCD, MISP
s.54(6)	power to amend road management plan		DES, MTCD, MISP
s.54(7)	duty to incorporate the amendments into the road management plan		DES, MTCD, MISP
s.55(1)	duty to cause notice of road management plan to be published in Government Gazette and newspaper		DES, MTCD, MISP
s.63(1)	power to consent to conduct of works on road	where council is the coordinating road authority	CE, DES, MTCD, MISP, WS, CDE, MCPAI, SULWFC
s.63(2)(e)	power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	where council is the infrastructure manager	DES, MTCD, MISP

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Road Management Act 2004			
		where council is the infrastructure manager or works manager	DES, MTCD, MISP, MCPAI
s.64(1)	duty to comply with clause 13 of Schedule 7	where council is the infrastructure manager or works manager	DES, MTCD, MISP, MCPAI
s.66(1)	power to consent to structure etc	where council is the coordinating road authority	DES, MISP, MCPAI
s.67(2)	function of receiving the name & address of the person responsible for distributing the sign or bill	where council is the coordinating road authority	DES, MISP, MCPAI
s.67(3)	power to request information	where council is the coordinating road authority	DCPDA, DES, MTCD, MISP, MRS, MCPAI
s.68(2)	power to request information	where council is the coordinating road authority	DCPDA, DES, MTCD, MISP, MRS, MCPAI
s.71(3)	power to appoint an authorised officer		CEO
s.72	duty to issue an identity card to each authorised officer		CEO, DES
s.85	function of receiving report from authorised officer		DES, MTCD, MISP
s.86	duty to keep register re section 85 matters		DES, MTCD, MISP
s.87(1)	function of receiving complaints		DES, MTCD, MISP
s.87(2)	duty to investigate complaint and provide report		DES, MTCD, MISP
s.112(2)	power to recover damages in court		DES, MTCD, MISP
s.116	power to cause or carry out inspection		DES, MTCD, MISP
s.119(2)	function of consulting with VicRoads		DES, MTCD, MISP
s.120(1)	power to exercise road management functions on an arterial road (with the consent of VicRoads)		DES, MTCD, MISP
s.120(2)	duty to seek consent of VicRoads to exercise road management functions before exercising power in section 120(1)		DES, MTCD, MISP
s.121(1)	power to enter into an agreement in respect of works		DES, MTCD, MISP, MCPAI
s.122(1)	power to charge and recover fees		DES, MTCD, MISP
s.123(1)	power to charge for any service		DES, MTCD, MISP, MCPAI
Schedule 2 Clause 2(1)	power to make a decision in respect of controlled access roads		DES, MTCD, MISP
Schedule 2 Clause 3(1)	duty to make policy about controlled access roads		DES, MTCD, MISP

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Road Management Act 2004			
Schedule 2 Clause 3(2)	power to amend, revoke or substitute policy about controlled access roads		DES, MTCD, MISP
Schedule 2 Clause 4	function of receiving details of proposal from VicRoads		DES, MTCD, MISP
Schedule 2 Clause 5	duty to publish notice of declaration		DES, MTCD, MISP
Schedule 7, Clause 7(1)	duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	where council is the infrastructure manager or works manager	DES, MTCD, MISP, MCPAI
Schedule 7, Clause 8(1)	duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be affected by any proposed installation of infrastructure or related works on a road or road reserve of any road	where council is the infrastructure manager or works manager	DES, MTCD, MISP, MCPAI
Schedule 7, Clause 9(1)	duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	where council is the infrastructure manager or works manager responsible for non-road infrastructure	DES, MTCD, MISP, MCPAI
Schedule 7, Clause 9(2)	duty to give information to another infrastructure manager or works manager where becomes aware any infrastructure or works are not in the location shown on records, appear to be in an unsafe condition or appear to need maintenance	where council is the infrastructure manager or works manager	DES, MTCD, MISP, MCPAI
Schedule 7, Clause 10(2)	where Schedule 7 Clause 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	where council is the infrastructure manager or works manager	DES, MTCD, MISP, MCPAI
Schedule 7, Clause 12(2)	power to direct infrastructure manager or works manager to conduct reinstatement works	where council is the coordinating road authority	DES, MTCD, MISP, MCPAI
Schedule 7, Clause 12(3)	power to take measures to ensure reinstatement works are completed	where council is the coordinating road authority	DES, MTCD, MISP, MCPAI
Schedule 7, Clause 12(3)	duty to ensure that works are conducted by an appropriately qualified person	where council is the coordinating road authority	DES, MTCD, MISP, MCPAI

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Road Management Act 2004			
12(4)			
Schedule 7 Clause 12(5)	power to recover costs	where council is the coordinating road authority	DES, MTCD, MISP, MCPAI
Schedule 7, Clause 13(1)	duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to Schedule 7, Clause 13(2)	where council is the works manager	DES, MTCD, MISP, MCPAI
Schedule 7 Clause 13(2)	power to vary notice period	where council is the coordinating road authority	DES, MTCD, MISP
Schedule 7, Clause 13(3)	duty to ensure works manager has complied with obligation to give notice under Schedule 7, Clause 13(1)	where council is the infrastructure manager	DES, MTCD, MISP
Schedule 7 Clause 16(1)	power to consent to proposed works	where council is the coordinating road authority	DES, MTCD, MISP
Schedule 7 Clause 16(4)	duty to consult	where council is the coordinating road authority, responsible authority or infrastructure manager	DES, MTCD, MISP, MCPAI
Schedule 7 Clause 16(5)	power to consent to proposed works	where council is the coordinating road authority	DES, MTCD, MISP, MCPAI
Schedule 7 Clause 16(6)	power to set reasonable conditions on consent	where council is the coordinating road authority	DES, MTCD, MISP, MCPAI
Schedule 7 Clause 16(8)	power to include consents and conditions	where council is the coordinating road authority	DES, MTCD, MISP, MCPAI
Schedule 7 Clause 17(2)	power to refuse to give consent and duty to give reasons for refusal	where council is the coordinating road authority	DES, MTCD, MISP, MCPAI
Schedule 7 Clause 18(1)	power to enter into an agreement	where council is the coordinating road authority	DES, MTCD, MISP, MCPAI

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Road Management Act 2004			
Schedule	power to give notice requiring rectification of works	where council is the coordinating road authority	DES, MTCD, MISP, MCPAI
7 Clause 19(1)			
Schedule 7 Clause 19(2) & (3)	power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	where council is the coordinating road authority	DES, MTCD, MISP, MCPAI
Schedule 7 Clause 20(1)	power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	where council is the coordinating road authority	DES, MTCD, MISP, MCPAI
Schedule 7A Clause 2	power to cause street lights to be installed on roads	power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road	DES, MTCD, MISP
Schedule 7A Clause 3(1)(d)	duty to pay installation and operation costs of street lighting - where road is not an arterial road	where council is the responsible road authority	DES, MTCD, MISP
Schedule 7A Clause 3(1)(e)	duty to pay installation and operation costs of street lighting - where road is a service road on an arterial road and adjacent areas	where council is the responsible road authority	DES, MTCD, MISP
Schedule 7A Clause 3(1)(f)	duty to pay installation and percentage of operation costs of street lighting - for arterial roads in accordance with clauses 3(2) and 4	duty of council as responsible road authority that installed the light (re: installation costs) and where council is relevant municipal council (re: operating costs)	DES, MTCD, MISP
Planning and Environment Regulations 2015			
Column 1	Column 2	Column 3	Column 4
Provision	Item Delegated	Conditions and Limitations	Delegate
r.6	function of receiving notice, under section 19(1)(c) of the Act, from a planning authority of its preparation of an amendment to a planning scheme	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.	CEO, DCPDA, MPD, StratP, SStatP, TLStatP, TLStatP, PStatP, PStatP
r.21	power of responsible authority to require a permit applicant to verify information (by statutory declaration or other written confirmation satisfactory to the responsible authority) in an application for a permit or to amend a permit or any information		CEO, CSStatP, DCPDA, MPD, SStatP, TLStatP, PStatP

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Planning and Environment Regulations 2015			
	provided under section 54 of the Act	where Council is the responsible authority	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, StatP, PStatP
r.25(b)	duty to make copy of matter considered under section 60(1A)(g) available for inspection free of charge	where Council is not the responsible authority but the relevant land is within Council's municipal district	CEO, CStatP, DCPDA, MPD, SStatP, TLStatP, StatP, PStatP
r.42	function of receiving notice under section 96C(1)(C) of the Act from a planning authority of its preparation of a combined application for an amendment to a planning scheme and notice of a permit application	where Council is not the responsible authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.	CEO, CStatP, CStatP, DCPDA, MPD, TLStatP, TLStatP, PStatP, PStatP
Planning and Environment (Fees) Regulations 2016			
Column 1	Column 2	Column 3	Column 4
Provision	Item Delegated	Conditions and Limitations	Delegate
r.16	power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme		
r.19	power to waive or rebate a fee relating to an amendment of a planning scheme		CEO, CStatP, DCPDA, MPD, TLStatP
r.20	power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme		CEO, CStatP, DCPDA, MPD
r.21	duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under r.19 or 20		CEO, CStatP, CStatP, DCPDA, MPD, TLStatP
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010			
Column 1	Column 2	Column 3	Column 4
Provision	Item Delegated	Conditions and Limitations	Delegate
r.7	function of entering into a written agreement with a caravan park owner		DCPDA, MRS
r.11	function of receiving application for registration		CPH, DCPDA, MRS
r.13(1)	duty to grant the registration if satisfied that the caravan park complies with these regulations		CPH, DCPDA, MRS

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010		
r.13(2)	duty to renew the registration if satisfied that the caravan park complies with these regulations	CPH, DCPDA, MRS
r.13(2)	power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations	CEO, DCPDA
r.13(4) & (5)	duty to issue certificate of registration	CPH, DCPDA, MRS
r.15(1)	function of receiving notice of transfer of ownership	CPH, DCPDA, MRS
r.15(3)	power to determine where notice of transfer is displayed	CPH, DCPDA, MRS
r.16(1)	duty to transfer registration to new caravan park owner	CPH, DCPDA, MRS
r.16(2)	duty to issue a certificate of transfer of registration	CPH, DCPDA, MRS
r.17(1)	power to determine the fee to accompany applications for registration or applications for renewal of registration	DCPDA, MRS
r.18	duty to keep register of caravan parks	CPH, DCPDA, MRS
r.19(4)	power to determine where the emergency contact person's details are displayed	CPH, DCPDA, MRS
r.19(6)	power to determine where certain information is displayed	CPH, DCPDA, MRS
r.22A(1)	duty to notify a caravan park owner of the relevant emergency services agencies for the caravan park, on the request of the caravan park owner	CPH, DCPDA, MRS
r.22A(2)	duty to consult with relevant emergency services agencies	CPH, DCPDA, MRS
r.23	power to determine places in which caravan park owner must display a copy of emergency procedures	CPH, DCPDA, MRS
r.24	power to determine places in which caravan park owner must display copy of public emergency warnings	CPH, DCPDA, MRS
r.25(3)	duty to consult with relevant floodplain management authority	CPH, DCPDA, MRS
r.26	duty to have regard to any report of the relevant fire authority	CPH, DCPDA, MRS
r.28(c)	power to approve system for the collection, removal and disposal of sewage and waste water from a movable dwelling	CPH, DCPDA, MRS
r.39	function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annex	CPH, DCPDA, MRS
r.39(b)	power to require notice of proposal to install unregistrable	CPH, DCPDA, MRS

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010			
	movable dwelling or rigid annexe		
r.40(4)	function of receiving installation certificate		CPH, DCPDA, MRS
r.42	power to approve use of a non-habitable structure as a dwelling or part of a dwelling		CPH, DCPDA, MRS
Schedule 3 clause 4(3)	power to approve the removal of wheels and axles from unregistrable movable dwelling		CPH, DCPDA, MRS
Road Management (General) Regulations 2016			
Column 1	Column 2	Column 3	Column 4
Provision	Item Delegated	Conditions and Limitations	Delegate
r.8(1)	duty to conduct reviews of road management plan		CEO, DES
r.9(2)	duty to produce written report of review of road management plan and make report available		CEO, DES
r.9(3)	Duty to give notice where road management review is completed and no amendments will be made (or no amendments for which notice is required)	where council is the coordinating road authority	CEO, DES
r.10	duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under section 41 of the Act		DES, MTCD, MISP
r.13(1)	Duty to publish notice of amendments to road management plan	where council is the coordinating road authority	CEO, DES
r.13(3)	duty to record on road management plan the substance and date of effect of amendment		CEO, DES
r.16(3)	power to issue permit	where council is the coordinating road authority	CEO, DES, MTCD, MISP, MCPAI
r.18(1)	power to give written consent re damage to road	where council is the coordinating road authority	CEO, DES, MTCD, MISP, MCPAI
r.23(2)	power to make submission to Tribunal	where council is the coordinating road authority	CEO, DES, MTCD, MISP, MCPAI
r.23(4)	power to charge a fee for application under section 66(1) Road	where council is the coordinating road authority	CEO, DES, MTCD, MISP, MCPAI

2.5.1 Council Instrument of Delegation to Members of Staff (Cont.)

Road Management (General) Regulations 2016			
	Management Act		MCPAI
r.25(1)	power to remove objects, refuse, rubbish or other material deposited or left on road	where council is the responsible road authority	CEO, DES, MTCD, MISP, MCPAI
r.25(2)	power to sell or dispose of things removed from road or part of road (after first complying with regulation 25(3))	where council is the responsible road authority	CEO, DES, MTCD, MISP, MCPAI
r.25(5)	power to recover in the Magistrates' Court, expenses from person responsible		CEO, DES, MTCD, MISP
Road Management (Works and Infrastructure) Regulations 2015			
Note: these regulations commenced on 20 June 2015, replacing the Roads Management (works & infrastructure) Regulations 2005, which expired on 21 June 2015.			
Column 1	Column 2	Column 3	Column 4
Provision	Item Delegated	Conditions and Limitations	Delegate
r.15	power to exempt a person from requirement under clause 13(1) of Schedule 7 of the Act to give notice as to the completion of those works	where council is the coordinating road authority and where consent given under section 63(1) of the Act	CEO, DES
r.22(2)	power to waive whole or part of fee in certain circumstances	where council is the coordinating road authority	CEO, DES

2.5.2 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 25 September-6 October 2017

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 September-6 October 2017.

Recommendation

That the listed items provided in Attachment 1 for the period 25 September-6 October 2017 be received and noted.

MINUTE 429

Moved by: Cr Youhorn Chea
Seconded by: Cr Loi Truong

That the listed items provided in Attachment 1 for the period 25 September-6 October 2017 be received and noted.

CARRIED

2.5.2 List of Registered Correspondence to Mayor and Councillors (Cont.)

OTHER

**LIST OF REGISTERED CORRESPONDENCE TO MAYOR AND
COUNCILLORS**

ATTACHMENT 1

**CORRESPONDENCE RECEIVED 25
SEPTEMBER – 6 OCTOBER 2017**

PAGES 2 (including cover)

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

2.5.2 List of Registered Correspondence to Mayor and Councillors (Cont.)

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 25/09/2017 & 06/10/2017 - for officer action - total = 2

Correspondence Name	Date Created	Objective ID	User Assigned
Request from resident to upgrade Fried Watcher Reserve and make it more dog-friendly.	2-Oct-17	fA131858	Mayor & Councillors Office
Complaint from user of Dandenong Oasis Leisure Centre about display of photo and information on the entrance door of centre.	5/10/2017	fA132037	Mayor & Councillors Office

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 25/09/2017 & 06/10/2017 - for information only - total = 2

Correspondence Name	Date Created	Objective ID	User Assigned
Advice from the Greater Dandenong Chamber of Commerce that they will not proceed with Carols by Candlelight in 2017.	2-Oct-17	A4591434	Community Engagement
Victorian Mental Health Week 2017 Promotional Material.	4-Oct-17	A4596683	Community Social Support

2.5.3 Report on Matters Discussed at Councillor Briefing Sessions - 25 September & 2 October 2017

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 September and October 2017.

Recommendation Summary

This report recommends that the information contained within it be received and noted.

2.5.3 Report on Matters Discussed at Councillor Briefing Sessions - 25 September & 2 October 2017 (Cont.)

Matters Presented for Discussion

Item		Briefing Session
1	<p>Discussion</p> <p>Councillors and Council officers briefly discussed the following topics:</p> <p>a) Proposed motion for the Municipal Association of Victoria (MAV) State Council meeting.</p> <p>b) Monash Children's Hospital sponsorship.</p> <p>c) Agenda items for the Council Meeting of 11 September 2017.</p>	25 September 2017
2	<p>Community Safety Night</p> <p>Representatives from Victoria Police and the Department of Justice discussed their roles in community safety with Greater Dandenong Councillors and staff.</p>	2 October 2017

Apologies

- Councillor Jim Memeti submitted an apology for the Councillor Briefing Session on 25 September 2017.
- Councillor Jim Memeti, Councillor Heang Tak and Councillor Loi Truong submitted apologies for the Councillor Briefing Session on 2 October 2017.

Recommendation

That the information contained in this report be received and noted.

MINUTE 430

Moved by: Cr Angela Long

Seconded by: Cr Sean O'Reilly

That the information contained in this report be received and noted.

CARRIED

3 NOTICES OF MOTION

3.1 Notice of Motion No. 31 - Request for a report on the Solar Savers Program

File Id: qA357298
Responsible Officer: Director City Planning, Design and Amenity
Author: Cr Matthew Kirwan

Preamble

Solar Savers is a program supporting pensioners and other low income households in participating council areas to install quality, reliable and affordable solar.

Their research shows that pensioners in particular are an ideal group to install solar as they:

- Find increasing energy prices a significant issue as they spend a higher proportion of their income on energy costs
- benefit from reduced cooling costs as they are one of the groups most affected from heat waves and extreme temperatures
- use most of their energy during the daytime (when solar panels make electricity)

The impact of rising energy costs is more acute in the case of a lower socio-economic area like Greater Dandenong.

Solar Savers is a partnership between Victorian local Councils and regional Council climate change alliances (including SECCCA to which Greater Dandenong Council belongs), funded by the Victorian Government through a new Energy Jobs Fund Grant.

3.1 Notice of Motion No. 31 - Request for a report on the Solar Savers Program (Cont.)

Currently the following new Councils are in the process of taking it up:

Phase 1 Councils (May to September 2017): Cardinia Shire Council, Manningham City Council, Mount Alexander Shire Council.

Phase 2 Councils (August 2017 to March 2018): Bayside City Council, Gannwarra Shire Council, Hepburn Shire Council, Knox City Council, Macedon Ranges Shire Council, South Gippsland Shire Council

Phase 3 Councils (February 2018 to January 2019): Ararat Rural City Council, Ballarat City Council, Brimbank City Council, Buloke Shire Council, Central Goldfields Shire Council, Indigo Shire Council, Pyrenees Shire Council, Maroondah City Council, Whitehorse City Council and Yarra Ranges Council.

Phase 4 Councils (November 2018 to April 2019): East Gippsland Shire Council and Mansfield Shire Council.

However, this program is not new. It builds on the Solar Savers project run by the City of Darebin that provided solar for 294 low-income households. Other Councils like Moreland, Port Phillip and Yarra have run related alternative programs like Solar bulk-buy to assist community members to purchase solar panels.

A program like Solar Savers would help achieve *Community Objective CE-2.3 Renewable Energy Community Solar* of the endorsed Greater Dandenong Sustainability Strategy 2016-2030 which is to help the community increase use of renewable energy.

Funding models for Solar Savers are different from Council to Council, some just promote low interest loans through Bank Australia, others have developed special rates schemes where the costs can be paid by residents through their rates.

In terms of special rates schemes, the equivalent for business has already been introduced by Greater Dandenong Council through the introduction of Environmental Upgrade Agreements (EUAs) to facilitate businesses borrowing money to buy solar panels and other renewable energy alternatives.

Motion

That Council receives a report from officers at a Council meeting in March 2018 on the advantages, disadvantages, resource impacts and options for Greater Dandenong Council involvement in the Solar Savers program, including any related alternatives. In the development of the report the newly formed Greater Dandenong Sustainability Reference Committee should be consulted.

3.1 Notice of Motion No. 31 - Request for a report on the Solar Savers Program (Cont.)

MINUTE 431

Moved by: Cr Matthew Kirwan

Seconded by: Cr Tim Dark

That Council receives a report from officers at a Council meeting in March 2018 on the advantages, disadvantages, resource impacts and options for Greater Dandenong Council involvement in the Solar Savers program, including any related alternatives. In the development of the report the newly formed Greater Dandenong Sustainability Reference Committee should be consulted.

CARRIED

3.2 Notice of Motion No. 32 - Advocacy for sound barrier for Keysborough residents living adjacent to the Dandenong Bypass between Chandler and Perry Roads

File Id: qA357298
Responsible Officer: Director Engineering Services
Author: Cr Matthew Kirwan

Preamble

A recently developed part of the new estates of Keysborough is the section near the corner of Chandler Road and Church Road including the streets of Petunia Drive and Grosvenor Street, Keysborough.

These residents are affected by the increasingly busy Dandenong Bypass. There is currently a sound barrier for residents west of Perry Road and one is planned for east of Chandler Road. This leaves no sound barrier along the bypass planned for between Perry Road and Chandler Road. The reason given by VicRoads for not building a barrier between these locations is that homes are more than 100m from the bypass. Not only is this a small distance but due to a largely treeless retarding basin being all that is between the homes and the bypass there is no natural sound barrier either. Residents are already experiencing increasing noise.

Motion

That:

- 1. Council writes separately to the State Member for Keysborough, the Minister for Roads and VicRoads itself regarding the urgent need for a sound barrier for residents between Chandler and Perry Roads, Keysborough and copy in other local state upper house Members of Parliament and the Federal MP for Isaacs on each of those letters; and**
- 2. the advocacy section of the Greater Dandenong website be updated and a media release issued indicating support for residents on this issue as well as support given to the Keysborough South Action Group's advocacy on this issue.**

3.2 Notice of Motion No. 32 - Advocacy for sound barrier for Keysborough residents living adjacent to the Dandenong Bypass between Chandler and Perry Roads (Cont.)

MINUTE 432

Moved by: Cr Matthew Kirwan

Seconded by: Cr Tim Dark

That:

1. **Council writes separately to the State Member for Keysborough, the Minister for Roads and VicRoads itself regarding the urgent need for a sound barrier for residents between Chandler and Perry Roads, Keysborough and copy in other local state upper house Members of Parliament and the Federal MP for Isaacs on each of those letters; and**
2. **the advocacy section of the Greater Dandenong website be updated and a media release issued indicating support for residents on this issue as well as support given to the Keysborough South Action Group's advocacy on this issue.**

CARRIED

3.3 Notice of Motion No. 33 - Australia Day

File Id: qA357298
Responsible Officer: Director Corporate Services
Author: Cr Tim Dark

Preamble

There has been a lot of media coverage recently regarding local governments dumping Australia Day on the 26th of January. I have been contacted by numerous residents who are concerned with Dandenong's position on the issue. Greater Dandenong is one of Australia's most multicultural diverse councils with over 150 different nationalities who speak over 200 languages. Greater Dandenong's Australia Day celebrations always achieve record crowds and people of all different faiths and cultures come together to celebrate.

Motion

That the Greater Dandenong City Council expresses its support for Australia Day to be held on the 26th of January and that Australia Day is a day of celebration and commemoration to unite all citizens regardless of nationality and ethnicity and that we are all Australians.

MINUTE 433

Moved by: Cr Tim Dark
Seconded by: Cr Youhorn Chea

That the Greater Dandenong City Council expresses its support for Australia Day to be held on the 26th of January and that Australia Day is a day of celebration and commemoration to unite all citizens regardless of nationality and ethnicity and that we are all Australians.

3.3 Notice of Motion No. 33 - Australia Day (Cont.)

MINUTE 434

Moved by: Cr Loi Truong

Seconded by: Cr Angela Long

That Cr Matthew Kirwan be granted an extension of time of two (2) minutes to speak against the motion.

CARRIED

(REFER TO MINUTE NUMBER 433)

For the Motion: Cr Youhorn Chea, Cr Tim Dark, Cr Sean O'Reilly, Cr Heang Tak, Cr Loi Truong

Against the Motion: Cr Matthew Kirwan (called for the division), Cr Angela Long

3.4 Notice of Motion No. 34 - A simpler, accessible process for consultation on the Greater Dandenong Aquatic Centre

File Id: qA357298
Responsible Officer: Director Community Services
Author: Cr Maria Sampey

Preamble

On 22nd August, 2016 a Notice of Motion was moved by myself and endorsed by Council as follows:

That, before proceeding on any further planning, and without nominating a preferred position, Council undertakes an open consultation, both paper and online, on the best site and desired features for the Dandenong Oasis Aquatic Centre replacement and the results be reported to a Council meeting following the consultation.

I thought this would mean a short, simple two question survey asking residents as a first question where they wanted the Dandenong Oasis replacement to be (inc. the current Mills Reserve (Cleeland Street) Dandenong site and based on councillor briefing sessions and other councillor discussions a few other options like central Dandenong, next to Dandenong railway station and next to Greaves Reserve) in Bennett Street, Dandenong plus the opportunity for residents to suggest other possible locations. The second question would ask what features residents wanted.

A simple survey is important in a municipality where many residents have little or basic English so that we get the most amount of survey responses and the most representative survey responses. This will be a big investment by Council so we want as many residents engaged as possible. Central Dandenong is misleading because it could mean Clow Street which is difficult to access by car or public transport whereas next to Dandenong Railway Station on Cheltenham Road would be easy to access. Also for residents that just wanted to select that they wanted the current site where it presently is or if they had a good idea of their own it would be hard and time consuming to simply give that opinion.

The long, difficult survey that has been created instead was not what I intended. Six pages, six parts and 20 questions (with one question having 17 compulsory sub-questions). Many questions are only relevant to existing, Dandenong Oasis, very frequent users not the average Greater Dandenong family so it will not be representative and is definitely not accessible. It is not too late for Council to create an additional simpler survey that will be easier to fill out and concentrate on the core questions.

3.4 Notice of Motion No. 34 - A simpler, accessible process for consultation on the Greater Dandenong Aquatic Centre (Cont.)

Motion

That Council creates an additional very short, plain English two question online and paper survey that has as it's first question:

- 1. What would you prefer out of the following options:-**
 - (i) stay at the current site in Cleeland Street, Dandenong (Mills Reserve);**
 - (ii) next to Dandenong Railway Station on the Cheltenham Road side;**
 - (iii) Greaves Reserve (Bennet Street, Dandenong);**
 - (iv) next to the Dandenong Market in Clow Street, Dandenong;**
 - (v) any other location that you may think is appropriate (ie open response).**
- 2. What are the most important features or any other feature that the new aquatic centre could have?**

MINUTE 435

Moved by: Cr Maria Sampey

Seconded by: Cr Tim Dark

That Council creates an additional very short, plain English two question online and paper survey that has as it's first question:

- 1. What would you prefer out of the following options:-**
 - (i) stay at the current site in Cleeland Street, Dandenong (Mills Reserve);**
 - (ii) next to Dandenong Railway Station on the Cheltenham Road side;**
 - (iii) Greaves Reserve (Bennet Street, Dandenong);**
 - (iv) next to the Dandenong Market in Clow Street, Dandenong;**
 - (v) any other location that you may think is appropriate (ie open response).**
- 2. What are the most important features or any other feature that the new aquatic centre could have?**

CARRIED

3.5 Notice of Motion No. 35 - Flying the Torres Strait Island Flag

File Id: qA357298
Responsible Officer: Director Corporate Services
Author: Cr Angela Long

Motion

That:

- 1. the Torres Strait Island flag be flown permanently outside the Dandenong Civic Centre on the third civic flag pole on the corner of Walker and Lonsdale Streets, Dandenong; and**
- 2. Council provides the history about the Torres Strait Island flag on its website.**

MOTION

Moved by: Cr Angela Long
Seconded by: Cr Matthew Kirwan

That:

- 1. the Torres Strait Island flag be flown permanently outside the Dandenong Civic Centre on the third civic flag pole on the corner of Walker and Lonsdale Streets, Dandenong; and**
- 2. Council provides the history about the Torres Strait Island flag on its website.**

THIS MOTION REMAINED UNRESOLVED

3.5 Notice of Motion No. 35 - Flying the Torres Strait Island Flag (Cont.)

MINUTE 436

Moved by: Cr Maria Sampey

Seconded by: Cr Tim Dark

That Notice of Motion No. 35 - Flying the Torres Strait Island Flag, be deferred.

CARRIED

For the Motion: Cr Youhorn Chea, Cr Tim Dark, Cr Jim Memeti, Cr Maria Sampey, Cr Heang Tak

Against the Motion: Cr Matthew Kirwan, Cr Angela Long (called for the division), Cr Sean O'Reilly,
Cr Loi Truong

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

Cr Matthew Kirwan left the Chamber at 7.57pm.

Comment

Cr Tim Dark

It has been another very busy fortnight of events within the City of Greater Dandenong. It is fast approaching the exciting time where there are a number of graduations, Annual General Meetings and some very exciting events coming up.

Over the last fortnight, I attended the City of Greater Dandenong Grants Recognition Event with my fellow Councillors. It was a fantastic night for the various community groups who receive grants from Council to support them on various ranges of services from sports competitions to some community wellbeing organisations also.

I also attended the Southern Metropolitan Partnership Annual Assembly in Frankston. This is a conglomerate of different Councils within the south region which is run by the Department of Environment, Land, Water and Planning. Ideas have been put forward of what they could do in terms of a regional output. It was great to hear that the City of Greater Dandenong submitted the strongest motion which was supported and moved by the Chief Executive Officer of Mornington Peninsula Council. The Southern Metropolitan Partnerships support the inland port in the City of Greater Dandenong which is to be powered by a plant which is powered off the incineration of waste. It was very exciting to see wide support for that throughout the whole south-east region.

I also attended the Mental Health Week Launch: "Think Positive = Be Happy + Be Healthy" in Harmony Square, which had an excellent turnout of about 250 students from all neighbouring schools. It was very, very exciting.

I attended the Casey Cardinia Foundation event. This is a foundation which covers some areas of the City of Casey and City of Cardinia by incorporating and enabling businesses to sponsor through a charitable fund which in turn, they then donate to some community projects.

I attended the AIII Annual Diwali event of fireworks which was held in Red Gum Ward along with Paperbark Ward Councillors, Councillor Tak and Councillor Blades. Councillor Tak, Councillor Blades and I have had one of the best attendances throughout the last fortnight. We attended multiple exciting events in Red Gum Ward.

I also attended the Fiji Day Multicultural Festival at Gaelic Park in Keysborough along with Councillor Blades. There was an excellent turnout. There were some professional rugby matches played by different groups with many young kids getting involved which was exciting. Senior members opened the event with a traditional welcome ceremony.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Cr Matthew Kirwan returned to the Chamber at 7.59pm.

Cr Sean O'Reilly left the Chamber at 7.59pm.

Question

Cr Tim Dark

I attended the Lions Club of Noble Park-Keysborough's annual donations disbursement night. This is a fantastic organisation of about 10 to 12 active members who hold this event in Lightwood Ward at Burden Park in Springvale every year. The Lions Club event raised a lot of money and every single dollar they raise goes back to the community. It is led by their president, Carol Curtis and her team. I think it would be worthwhile sending a letter congratulating them on their annual disbursement night. The funds were disbursed as follows: \$1,000 to the Parkville Cricket Club; The Make A Difference food bank were given \$2,000; \$1,500 went to St Johns Ambulance; United Rover Crew received \$2,000 which was for the Scouts; Riding for the Disabled based at Myuna Farm in Doveton where kids with disabilities go on rides with animals and get involved with the community were sponsored for \$1,000; the Springvale Benevolence Society was sponsored for \$2,000; the Spring Park Special Development School received a car-seat and a pusher for a child who has severe disability and the parents are struggling, to the value of \$9,890 and \$1,500 was donated to the Lions Club International Disaster Fund. This is excellent work by 10 to 12 members of the community group. I think it would definitely be worthwhile sending a letter to them.

This request was taken on notice.

Cr Loi Truong left the Chamber at 8pm.

Cr Sean O'Reilly returned to the Chamber at 8pm.

I also attended the Citizenship Ceremony at the new Springvale Town Hall and it was a really good evening with lots of people coming through. With a bigger facility, there was more room for people to talk afterwards and to be able to enjoy and socialise with their peers. That was very, very exciting.

I also attended the Noble Park Community Centre Art Show with Councillor Blades. Special congratulations to the Club Noble winner - 10 year old Molly Fernandez who won one of the best awards and received two awards at the same event. It was very exciting with a number of significantly well-entered competitions by a lot of people who were experienced. There were submissions from aged care facilities as well. It was a fantastic evening.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

I attended the Springvale Neighbourhood House Diwali function which was held at Springvale Reserve.

I also attended the soft community opening of the new Pavilion at Tatterson Park. This is a project that was started before I was elected to Council and the last time I was there, it was a quagmire with a lot of mud and a couple of concrete frames. It is unbelievable so I congratulate the department and the workers on their excellent achievement. It is a stunning facility. I am looking forward to the official grand opening.

I also attended the Victorian Tamil Association Deepavali (Annual Festival of Lights) function at Menzies Avenue in Dandenong North. It was another very well-attended event with lots of young kids coming out and getting involved in traditional events.

I attended the Baha'i community special celebration of 200 years since the birth of Baha'u'llah who was the founder of the religion, which was another fantastic event. This is a faith which teaches people how to improve their lives and equality between men and women. It was a very, very well attended event.

I also attended the Diwali Family Day at Dandenong Market.

Question

Cr Tim Dark

I have had some conversations with Mr Kakavas regarding Gell Court, Noble Park around some potential flooding issues in the area. Could I please have an update?

Response

Julie Reid, Director Engineering Services

The matter is still under investigation. I can say that a considerable amount of time and resources has been committed so far, to establishing the complex drainage matters on and around the site. Officers are developing a short and longer term plan in response to the drainage matters and are about to carry out further investigations using CCTV into drainage pipes. Officers are proposing to bring forward a short term plan for Council consideration of the mid-year budget in December 2017 and have also been in regular communication with the resident on this matter.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Tim Dark

A resident from the new Keysborough estates who I have been in contact with advised that there has been a persistent beeping alarm sound at 5am in the morning over a few days. I have spoken to the planning department namely Peter Shelton, Manager Regulatory Services who has been excellent providing quick action. I would like an update on the matter?

Response

Jody Bosman, Director City Planning, Design and Amenity

The matter was brought to officers' attention in the last fortnight and is an ongoing investigation. Very little information has been provided to date. Additional information received today from Councillor Dark might assist in this matter. It must be noted that the cause of this great annoyance being experienced by the complainant might in fact, not be a breach of a Local Law or breach of any legislation and there is nothing the Planning Department can act on. However, I shall report to Councillor Dark in due course when the investigation is complete.

Comment

Cr Tim Dark

I would like to make one final comment on indulgence. Tomorrow night will be the Paperbark Ward Crime Forum or Community Safety Forum whichever one would like to call it. I would definitely implore, particularly residents of Paperbark Ward, Noble Park and Keysborough, but residents of the City of Greater Dandenong as a whole to come along and talk to local Councillors, Members of Parliament and Victoria Police about any issues that they have. I think it is very important.

Comment

Cr Heang Tak

It has been a very busy and hectic two weeks. I would like to congratulate the Mayor, Councillor Jim Memeti for receiving the award of Mayor Emeritus from the Municipal Association of Victoria, which recognises Councillors who have served three full terms as Mayor.

At the same time, I would like to congratulate Councillor Youhorn Chea for his 20 years of service in Local Government. We should be proud of our Local Government with many, many years of experience. Councillor Chea has been in this industry for 20 years and Councillor Jim Memeti has been the Mayor three times. It is not easy. It is a long term commitment to the community and it comes with the sacrifice of family time, personal time and also for all the energy and effort that they put in. Once again, congratulations to the Mayor, Councillor Jim Memeti and to Councillor Youhorn Chea for a job well done.

I also would like to congratulate Martin Fidler, Director Community Services for encouraging the Young Leadership Program. We welcome and receive more young future leaders and we hope that in 2020, they are going to be prospective candidates for the City of Greater Dandenong to reflect our demographic. We have two new Councillors who are young and fresh but we hope to encourage more people to join in.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

I cannot close off without congratulating the Indian subcontinent and to the community that celebrates the Annual Diwali event with Councillor Dark and as he said, it was well represented by the Paperbark Ward Councillors.

The Lion Club's event was another good event that I attended.

It is always an honour and privilege to attend the Australian citizenship ceremony with the Mayor at the newly refurbished town hall in Springvale. It is good to see more people become Australian citizens and it is good news for the prospective Australian citizens that the proposed law has been rejected by the Senate. We do not know what the new proposed changes will be so I would like to take this opportunity to urge those prospective candidates that it is a good opportunity to lodge an application and hopefully they will pass the test and become Australian citizens.

Comment

Cr Maria Sampey

Congratulations to Councillor Jim Memeti for being a third time Mayor. He seems really exhausted because he has been unwell so I think he must be looking forward to Christmas to have a break.

I have also attended other events during the last fortnight.

Cr Loi Truong returned to the Chamber at 8.11pm.

Question

Cr Maria Sampey

I would like to ask about Titcher Road, Noble Park. I do not know what we are doing to try and solve the problem there because the traffic management device there is not working. I have a map which states that there have been three car crashes. I do not know over how many years they occurred in but they were at the end of the intersection of Elonera Road and Titcher Road and another crash happened at the Heyington Crescent and Titcher Road intersection. Why have we put the traffic management device in the middle where the park is? The accidents were at the intersections at both ends rather than where the park is. The other thing that is a concern is that where the traffic management device has been put, it is not where the swings are and where the children's play area is. I received a letter from a resident saying that there was a concern with children crossing the road to go to the swings in Coolavin Road. Even though we have had meetings, no one seems to be listening to the residents. Emails have been sent to advise that maybe putting shrubbery there will help but it is because of the location of the traffic management device. There are two peaks at either end on one side of Titcher Road which just guides the cars to go all the way up on the wrong side of the road. I do not know who we have to get to review this matter.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)**Response****Julie Reid, Director Engineering Services**

Titcher Road, Noble Park has had some history to it. Councillor Sampey is correct in saying that there have been crashes along this particular road in various locations. In actual fact, it is more than three accidents. I think it has been about five in five years. Not only have there been accidents there that have caused us some concern in relation to safety of residents, we have also had some problems of speeding down that road which is of great concern to the traffic engineers. As a result of the extensive history of speeding and the extensive history of crashes and people being hurt in that area, we decided that there were some local area traffic management devices that were required to slow traffic down. We consulted with the residents of Titcher Road regarding that proposal and we had general consensus in relation to support for that proposal. After installation, a group of residents raised some concerns with some Councillors. The Councillors brought those issues to me and I agreed to go and meet the handful of residents out on site. I think there were about six or eight people out on site. Some of these people were not from Titcher Road. They were from other areas within the locality that had other issues that they wanted to raise at that particular meeting. One of the traffic engineers and I met the residents on site. We listened to what they had to say and we agreed on the night that we would come back within a few weeks with some options for the residents to try and address some of their concerns. In particular, they said they were concerned about the visibility, particularly of the local area traffic management at night. People were still adjusting to seeing that traffic management advice. We said that we would go away and think about what else might need to be done there. Last week, we forwarded onto those Councillors that were in attendance on that night at their request, some options for Councillors to consider in relation to what else we might be able to do out there, to bring to the attention of residents the new local area traffic management devices. I have sent an email to Councillor Sampey saying that I would be more than happy to meet with the Councillors to discuss those options and walk them through those. We can let them know what that is going to cost and more than happy to bring that back to Council for consideration so there are a number of things we might be able to do to assist the residents down there. I am open to that and to discussing that further. It is critical that we ensure the safety of our residents particularly in those streets where there are speeding issues and a history of speeding issues. We would not be responsible of those who were not responding to those kinds of concerns but we hear what the residents are saying and we are coming up with some other options to assist.

Comment**Cr Maria Sampey**

I would like to reiterate that the traffic management device that has been put in there is really guiding the cars to cross on the wrong side of the road all the way up Titcher Road which is a real concern and someone needs to listen.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Comment

Cr Angela Long

These are some of the events I have attended since my last formal meeting.

On Tuesday 10 October 2017, I attended the official launch of the Derrimut Wheelam Gathering Place in Mordialloc. That night, I attended the Road Safety South-East Annual General Meeting dinner where I was very honoured to be awarded the Fran Kerry Road Safety Award for my continued service on the committee, continued passion and valuable contribution on the committee on road safety matters. Fran Kerry was a passionate road safety member who passed away five years ago.

Councillor Long tabled the Fran Kerry Road Safety Award she received in recognition of her passion, contribution and continued service on the Committee.

On Saturday 14 October 2017, I had an onsite meeting with the president of the Dandenong City Soccer Club.

On Sunday 15 October 2017, I had an onsite meeting with the South Eastern Model Aeroplane Club in Bangholme.

On Tuesday 17 October 2017, I attended the Seven Breakfast where Gerard Burg from the National Australia Bank gave an economic update.

On Wednesday 18 October 2017, I attended the Greater Dandenong Chambers Business Award breakfast. That evening, I attended the opening night of Double Take in Wood exhibition in Doncaster. One of the sponsors was Ward Pepper Bridge from Smart Recycling in Dandenong South. Later that night, I attended a community forum at the Masonic Centre in Hutton Road, Keysborough. The topic was the 'Changes to Law on the Power of Attorney'.

On Saturday 21 October 2017, I spoke at the South Victorian Tibetan Cultural School 1st Anniversary celebration. Later that morning, I attended the soft community opening of the new Pavilion at Tattersson Park. That afternoon I attended the basketball game between Dandenong Jayco Rangers and Townsville Fire. Dandenong won 86 to 69.

Going back to my Notice of Motion, being the co-chair of the local, regional Inter-Council Aboriginal Consultative Committee (ICACC), this issue has been thoroughly discussed over the last six months and it was agreed that the flying of the Torres Strait Island flag along with the Aboriginal Flag is very important for our Indigenous people.

Cr Tim Dark left and returned to the Chamber at 8.19pm.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Comment

Cr Matthew Kirwan

These are some of my activities over the last two weeks.

On Tuesday 10 October 2017, I attended the opening of the Derrimut Wheelum Gathering Place in the City of Kingston along with Councillor Long. This is a project I know Councillor Long gave strong support to via her involvement in what Councillor Long just mentioned, the regional Inter-Council Aboriginal Consultative Committee. Later that day, I attended a meeting of the working group that is coming up with a successor to the current Greater Dandenong Asylum Seeker and Refugee Communities Action Plan.

On Wednesday 11 October 2017, I attended the Southern Metropolitan Partnership Assembly in Frankston along with Councillor Dark and Councillor O'Reilly.

On Thursday 12 October 2017, I attended the launch of Mental Health Week at Harmony Square in Dandenong along with the Mayor, Councillor Memeti, Councillor Blades and Councillor Dark. Later that day, I opened the Nine by Five art exhibition on behalf of the Mayor at the Walker Street Art Gallery. I have been wanting to get to the opening of this established annual exhibition in Greater Dandenong for many years which is named in honour of the famous 1889 exhibition of the Heidelberg school so it was a great opportunity. We were fortunate to have established artist Duwan Ford in attendance talking about the exhibitions of his work worldwide.

The following evening Friday 13 October 2017, I attended the Annual General Meeting of the Springvale Learning and Activity centre along with a number of other Councillors.

On Monday 16 October 2017, Councillor Roz Blades and I participated in the people seeking asylum employment working group.

On Thursday 19 October 2017, I participated in another meeting of the Greater Dandenong Asylum Seeker and Refugee Communities Action Plan working group. It is rather intense with that working group at the moment. This was followed by the first two meetings of the climate/energy/business and biodiversity open space and food working groups of the newly formed Sustainability Reference Committee.

On Saturday 21 October 2017, I represented the Mayor, Councillor Memeti, at the Tamil Senior Citizens Fellowship 30th Anniversary celebration which Councillor Tak also attended.

On Sunday 22 October 2017, I represented the Mayor, Councillor Memeti at the Backyard Bird Discovery Walk at Tirhatuan Park in Dandenong North. This was organised by the Port Phillip and Western Port Catchment Management Authority in conjunction with the City of Greater Dandenong and the Greater Dandenong Environment Group; and is part of the broader Living Links program. This Council has been a partner in the Living Links program for nearly 10 years and for the next four years, we will be helping deliver a \$1million project. That is \$1million of State Government money focussed on the Dandenong Creek itself. Of the 38 project sites that are being funded by the State Government where environmental works are taking place, nine are in the City of Greater Dandenong, in particular Dandenong North.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Before I ask my questions, I would like to make a comment about Councillor Sampey's earlier Notice of Motion about the aquatic centre and why I think it is important. First of all, it aligns with Councillor Sampey's original Notice of Motion. I am sorry that Councillor Sampey had to do it again but why I think it is very important is that, I tried to fill out that online survey myself. It was a very long and complicated survey. If I was a weekly lap swimmer at Dandenong Oasis, it would be the sort of questions I would answer but, if I was from a multicultural community and not a person who uses the Centre every week, I would give up. A good example of that was the Dandenong resident who contacted me last week and wanted copies of that paper survey. I took copies of that paper survey, delivered it to their house and was contacted the very next day by the migrant family, that they were going to distribute that survey to their friends and family. They said to me, "Matthew, it is just too complicated". I am going to write something up for them to submit because this survey is way too complicated. I think it is very important with a topic that is of such public interest as the future of our next aquatic centre, that we make the consultation as simple and as successful as possible.

Question**Cr Matthew Kirwan**

My first question relates to some questions I have had from residents about the recently endorsed Domestic Animal Management Plan 2017–2020. Residents would like to know, what impact did the previous plan have on euthanasia rates for cats and dogs and what is the expected impact of this plan on euthanasia rates for cats and dogs including the strategies Council is proposing to achieve them.

Response**Jody Bosman, Director City Planning, Design and Amenity**

Euthanasia rates for dogs decreased by 14.6 percent over the life of the last plan, from 21 to 8.8 percent. Euthanasia rates for cats also decreased over the life of the 2013–16 Plan from 84 percent in 2013 to 74 percent in 2016. It is also important to note that a lot cats euthanised are un-owned, wild, uncontrollable or diseased animals that would never be suitable for re-homing. Strategies proposed in the 2017–2020 Plan include:

- advocating for changes to legislation and State policy to address feral and un-owned cat populations;
- reduce percentage of registered cats and dogs that are currently referred to as 'entire' (capable of reproducing) and not part of the Domestic Animal Breeding Business each year;
- identify and close down all illegally operating Domestic Animal Breeding (DAB) establishments in the municipality;
- simplify the procedure for registering and obtaining excess animal permits for Domestic Animal Breeding establishments and foster carers; and
- further develop and utilise the 'Lost and Found' webpage to include basic responsible pet ownership messages on a scheduled basis.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

Just to supplement that, does Jody Bosman, Director City Planning, Design and Amenity have the figures of those reductions in raw numbers and if not, that can be taken on notice?

Response

Jody Bosman, Director City Planning, Design and Amenity

I do not have those in absolute or in raw numbers but happy to take those percentages back to raw numbers and to provide that after the meeting.

Question

Cr Matthew Kirwan

I have had a number of questions relating to the Taylors Road landfill more popularly known as the Lyndhurst Toxic Waste dump or tip due to the fact it takes prescribed waste.

(A) I understand there has been a concern this year that Cell 21 will be used for prescribed waste. Is this the case? If not, have we had that in writing from the operator SUEZ and is there a mechanism by which they may be able to use it for prescribed waste and if so what is it?

(B) Is there a way that by using Taylors Road for Council's own landfill requirements that the tip could be closed sooner?

(C) What activities have been undertaken so far in 2017 to further Council's objective to close this landfill's use as a toxic waste dumping facility as soon as possible and what is planned leading up to the State Election?

Cr Youhorn Chea left the Chamber at 8.51pm.

Response

Jody Bosman, Director City Planning, Design and Amenity

(A) The concern that Cell 21 will be used for prescribed industrial waste has raised its head a few times over the years so it is not just this year. The current permits and the Environmental Protection Authority (EPA) approvals do not accommodate that and variations to these would first need to be successful. SUEZ has advised that they have no intention of ever using Cell 21 for prescribed industrial waste. Any such plans to change the status quo of Cell 21 would be met with vigorous opposition.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

(B) The option of Council sending its own putrescible waste to the Lyndhurst Toxic Waste Dump has been investigated and it is not a viable or practical option. Greater Dandenong's volumes alone would have little impact on hastening the closure of the Lyndhurst landfill site. Council's present contracts with SUEZ run to 31 March 2019 and do not facilitate such disposal. To do so in the future would be a far more expensive option and impact on Council's operating budget. Ironically, because the approval for the depositing of prescribed industrial waste is based on a ratio of prescribed industrial waste to putrescible waste, An increase in the volumes of putrescible waste could in fact increase the volumes of prescribed industrial waste that could be deposited which is the opposite of what one would be wanting. This Council is strongly committed to a sustainable environment agenda. As part of that, it most certainly has a commitment to recycling and resource recovery and to the early adoption of alternate new technologies which will see the reduction and hopefully ultimately, the elimination of waste to landfill and that is all forms of waste to landfill. As Councillor Kirwan is aware, much of this work has been lead in this space by the Infrastructure Services Directorate and I think there are some very promising indications in that space. The adoption of and participation by this Council in these alternate technologies should also hasten the earlier reduction/elimination of prescribed industrial waste at Taylors Road landfill and might accelerate the closure of the Taylors Road facility.

(C) On 28 April 2017, a presentation and advocacy by officers was made to an assembly of State and Federal politicians and their representatives on this matter. This Council has consistently over the last 13 years been active in bringing as much pressure as possible to bear on both political parties whoever happens to be in at the time but sadly with little success as neither party seems to be willing to engage in finding a meaningful solution to this situation. This matter is scheduled to again be discussed in a meeting with State and Federal politicians on Friday 10 November 2017.

Question

Cr Matthew Kirwan

Just to clarify two things, have we decided exactly what we are doing in the next year leading up to the State Election and in terms of that use of cell 21, have we got that in writing from them?

Response

Jody Bosman, Director City Planning, Design and Amenity

I believe I have a letter from them. I do have a record from them to say that they have no interest in using cell 21. In relation to what we are doing, we have an advocacy paper that has been developed through our Governance Department under Mick Jaensch, Director Corporate Services. That advocacy paper is the basis of not just our presentation on 10 November 2017 but it will be the basis of our advocacy to all and any agency that is willing to look into this matter on our behalf.

Cr Youhorn Chea returned to the Chamber at 8.55pm.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

My third question relates to questions I have previously asked on 27 February 2017 and 8 May 2017 Council meetings. I asked about opportunities for interested Councillors to be consulted on the vision for the Little India premier Cultural Precinct. Is there still an opportunity for it to eventuate and if not, why not?

Response

Paul Kearsley, Group Manager, Greater Dandenong Business

Yes there is. We are in the process of having presented a draft vision statement and background papers to the Indian Taskforce and as previously advised, we are more than happy to make arrangements with either Councillor Kirwan or any other interested Councillor to participate in a workshop or a process. We will be engaging and sending out emails inviting Councillors and others to participate in that but we have something now to put before Councillors.

Question

Cr Matthew Kirwan

There is a lot of interest from Dandenong West residents and Hemmings Street traders on the progress with the CCTV installation and the three shopping strip upgrade concept designs that were funded in the Budget and are being prepared for consultation. Can the relevant officer please give me an update on the progress of both these matters including the timeframe for consultation for the three shopping strip upgrade designs?

Response

Julie Reid, Director Engineering Services

The Hemmings Street CCTV works are largely dependent on the written agreement of United Energy to use their power poles. This agreement has been some time in the making. We have had some delays from United Energy on getting an agreement but I am pleased to report that has been received recently. This will allow us to continue with the works that we have recently started so we will expect to have our contractors working on this again in the first week of November 2017 and rapidly working towards the delivery. A response on this project was provided to Council at its meeting on 28 August 2017 and the proposal and timeframes are largely unchanged. In relation to the streetscape upgrade concept development works, they are yet to commence but it is likely that the research and data collection phase will commence before Christmas this year so consultation can be undertaken in the new calendar year. The consultation opportunities for interested stakeholders will be developed as part of the project plan and more detail will be prepared by the consultant and available after the community consultation program.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

I regularly receive requests regarding upgrading Wachter Reserve particularly in turning the playground into a regional playground, from residents in Keysborough in both Paperbark and Red Gum Wards because those two Wards span the whole of Keysborough. Can the relevant officer please give an update on the Wachter Reserve Master Plan including when community consultation is expected to start? Similarly, what is the status of the Burden Park Master Plan and when is community consultation on that expected to start?

Response

Jody Bosman, Director City Planning, Design and Amenity

The Wachter Reserve Master Plan work being undertaken by consultants commenced on 11 September 2017. The project is currently heading towards completion of Stage 1 which is background information, site analysis and issues and opportunities. The consultants will be undertaking a visioning workshop with Councillors' project working group in early to mid-November. A second meeting with Ward Councillors is also planned to be arranged within this time period to allow Councillors to provide input and feedback into the Master Plan process. Community consultation is anticipated to commence in late November to early December this year.

The Burden Park Master Plan work being undertaken by consultants commenced on 25 September 2017 and the project is currently completing Stage 1 which is the background information, site analysis and issues and opportunities. The consultants will be undertaking a visioning workshop with Councillors' project working group in November 2017. A separate meeting with the Ward Councillors is also planned to be arranged within this time period, to allow the Councillors to provide input and feedback into the Master Plan process. The timing for the community consultation is still to be confirmed. Confirmation on the timing for the consultation program will be provided to Councillors as soon as it has been determined.

Question

Cr Matthew Kirwan

To follow on from that, if there is no objection, I would like to be invited to the Wachter Reserve's consultation as well. There is a very large amount of residents in the new estates that use that playground.

Response

Jody Bosman, Director City Planning, Design and Amenity

I think the invitation will go to all Councillors.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

My next question relates to our advocacy platform. I think Mr Bosman has answered one part of it. In previous years, it has been close to the election date that we have released our advocacy platform potentially after the State political parties have decided on their promises leading up to the election. My questions are:

- (a) Have we started developing our advocacy platform for the 2018 State election?
- (b) When will Councillors be consulted on the content before it is finalised? and
- (c) When is it planned to be finalised?

Response

Mick Jaensch, Director Corporate Services

As Jody Bosman, Director City Planning, Design and Amenity has highlighted, we do have the key advocacy issues for 2017. This document has only recently been put together through the Executive Management Team. Councillor Kirwan is right that a large amount of the work has already been done. This document is available on Council's website for all interested readers. It is likely to contain all of the key platforms that we will head towards the 2018 State election. This document will have most of the content that we will be discussing with the State and Federal Members of Parliament at our forthcoming Members of Parliament's breakfast as well. If there is a desire to have a Councillor Briefing Session early in 2018 to review the contents of this document, we would be more than happy to assist in that regard.

Comment

Cr Matthew Kirwan

We might just discuss it a bit further offline but maybe emailing it around and just getting comments might be a faster way of dealing with it.

Question

Cr Matthew Kirwan

I have previously asked these questions at both Council meetings in July 2017 regarding the issues with the visual blight of the large warehouse on residents in and around the area of Clarendon Drive, Keysborough. I continue to get questions from residents on this topic, sometimes from isolated individuals and sometimes from groups of residents. The following questions are from a second distinct group of residents that border the industrial estate itself:

- (a) Residents are very concerned that a current redundant road going through the estate behind their property that is currently being used by construction trucks will be used ongoing to access the industrial buildings when they open rather than via Greens Road. They are concerned by the impact of emissions of diesel and fuel on their families. Is this the case? If so:
 - (i) why was access by Greens Road not insisted on?
 - (ii) has the impact on residential amenity being considered? and
 - (iii) in particular, does the permit allow 24 access by trucks?

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

(b) Regarding the acoustic wall, residents have asked why they were not consulted on this as a proposed solution given the visual effect of this wall?

(c) In terms of any landscaping solution, they have asked that they be consulted on the type and height of trees and any other landscaping improvements? Is this the case?

(d) How did the land get rezoned Industrial in the first place? Was this a result of the moving of the Urban Growth Boundary by the State Government as requested by Council? If so, when did Council request it and when did State Government initiate it or was this something that the State Government initiated on their own? What is the timeframe and scope of any landscaping works planned including any staging?

(e) Residents have also asked if it is true that manufacturing company Stanley Black & Decker is moving in next month and that a pharmaceutical company is also moving to this location in May 2018? If so, why were they not given (i) notification; and (ii) appeal rights?

(f) Residents have asked me to request an onsite meeting urgently to discuss these issues and answer the many outstanding questions about this matter on their minds including the steps going forward with the residential-industrial interface. When can this occur because I think that will alleviate a lot of residents' concerns in that area which unfortunately seem to be growing?

Response

Jody Bosman, Director City Planning, Design and Amenity

The provisions of the Greater Dandenong Planning Scheme as well as the Development Plan approved for the development of this site, were developed as part of a lengthy and detailed process of public exhibition and participation and the rezoning of both the industrial and residential areas. That process involved the consideration by an expert panel appointed by the Minister with the ultimate controls and development requirements in place for both. All development permits that have been issued were done so in accordance with the legal provisions which approved access to the estate. I will now respond to Councillor Kirwan's questions as asked.

(a) The only approved access to the estate is via Indian Drive from Greens Road. While construction might be accessing the site from a redundant road at present, that would be a temporary situation only. Other than providing access for fire-trucks behind individual buildings, there are no truck accesses behind these buildings. All loading and unloading is done at the front or side of buildings with none taking place at the rear.

(b) With all of the legislative requirements in place, provided these are met, there are no requirements to refer buildings and works to residents as much as there is no requirement to first seek comments from the industrial landowners or developers of residential development taking place to the area to their west. The approvals have been given for industrial development and for residential development and as long as there is compliance with those approvals, the residential ones are not referred to the industrial and the industrial ones are not referred to the residential.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

(c) The draft landscape plans have been discussed with key residents in this location. The plans will be finalised and posted on Council's website with information for our residents and this goes to that issue about landscaping and the buffers. Councillor Kirwan is saying that there needs to be certainty. That will be posted on Council's website for our residents. The plan is consistent with the original Developer Contribution Plan for which contributions are being collected. The delivery of this plan is subject to Council's decision on its mid-year Budget. Pending this decision, if funding is allocated to this process, Council can commence the works on or about 12 December 2017 in the delivery of high quality landscaping.

(d) The re-zoning history of the residential and industrial areas of Keysborough followed very similar timelines. The land which is now predominantly developed as residential and known as Keysborough South was first put on public exhibition in December 2003 under the Planning Scheme Amendment C36. After being reviewed by the panel appointed by the Minister, this was ultimately approved by the Minister in September 2008. The Urban Growth Boundary was revised in 2003 as part of State Planning Policy known as *Melbourne 2030*. The re-zoning of the industrial land to the east of the Keysborough South residential area was initiated in 2005. Having been reviewed by the panel appointed by the Minister it received Ministerial Approval in March 2009 so the two were running pretty much concurrently and were approved within a year of each other, both having been reviewed at more or less the same time by the independent panels approved by the Minister.

(e) As to who is moving in next door, as far I as I know, Stanley Black & Decker are moving into the estate. As to Health Smart moving into any of the premises in the area, I do not have any information in that regard as much as I have no information on which residents are moving into the neighbouring houses that they bought or are renting. As with the Residential Zone along with the Industrial Zone, there are land uses which are as-of- right. I am unclear as to what notification and appeal rights Councillor Kirwan is referring to. Providing the land uses are consistent with the zone and the building and the works are consistent with the development plan, there are no notifications or appeal rights when the developer is exercising their development rights.

(f) In respect of requesting an onsite meeting, as I have described above, all development permit applications for both residential as well as industrial estates are strictly processed in accordance with the development rights the landowners in each have, in terms of the Planning Environment Act and the Greater Dandenong Planning Scheme. The residential/industrial interface is to be provided as has been prescribed and required by those various approvals mentioned. As Councillor Kirwan is very aware, meetings have been held between residents, Councillor Kirwan and Julie Reid, Director Engineering Services and her directorate, explaining this Council's undertaking to have works brought out now as a matter of priority. Unless there are any proposed deviations from the long-standing approved development plans, there is no purpose to an onsite meeting.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

I am not clear in terms of Jody Bosman, Director City Planning, Design and Amenity's answer. He mentioned that there were no requirements for the acoustic wall, for consultation to take place. Why did we think that it was in the best interest of residents to consult on that? In terms of landscaping plans being put on Council's website, when is that planned to happen? In terms of the re-zoning, I am still not clear. Was this land originally re-zoned industrial? Was that initiated by this Council first or by the State Government?

Response

Jody Bosman, Director City Planning, Design and Amenity

In a moment, I will refer to Julie Reid, Director Engineering Services with regards to the date the information will go on Council's website. In 2000 and late 2002, the State Government put out the draft Melbourne 2030 and asked for submissions from Local Governments in respect of the draft Melbourne 2030. Amongst other things, it was asked that Local Governments consider its future land supply in terms of industrial land and any changes to the Urban Growth Boundary that might be sought through that process of Melbourne 2030. This Council put in a submission in 2003 where it sought a change to the Urban Growth Boundary on the basis that it wanted to make future-proof the supply of industrial land. Under Melbourne 2030, that Urban Growth Boundary was then shifted and once the Urban Growth Boundary shifted, the re-zoning, the Planning Scheme Amendment that I mentioned I think it is Amendment C67, was then initiated to change the zoning of that rural land from that to Industrial. The re-zoning was done by Council following the shift in the Urban Growth Boundary which was part of the submission process for the draft Melbourne 2030. Ms Reid will provide the rest of the information.

Response

Julie Reid, Director Engineering Services

In relation to the landscape plan, Councillors will recall that we presented a draft copy of that to Councillors recently. We are ready to launch that onto Council's website. Councillor Kirwan has requested that he would like to look at the landscape plan in detail in order to understand the plan. Once Councillor Kirwan has had the opportunity to view the plan, we are ready to go.

Question

Cr Matthew Kirwan

In the submission that Council made to plan Melbourne 2030, could Jody Bosman, Director City Planning, Design and Amenity please clarify, did we request that specific piece of land to be made industrial? I have heard different things over the years that we were looking at land in Bangholme East and the State Government decided that land in Keysborough should be rezoned Industrial instead. I have also heard that this Council requested that particular land in Keysborough to be rezoned Industrial. I would like that clarified please.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)**Response****Jody Bosman, Director City Planning, Design and Amenity**

The submission by this Council to Melbourne 2030, the ultimate area that was different to that which we submitted, was the area in Lyndhurst. We had suggested that the Urban Growth Boundary be west of Frankston-Dandenong Road, between Frankston-Dandenong Road and the Eastern Treatment Plant. The ultimate configuration was on the eastern side of Frankston-Dandenong Road and north of Glasscocks Road. However, on the Keysborough side, going up Perry Road and going north, the Urban Growth Boundary generally followed the line that was submitted by this Council in its submission on Melbourne 2030.

Question**Cr Matthew Kirwan**

At the last Council meeting, I asked questions regarding the possibility of having a waste to energy plant in Dandenong South. My follow up questions are:

(a) One of the answers given at the last Council meeting was that the Council report of 24 July 2017 advised of our intention to participate in the procurement of advanced waste and resourcing recovery technologies with the Metropolitan Waste and Recovery Group. How is this the case when the recommendation on that report said: *"That Council endorses the participation by Councillors Heang Tak, Youhorn Chea, Jim Memeti, Director Engineering Services and Service Unit Leader Parks & Waste in the study tour of alternate waste facilities in China in September 2017; and notes the requirement for a post travel report outlining the value of the tour and how knowledge gained may influence the future direction of alternate waste technologies in the City and the region"*?

The report seemed to ask Councillors only to endorse studying such technologies with no intention to participate in the procurement of any of them. In fact, the report itself said: *"...it is important that the council is armed with a first-hand understanding of the potential waste technologies, how they would fit and be accepted if situated into our local community, the suitability of the technology to meet our needs, any other benefits that bring, by way of waste recovery and all of the generation and energy in the scale of the facility that is available to meet the needs of multiple councils."* In one section, I was told last meeting that we were already going to participate in the procurement of such technologies whereas what we endorsed was just studying them.

(b) The following are some of the questions I asked:

- (i) *What measures would be put in place to ensure that any incineration facility in Dandenong South supported, rather than undermined, the waste management hierarchy which includes impacting recycling rates?*
- (ii) *How much emissions will be emitted and how does it compare to current landfill as a "baseline but more importantly increasing recycling rates"?*
- (iii) *Is there enough fuel in available in Melbourne for a waste to energy plant and if not, will it possibly result in importing of waste?*

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

- What work has been done, or is planned, in support of the Council's Waste and Litter strategy, specifically in relation to waste minimisation, and how is this work and expected outcomes feeding into consideration of a waste to energy facility?*
- (iv) *What analysis has been undertaken to determine levels of available feedstock and therefore commercial viability of a potential waste to energy facility and is this analysis based on current levels of waste production? Does it take into account:*
- i. Population projections*
 - ii. Future increase in recycling rates, and*
 - iii. Potential to divert more organic waste to emerging projects (e.g. anaerobic digestion)?*
- (vi) *Has any modelling been undertaken to determine the feedstock requirements for a range of waste to energy facilities?*
- (vii) *Has any modelling been done to ascertain the financial viability of a plant under the current policy conditions, particularly with regard to the landfill levy?*
- (viii) *Are plans for an anaerobic digestion facility on the table?*

The answers to these questions was that many of these items would be addressed as part of the procurement process which begs the question, which of these items will and which will not be addressed as part of the procurement process? What will the Greater Dandenong Council's input and policy position be on these matters because, surely we would not consider signing up to a procurement process without knowing what we are signing up to which is the impression I got from the last Council meeting?

(c) Are we going to adopt a policy position on the matters above and if not, why not?

(d) Is the policy position on these matters going to be contained in the report to come to Council regarding the study tour and has it been clarified precisely which Council meeting this report may come to Council?

(e) At the last meeting, I was also given the answer that Council, "*Will thoroughly assess any application on a case by case basis*". Will that be prior to agreeing to participate in any procurement process or after a procurement process has taken place? If after, what would be the point?

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Julie Reid, Director Engineering Services

I note that many of the questions asked tonight are identical to the questions asked at the last Council meeting for which a response has been provided. I wish to provide the following information to assist Councillor Kirwan in this matter.

(a) Section 3 of the Council report to Council on 24 July outlines the Metropolitan Waste and Resource Recovery Group Implementation Plan proposal to support the joint procurement of waste services for Councils including the move to new and advanced technologies. Section 2 of this report also makes reference to the Statewide Waste and Resource Recovery Infrastructure Plan. This joint procurement process related to new and advanced technologies for the southeast in particular, is due to be discussed further with the Metropolitan Waste Resource Recovery Group at an officer meeting scheduled with them or by them to discuss this further in early November 2017 and also at the end of January 2018. I trust that this will assist in the delivery of the implementation plan. We did not require a resolution of Council to participate at an officer level in the process to assist the Metropolitan Waste Resource Recovery Group to deliver this implementation plan. It is in our interest to work together with other Councils and State Government through this Metropolitan Waste Resource Recovery Group to prepare for a procurement process run by the Metropolitan Waste Resource Recovery Group.

(b) Items 1, 2, 3, 4, (e), (h), (i) and (j) outlined in part (b) of this question are identical to those raised by Councillor Kirwan at the last Council meeting for which a response in general has been provided. These matters will become clearer throughout the procurement process run by the Metropolitan Waste Resource Recovery Group on behalf of Councils.

In response to parts (c) and (d) of this question, I can advise that the Statewide Waste and Resource Recovery - Infrastructure Plan Victoria is referenced in our Sustainability Strategy. Our theme of waste and resources is aligned with the Statewide plan. Our Waste and Litter Strategy also contains relevant themes related to resource recovery and the need for new technologies. We are yet to determine whether there is a need for further policy as our strategic position is clear from Councillors' adopted documents when the presentation is delivered to Councillors on the findings of the Waste Tour to China. We can discuss this in more detail.

In response to part (e) of this question, I was referring to if Council was to receive a planning application for such a facility in Greater Dandenong, that this would be assessed on its merits having regard to relevant planning matters.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

One point Julie Reid, Director Engineering Services definitely did not cover was the expected date of this report. To capture the key point, have officers signed up to agreeing to a procurement process without a Council resolution?

Response

Julie Reid, Director Engineering Services

In relation to the timing, I advised Councillors at my response at the last Council meeting that the earliest a report would come to Council would be November 2017. At this time of the year, the Agendas are fully booked but we will try and fit it in a Councillor Briefing Session with the results of the China Waste Tour. As advised at the last Council meeting, we are certainly proposing for a report to come to Council in the December 2017 meeting.

In relation to the procurement process, there is no requirement at this stage for us to seek any resolution of Council. It is very clear from our Council policy that we are in support of advancing new technologies and supporting the Metropolitan Waste Resource Recovery Group. We have not entered into a formal procurement process at this stage. We are only just starting the discussions to feed into what will ultimately be a procurement process. I will obviously keep Councillors up to date with how that is progressing as we work through with the Metropolitan Waste Resource Recovery Group on this particular complex issue.

Comment

Cr Matthew Kirwan

I think a Councillor Briefing Session before that report comes back in December would be very worthwhile.

Response

Julie Reid, Director Engineering Services

Just to clarify, I am certainly working towards a Councillor Briefing Session before a report comes to Council.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

Did I interpret Julie Reid, Director Engineering Services' answer to say that there does not need to be a Council resolution before a procurement process takes place? Can the officer explain how this can be in line with Council's Procurement Policy?

Response

Julie Reid, Director Engineering Services

What I am saying is that we have not entered into a formal procurement process at this stage and that we are starting discussions with the Metropolitan Waste and Resource Recovery Group in relation to alternative waste technologies. Certainly there will be points throughout a procurement process that will need to come back to Council but we are not in that formal process just yet. We are just starting discussions in and around that and I will keep Councillors informed of how we progress.

Question

Cr Matthew Kirwan

My final question is regarding parking.

(a) I noticed this afternoon and it was not for the first time, that Little India had a lot of car parking vacancies which is quite unusual for central Dandenong during the afternoon to have a lot of empty car parking spaces. I have noticed this on Saturdays as well. Can we look at more effective uses of parking either by varying the amount of paid parking spots or time limits so that we are getting shoppers into this area for the Little India traders?

(b) Similarly, a number of Councillors have noted that while Lonsdale Street is busy during the day between 5-6pm on Mondays to Fridays, there are often a lot of empty spaces in that one hour but we keep charging for parking until 6pm. Has there been any developments in reviewing this?

(c) I read with interest in the Dandenong Leader yesterday the matter of parking at Menzies Avenue and was mentioned by Councillor Long at the last meeting. The issue seemed to be about overbooking of the hall. In a Council report on 9 May last year, a recommendation was the introduction of guidelines limiting the size of events at Menzies Avenue Hall prior to 5pm to a maximum of 200 people to reduce the likelihood of overflow parking issues. Did this resolution get enacted on and in general, why can we not start blitzing the area when there are community groups with a track record of infringements? I do not know if the situation has changed but when that report came to Council, I was advised by officers that there were a number of community groups who had a known track record of causing issues and if we can have a parking blitz of that area?

Response

Paul Kearsley, Group Manager, Greater Dandenong Business

With regards to central activity matters at Little India with regards to parking, I would advise Council that on Mondays the majority of shops in Foster Street and Little India are closed so it is not a good idea to use Mondays as a tool to determine availability of parking.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Comment

Cr Matthew Kirwan

It is not just Mondays.

Response

Paul Kearsley, Group Manager, Greater Dandenong Business

I am addressing Monday as stated in Councillor Kirwan's question. However, it is a matter of actually looking at parking generally across all hours. I understand that parking whilst I have been away has been a topic of some conversation. I think it is a matter that Councillor O'Reilly has raised previously. Kevin Van Boxtel, Manager Activities Centre Revitalisation and I will be meeting with Councillor O'Reilly in the coming weeks to discuss the broader issues of parking generally. I would say that with regards to comments on Lonsdale Street not being busy after five that is probably because again most of the shops are closed by then. If the parking rates are reduced, I would doubt whether or not that would increase the number of people wanting to park because there is nothing open so there is nothing for them to do. These matters needs to be addressed comprehensively and I think we will engage with Councillor O'Reilly to commence some of those discussions based on his recent emails which I have had a good look at and Mr Van Boxtel has started addressing some of those issues. We will be doing that hand in hand with the Engineering Department and Regulatory Services as well. When I have spoken with Councillor O'Reilly it will be brought back to a Councillor Briefing Session in the future if we need to but we are certainly taking all of those comments on board with regards to availability of parking. As I have said before many times, the issue of whether Dandenong is busy is related to the types of activities that we have but also the future promotion of people living in the centre and therefore increasing the retailing activities for people to visit Dandenong.

Response

Jody Bosman, Director City Planning, Design and Amenity

In relation to Menzies Avenue in Dandenong North, there are a few issues there and I will take the question largely on notice. I need to bring together some information from a variety of departments. There is the enforcement issue which I have responded to the complainant and given some statistics of what our findings have been when the officers have been out there. There is also the issue of looking at the hiring of the hall and the numbers related to those functions at different times of day. These are all the issues that we will look at so I will take the question on notice and then in collaboration with a number of my colleagues, provide an answer back to Councillors.

Comment

Cr Matthew Kirwan

In terms of my comment about after 5 o'clock whether it is worth charging on Lonsdale Street, if anything it would just free up further use for people who are using the Library. The Library is really busy between 5pm and 6pm. Many people using it are students and they are of the driving age so I do not think we should discount that. It is an opportunity that is worth partaking if people are not using it for other reasons but I will look forward with interest in the discussions that take place with Councillor O'Reilly and the outcome.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Cr Matthew Kirwan left the Chamber at 9.03pm.

Comment**Cr Sean O'Reilly**

I attended the Municipal Association of Victoria State Council last week where this Council's motion was raised regarding the road widths particularly in new estates. Our position is that the roads need to be reviewed by the State Government and the Planning Department of the State Government. It received majority support of Victorian Councils so Councillors will be pleased to know that we have successfully elevated that issue to the next level. I would like to encourage us all that when we do have issues they can be elevated beyond this Council by moving them at the Municipal Association of Victoria State Council which I am certainly happy to assist with as Council's delegate.

Cr Matthew Kirwan returned to the Chamber at 9.06pm.

Question**Cr Sean O'Reilly**

I would like to talk about an issue that is something of a grey area for many Councils, residents and Councillors. It is something that most of us have some responsibility for and that is the nature strip. I have received a Facebook message from a resident alleging that their neighbour had soiled their nature strip over ten times so they are not going to mow their nature strip again but would like to know if something can be done about it. Do they have to mow their nature strip? What happens if they decide not to clean it up? It is an issue that is dealt with differently from one Council to another. Some Councils allow residents to grow herb gardens on their nature strips which would be quite open to pilferage and the need to set up CCTVs to make sure nobody pinches the herbs. As we know, parking occurs on some nature strips and in other instances, the grass is unkempt, untidy and unsightly. One of our neighbouring Councils, Monash City Council, had a proposal to fine residents that did not mow their nature strip. At the same time, the nature strip is Council land or shared land and not owned by residents. Residents are therefore asking why they have to mow it when it is not their land. My question to Jody Bosman, Director City Planning, Design and Amenity after raising an array of issues is, do we know of any residents objecting to mowing their nature strip? Is there a nature strip policy? Residents have asked me, *"Well show me on paper where it says I have to mow my nature strip."* My response has been that I do not know. It could be an unwritten contract between Council and residents that they mow their nature strips. My question is, does Council have a written policy on nature strips? Should residents be fined for not taking care of their nature strips? It is not fair for people to rely on Council or other people to mow their nature strips. Should Council be more firm on those people that refuse to mow their nature strip and keep it neat? Perhaps a poll could be run by ourselves or through the local newspapers as to whether the community thinks that Council should be stricter regarding the tidiness of nature strips.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Jody Bosman, Director City Planning, Design and Amenity

I will take that on notice. As far as I know, there is no obligation on residents to mow their lawn. We do not have a Local Law in that regard. Obviously there are rules around littering and other matters. Residents cannot go and soil or deposit litter on their neighbours' footpaths. There are laws around that. In respect of whether or not we should be looking at what other Councils do and what the general sentiment in the community is, I leant over and asked Ms Reid if she had heard of anybody objecting. She had not heard and neither have I. I think the majority of people take pride in the presentation of their properties and to mow their nature strip is part of the pride that they take in their property. I think the majority of people would do that voluntarily but I will look more into the questions asked and will provide a more detailed response to Councillor O'Reilly.

Question

Cr Sean O'Reilly

A Councillor from one of our neighbouring municipalities, Frankston City Council has come up with an idea of including discount vouchers to Council venues in our rates notices mail outs. We might need some form of stimulus and one that comes to mind is the Noble Park Aquatic Centre (NPAC). NPAC has being closed for quite a while so we need to build up the numbers of regular visitors to it. Perhaps it might be an idea to suggest mailing out some discount vouchers along the lines of the Discover Your Own Backyard program with the rates notices creating our own economic stimulus package?

Response

Mick Jaensch, Director Corporate Services

Council can do anything like that but everything will come at a cost. Certainly if we are encouraging residents to use NPAC then the YMCA will certainly be looking to recoup some of the revenue lost with people attending for free so if Council is of the mindset that it wants to do a promotional venture, then certainly it can achieve that but it will come at a budgeted cost.

Comment

Cr Youhorn Chea

Congratulations to the Mayor, Councillor Jim Memeti for receiving an award during the Municipal Association of Victoria's Annual conference for being the Mayor three times. I know you work very hard during your term so you deserve to have a break during Christmas.

Tonight, the Young Leaders joined us for dinner. Martin Fidler, Director Community Services has done a very good job to promote the program helping the group to develop their public speaking skills. These youngsters were very keen and very confident which is very good.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)**Comment****Cr Jim Memeti, Mayor**

I would like to make a few announcements.

Recently, the City of Greater Dandenong partnering with IT consultant Urban Enterprise submitted an entry into the National Economic Development Awards for their joint development of a cloud based Customer Relationship Management System (CRMS) specifically tailored for economic development units to manage, monitor and report on engagement with their business communities. At the National Economic Development Conference held in Ballarat recently and amongst peers from all around Australia as well as a representative from the International Economic Development Council, Greater Dandenong was announced as a finalist for that project in the Digital Entrepreneurs award category. Council's Economic Development Unit (EDU) and Information Technology (IT) units were both actively involved in the development of this unique and leading edge platform which has now been recognised as one of the best digital economic development projects across Australia through these very competitive awards. Not only was it recognised as one of the best projects across the nation, the CRMS is now being implemented at fellow Councils throughout Australia following Greater Dandenong's lead. To Paul Kearsley, Group Manager, Greater Dandenong Business and his team, congratulations on being a finalist, a national award and I understand that to set something up like this would probably cost this Council about \$100,000 annually. I think it is only going to cost a few thousand dollars. To have all that data and be able to put it all together, congratulations and well done to Mr Kearsley's team. Please pass on our congratulations to them.

Councillor Memeti tabled an award presented to the City of Greater Dandenong Council & Urban Enterprise as finalists in the Digital Entrepreneurs Award category for the 2017 Economic Development Australia's Awards for Excellence.

Also congratulations to Councillor Angela Long who was announced as a recipient of the Fran Carey Road Safety Award. Congratulations Councillor Long.

To Councillor Youhorn Chea on receiving 20 years' service from the Municipal Association of Victoria, congratulations for his long term service to our local community. Congratulations.

This evening, we were joined by Council's Young Leaders of the Young Leaders Program. The 2017 group were exceptional. Congratulations to Martin Fidler, Director Community Services and his team who worked closely with these young people providing them with the opportunity to develop skills in a range of areas. They support young people to lead, develop and implement community projects as part of their experience and give young people the opportunity to have a voice on issues in Greater Dandenong. They assist young people in developing them into effective leaders within the community. I am not sure whether it was Councillor Tak who said earlier that they were inspirational and I am sure we might see a few of them around this table in 2020 because they really were a good batch this year so congratulations to Mr Fidler and his team on implementing that project.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Here are some of the events that I attended.

I was very fortunate to have a cup of tea with some senior citizens from Greater Dandenong before they left for the Government House to attend the Premier's Awards for Victorian Seniors of the Year and Council on the Ageing (COTA) Victorian Senior Achiever Awards. They were very happy to be going to Government House so it was great to catch up with them before they left in the morning.

I also had a photo opportunity with Mr No Butts. Everybody knows Ms No Butts but there is also a Mr No Butts and when I met Mr No Butts he had these little containers. They were really good actually because you could clip them onto your belt and if you wanted to butt your cigarette you just butt it in there and you do not have to throw it out. This is a great new way of educating people within our community so it was great to meet Mr No Butts.

We had our final Mayoral Youth Employment Task Force meeting and hopefully early in November we will be able to announce what went on over the four meetings with the Mayoral Youth Employment Task Force. That is something to look forward to in early November 2017.

We also had the evening where we had the City of Greater Dandenong's Grants Recognition event celebrating and inspiring community groups which was fantastic. We had over a hundred people in this Chamber and it was great to see all the different community groups that we have within our municipality come together and celebrate.

I also received this framed portrait from the Mental Health Week Launch: "Think Positive = Be Happy + Be Healthy". It was great that this Council organised the event in Harmony Square this year which was a first time event. There were students I think from eight different schools attending and over 250 people. It was fantastic and well organised. Congratulations to Martin Fidler, Director Community Services and his team. Please pass on a big thank you from myself for a great event.

Councillor Memeti tabled a framed portrait from the Mental Health Week Launch in recognition of the City of Greater Dandenong's support of "Think Positive = Be Happy + Be Healthy" promotion.

We had the Launch of Council's Cycling Strategy which was fantastic. This was our second year. Participants rose 700 percent from last year and it was staff and people within the community and I really have to say congratulations to one of our staff members who road 65 kilometres to get here. I am not sure if he rode back home for 65 kilometres. If I could drive 65 kilometres to work it would be a long morning so to ride his bike into work was fantastic with an increase of 700 percent. There was one person that I did not see with his bike but hopefully I will see Mr Jaensch riding his bike. There are some pictures of me riding so I was involved too. That morning, I also opened the Young Leaders 2017 Apprenticeship and Traineeship forum. That was something that I spoke about, our young leaders. They organised that whole event and they did very well. There were more than one hundred participants in that event so congratulations again to the young leaders.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

We also had a citizenship ceremony. It was great to be back at Springvale Town Hall. As Councillor Dark said, there is plenty of room there and I just feel like that is really the home for citizenship ceremonies. It just feels special so it was great to welcome many, many more new Australian citizens to our community.

I also attended the Municipal Association of Victoria (MAV) Annual Conference. I also had a delegation from the Republic of Turkey Consulate Melbourne for the 50th Anniversary of the signing of the agreement between Turkey and Australia regarding the residents and employment of Turkish citizens in Australia. As we know, the Turkish community is probably one of the largest in Melbourne in the City of Greater Dandenong and they have contributed enormously to our community for over 50 years. We look forward to maybe having a celebration with them in the near future.

Many of you attended the soft community opening of the new Pavilion at Tatterson Park. If you have not had an opportunity to go, I think it is a premium Pavilion. It is fantastic. It is an \$11.6m project. We had contributions from the Federal Government I think of about \$4.6m and the State Government contributed \$650,000. The community in Keysborough and the City of Greater Dandenong at large will enjoy these facilities. It is a state of the art facility and with a 500 seating stadium. There is a beautiful facility upstairs where I think, we are already looking at people booking it for weddings. That is how good this place is. There are eight different unisex change rooms downstairs. Congratulations to Julie Reid, Director Engineering Services and her staff who worked thoroughly and hard to get this project going and we look forward to the official opening with the synthetic pitch hopefully in the 2018. Congratulations and well done to everyone involved.

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.)

COUNCILLOR QUESTIONS TAKEN ON NOTICE

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Response	Summary of Response
9/10/17 CQT34	Cr Youhorn Chea	<p>Car Parking at back of Springvale Town Hall At the event yesterday, there were car parking problems along Grace Park Avenue and Hillcrest Avenue but I noticed that at the back of Springvale Town Hall, not many people parked there. There are over 100 car park spaces over there. Perhaps we need to explore more options for next year if we want to hold the Family Fun Day again then the people who attended can use the car park at the at the back of the Springvale Town as well?</p>	Director Engineering Services	23/10/17	<p>The car park at the back of Springvale Town Hall during the Mayors Family Fun day event was used earlier in the day for the suppliers and the businesses to set up and drop off equipment etc. Early in the day, during the event, after set up, a decision was made to open the car park for public use.</p> <p>I can advise that direct access to the Springvale Town Hall from Grace Park Avenue and Hillcrest Avenue are included as part of the early works package for the Springvale Community Precinct Project in mid-2018. A new internal road and crossover from Grace Park Avenue will be constructed. The eastern carpark behind City Hall will be upgraded with improved drainage, lighting and linemarking.</p> <p>Due to construction works commencing next year, it is unlikely that the Mayoral Family Fun day will be able to be accommodated on this site until construction of the Community Hub and Library is finalised.</p>

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

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4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Response	Summary of Response
9/10/17 CQT18	Cr Angela Long	<p>Hiring of Menzies Hall on Grand Final Day On Saturday 30 September 2017, AFL Grand Final day, I would like to know who hired Menzies Avenue Hall. The reason for these questions is on that day, there were a lot of cars illegally parked across the footpath which impacted on people who were walking around the area. There are photos available of those cars parked across the hall and there was a huge impact on the retailers of the area. If we could look into making sure that the people who actually hire these halls do the right thing, park legally and do not impact on everyone else in the area and also stay within their capacity.</p>	Director Corporate Services	17/10/17	The hire on this occasion was for a private function and it is therefore not appropriate to publish the name of the hirer. Contact has however been made with the hirer to stress that the parking of hall users was unacceptable and should such an incident occur again in the future that hirer may be denied future access to Menzies Hall.
9/10/17 CQT15	Cr Maria Sampey	<p>Response to Senior Citizen function at Jan Wilson With regards to Senior Citizens Week this week and the function that is being held at the Jan Wilson Centre for the senior citizens, a free afternoon tea, how many people have responded?</p>	Director Community Services	12/10/17	On 12 October there were 156 bookings for the afternoon tea.
9/10/17 CQT13	Cr Maria Sampey	<p>Gutter cleaning Services for the elderly A lot of elderly residents have approached me with regards to a lot of widows and also widowers who cannot do their gutter cleaning any more. They are telling me that there is an 18 month waiting list from our Council to provide the service. I am just wondering how</p>	Director Community Services	12/10/17	Council's Community Care team continuously monitors the waiting lists for gutter cleaning. Gutter cleaning demand varies, depending on seasonal weather and if there is a significant increase in requests, we provide additional resources to undertake the gutter

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

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Response	Summary of Response
		<p>we can go about improving our service with regards to the elderly because if they have to wait 18 months to have their gutters cleaned, they will probably be in a nursing home at the end of the 18 months.</p>			<p>cleaning jobs. For clients registered with the City of Greater Dandenong Community Care Services, the current approximate waiting time for gutter cleaning is six (6) weeks.</p>
9/10/17 CQT12	Cr Maria Sampey	<p>Improvements on Phone System It has now been about three years and I am just wondering with regards to the Council phone system. With regards to the phone system, we used to have a phone system where you would hear a ring. You cannot hear a ring because it is connected to a computer so if the person is not at the computer, they do not answer and it just goes to message bank. I am just wondering, can we develop some sort of system where someone picks up the phone? I deal with Telstra and it is the same system and people get frustrated when they just have to leave messages. It would be nice when you can talk to someone at the other end and say look, I am looking for a specific person and they will pass on the message. Is there something that we can do to improve our phone system rather than just going to message bank when it rings and does not get picked up?</p>	Director Corporate Services	17/10/17	<p>In relation to this question, discussions have been held with Cr Sampey. It should be noted at the outset that the calls of concern do not relate to Council's customer service area but are instead where Cr Sampey is calling Council Officers on their direct phone lines. As outlined to Cr Sampey, the issues are not with the phone system but how it is being applied in various departments. The system allows for 'hunt' groups to be established which when a call goes unanswered, the call is automatically diverted to another person in this area. It would appear little use is being made of this function with the call instead going to the message bank of the primary person being called. In the instances where phones go</p>

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Response	Summary of Response
9/10/17 CQT9	Cr Roz Blades AM	<p>Advocate for residents who receive Newstart Allowances I also attended along with Councillor Dark, the Springvale Benevolent Society Annual General Meeting where Patrice Evans from the Department of Health and Human Services was one of the speakers and it was very interesting. However, one of the things that came to us is the fact that the Newstart Allowance from Centrelink is a very small amount of money. After paying the rent and maybe a bill or two, there is probably only a dollar a day left to buy food. When we hear that this is going on in this community, I think we have got an advocacy role. I think we need to talk to people and the government about that. Even when renting a caravan and paying rent on a caravan or cabin in a caravan park, people know they are not going to have enough money left to eat because of the way the rents are. I think it is incumbent on this Council again to advocate on behalf of our residents to</p>	Director Community Services	23/10/17	<p>directly to voice mail without a ring tone, this can only occur where an Officer diverts their phone to message bank.</p> <p>Internal communications will be undertaken to encourage all Directors and Managers to have in place a hunt group approach where phones can divert to other staff if not answered by the Officer.</p> <p>Letter from the Mayor was sent on 23 October 2017 to Hon. Alan Tudge MP, Minister Human Services.</p>

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Response	Summary of Response
		the appropriate federal authorities.			

At the Ordinary meeting of Council on Monday, 24 March 2014, Council resolved to change the way Councillors and Public questions taken on notice are answered and recorded from 14 April 2014 meeting of Council onwards.

5 QUESTION TIME - PUBLIC

Question

Agnes Borek, Dandenong

Our question concerns the permit granted to construct an acoustic wall along the western boundary of the industrial development at 29 Indian Drive, Keysborough. Lot 104 volume, title, folio number, etc.

(a) Why has the Council not required the applicant to construct a similar seven metre high acoustic wall along the southern boundary of that industrial development to protect from the noise the development's two Special Use Zone Schedule 5 neighbours - the Polish Catholic Church, Divine Mercy Shrine and the Sri Lankan Buddhist Church? Does not the appropriate law in our State Environment Protection Policy N-1 afford the same level of protection from noise to residential and Special Use Zones 5?

(b) Will the Polish Catholic Church resident priest and churchgoers be protected against noise, dust and odours from this industrial development as required by appropriate State Environment Protection Policies?

Response

Jody Bosman, Director City Planning, Design and Amenity

In respect of why has the Council not required the applicant to construct a similar seven metre high acoustic wall, I can advise that in fact, it was not a requirement of Council for the construction of that acoustic wall. That acoustic wall was provided voluntarily by the developer, the industrial property developer. The question as to, does not the appropriate law in our State Environment Protection Policy N-1 afford the same level of protection from noise to residential and special use Zone 5, the answer is, yes it does. It protects them too.

In respect of the supplementary question, will the Polish Catholic Church resident priest and churchgoers be protected against noise, dust and odours from this industrial development as required by the aforementioned State Environment Protection Policy, the answer again is yes, it will be protected in terms of that legislation.

6 URGENT BUSINESS

No urgent business was considered.

The meeting closed at 9.24PM.

Confirmed: / /

CHAIRPERSON