



**GREATER
DANDENONG**
City of Opportunity

MINUTES

ORDINARY COUNCIL MEETING

MONDAY 11 DECEMBER 2017

Commencing at 7:00 PM

COUNCIL CHAMBERS

225 Lonsdale Street, Dandenong VIC 3175

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1 MEETING OPENING

1.1 ELECTION OF TEMPORARY CHAIRPERSON

MINUTE 487

Moved by: Cr Roz Blades AM

Seconded by: Cr Heang Tak

That Cr Jim Memeti be elected temporary chairperson for the duration of the meeting.

CARRIED

1.2 ATTENDANCE

Apologies

Cr Youhorn Chea

Councillors Present

Cr Jim Memeti (Temporary Chairperson)

Cr Roz Blades AM, Cr Tim Dark, Cr Matthew Kirwan, Cr Angela Long, Cr Zaynoun Melhem (part), Cr Sean O'Reilly, Cr Maria Sampey, Cr Heang Tak, Cr Loi Truong

Officers Present

John Bennie PSM, Chief Executive Officer; Martin Fidler, Director Community Services; Brett Jackson, Acting Director City Planning, Design and Amenity; Mick Jaensch, Director Corporate Services; Paul Kearsley, Group Manager Greater Dandenong Business; Julie Reid, Director Engineering Services

1.3 OFFERING OF PRAYER

All present remained standing as Mrs Agnes Kean from the Spiritual Assembly of the Bahais, Springvale a member of the Greater Dandenong Interfaith Network, read the opening prayer:

" We testify that when He (Jesus) came into the world, He shed the splendour of His Glory upon all created things. Through Him, the leper recovered from the leprosy of perversity and ignorance. Through Him, the unchaste and wayward were healed. Through His power born of Almighty God, the eyes of the blind were opened and the soul of the sinner sanctified.

I would like to add, peace and love is the message Christ brought to the world. May the true spirit of Christmas be upheld, not only by christians, but by all as we seek to live together in peace and goodwill. May I extend best wishes from the Interfaith Network for a joyous festive season and a happy and wealthy New Year to all."

1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 27 November 2017.

Recommendation

That the minutes of the Ordinary Meeting of Council held 27 November 2017 be confirmed.

MINUTE 488

Moved by: Cr Roz Blades AM

Seconded by: Cr Tim Dark

That the minutes of the Ordinary Meeting of Council held 27 November 2017 be confirmed.

CARRIED

1.5 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 23 November to 6 Dec 2017:

Date	Meeting Type	Councillors Attending	Topics Discussed & Disclosures of Conflict of Interest
20/11/17	Disability Advisory Committee	Roz Blades AM, Angela Long	- Disability Advisory Committee Meeting
23/11/17	Positive Ageing Advisory Committee	Roz Blades AM	- Positive Ageing Advisory Committee Meeting
24/11/17	Audit Advisory Committee	Youhorn Chea (part), Matthew Kirwan (part), Maria Sampey (part)	- Audit Advisory Committee Meeting

27/11/17	Councillor Briefing Session	Roz Blades, Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Jim Memeti, Sean O'Reilly, Maria Sampey (part), Heang Tak	- Update regarding works at Noble Park Aquatic Centre. - Greater Dandenong Aquatic Centre survey update - Discussions held with Visit Victoria (Victoria tourism) regarding a possible site office in Dandenong. - Proposed dates for 2018 strategic Councillor retreat. - CEO performance review - Agenda items for the Council meeting of 27 November 2017.
30/11/17	Asylum Seeker and Refugee Advisory Committee	Roz Blades, Matthew Kirwan	- Asylum Seeker and Refugee Advisory Committee Meeting.
4/12/17	Councillor Briefing Session	Roz Blades, Youhorn Chea, Tim Dark, Matthew Kirwan, Angela Long, Zaynoun Melhem (part), Jim Memeti (part), Sean O'Reilly (part), Maria Sampey (part), Loi Truong	- Keysborough South Community Hub land acquisition update (CONFIDENTIAL). - Tatterson Park - usage and allocation of grounds and Ian Tatterson pavilion. - Council's Urban Tree Strategy. - China tour report on waste to energy options. - Review of verbal public question time trial. - Impacts of weather event over weekend of 2-3 December 2017. - Premier's proposed visit to Dandenong's Little India precinct in January 2018. - Springvale Boulevard project update. - Australia Day Award Councillor nominations (CONFIDENTIAL). - Agenda items for the Council meeting of 11 December 2017.

Recommendation

That the assemblies of Council listed above be noted.

MINUTE 489

Moved by: Cr Roz Blades AM

Seconded by: Cr Tim Dark

That the assemblies of Council listed above be noted.

CARRIED

1.6 DISCLOSURES OF INTEREST

Cr Matthew Kirwan disclosed a Conflict of Interest (Indirect interest due to conflicting duties) in Item 2.7.3: Community Funding Program - Round Two as he is a member of the Dandenong West Primary School Council which hosts the Girl Guides. Cr Matthew Kirwan left the Chamber prior to discussion and voting on this item.

Cr Matthew Kirwan disclosed a Conflict of Interest (Indirect interest due to conflicting duties) in Item 2.7.3: Community Funding Program - Round Two as he is a member of the Dandenong West Primary School Council which operates the Dandenong West Community Hub. Cr Matthew Kirwan left the Chamber prior to discussion and voting on this item.

Cr Jim Memeti disclosed a Conflict of Interest (Direct interest) in Item 3.5: Notice of Motion No. 44 - Parking at Dandenong Market as he is a director of a company that has a stall at the Dandenong Market. Cr Jim Memeti left the Chamber prior to discussion and voting on this item.

1.7 ADOPTION OF THE AUDIT ADVISORY COMMITTEE MEETING MINUTES

The Audit Advisory Committee held a meeting on 24 November 2017. Minutes of this meeting are presented to Council for adoption.

Recommendation

That the unconfirmed minutes of the Audit Advisory Committee meeting held on 24 November 2017 be adopted.

Item	Topic
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- | | |
|----|--|
| 1. | Director Community Services, Martin Fidler provided a presentation to the Audit Advisory Committee on key risks and challenges within the Community Services portfolio including the current status of the Aged Care Reform Agenda |
| 2. | The Risk Management report was tabled to the Committee providing an update on Councils progress towards the implementation of the MAV Self-Insurance Scheme and insurance claim statistics |

3. Councils Internal Auditor Crowe Horwath presented a status update on the Internal Audit program, which included; a progress report, a summary of recent reports and publications which may have an impact on local government. Crowe Horwath further tabled an Internal Audit Report on the Dandenong Market Financial Controls Review. A report on all outstanding internal and external audit recommendations was tabled.
4. The quarterly financial performance report (previously tabled to 13/11/17 Council meeting) was presented to the Audit Committee including an update on progress in developing Council's 2017-18 Mid-year Budget. A report on the Mid-Year Budget will be tabled at the 11 December, 2017 Council meeting.
5. An update was provided to Council on Community Aged Care reforms.
6. A further report was considered by the Audit Committee on the current status of Councils Leisure Services Contracts
7. A presentation was provided to the Committee on Councils performance in the Local Government Performance Reporting Frameworks indicators. The data in this framework will shortly be made live to the public via the KnowYourCouncil website.

MINUTE 490

Moved by: Cr Matthew Kirwan

Seconded by: Cr Sean O'Reilly

That the unconfirmed minutes of the Audit Advisory Committee meeting held on 24 November 2017 be adopted.

- | Item | Topic |
|------|---|
| 1. | Director Community Services, Martin Fidler provided a presentation to the Audit Advisory Committee on key risks and challenges within the Community Services portfolio including the current status of the Aged Care Reform Agenda |
| 2. | The Risk Management report was tabled to the Committee providing an update on Councils progress towards the implementation of the MAV Self-Insurance Scheme and insurance claim statistics |
| 3. | Councils Internal Auditor Crowe Horwath presented a status update on the Internal Audit program, which included; a progress report, a summary of recent reports and publications which may have an impact on local government. Crowe Horwath further tabled an Internal Audit Report on the Dandenong Market Financial Controls Review. A report on all outstanding internal and external audit recommendations was tabled. |

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5. An update was provided to Council on Community Aged Care reforms.
6. A further report was considered by the Audit Committee on the current status of Councils Leisure Services Contracts
7. A presentation was provided to the Committee on Councils performance in the Local Government Performance Reporting Frameworks indicators. The data in this framework will shortly be made live to the public via the KnowYourCouncil website.

CARRIED

2 OFFICERS' REPORTS

2.1 DOCUMENTS FOR SEALING

2.1.1 Documents for Sealing

File Id: A2683601

Responsible Officer: Director Corporate Services

Report Summary

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

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

Recommendation Summary

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

2.1.1 Documents for Sealing (Cont.)

Item Summary

There are two [2] items being presented to Council's meeting of 11 December 2017 for signing and sealing as follows:

1. A letter of recognition to Lisa Batten, Corporate Services for 30 years of service to the City of Greater Dandenong; and
2. A letter of recognition to Jody Wilson, Corporate Services for 10 years of service to the City of Greater Dandenong.

Recommendation

That the listed documents be signed and sealed.

MINUTE 491

Moved by: Cr Roz Blades AM

Seconded by: Cr Loi Truong

That the listed documents 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
Public Transport Ombudsman	2017 Public Transport Ombudsman (PTO) Annual Report Summary
Springvale Monash Legal Service Inc	2017 Annual Report
Unison Housing Limited	2017 Annual Report
Women's Health in the South East	2016-2017 Annual Report
Windana	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 492

Moved by: Cr Roz Blades AM

Seconded by: Cr Loi Truong

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 no petition updates and one joint letter prior to the Council Meeting of 11 December 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. A summary of the progress of this petition has been provided in the attachment to this report. *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. A summary of the progress of this petition has been provided in the attachment to this report. *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 Council to begin detailed design of an integrated, intergenerational Keysborough South Community Hub. A summary of the progress of this petition has been provided in the attachment to this report. *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.*
- A Joint letter signed by 36 residents requesting Council to investigate the trees and lakes within the Sanctuary Estate in Keysborough. This joint letter has been forwarded to the relevant Council business unit for consideration.
- A petition from the Dandenong Cranbourne RSL signed by 96 proponents endorsing the current name proposed for the Eastlink/Heatherton Road overpass. *(This is not a Council Road).*

Recommendation

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

MINUTE 493

Moved by: Cr Roz Blades AM

Seconded by: Cr Loi Truong

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 8 (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
14 November 2017	SUBMISSION Covering Email I have sent the petition of signatures to you so this can be treated as official correspondence and listed on the council agenda like all petitions are. The residence on Clarendon Drive in the Somerfield Estate, are extremely unhappy about this massive wall that has gone up behind us. No consultation or mention was given to the Clarendon Drive residence before the factory was constructed or no mention of wall proposal either. It was just built, as residence, we were not given the chance to object against any proposal or plans. Now this has been built the residence want to ensure the following: A) The wall is covered properly with trees. B) The residence would like a say on what trees are going to be planted, and to ensure the spacing between the trees are not too far apart as we don't want this wall to be visible. C) We are also concerned about the redundant road, behind the wall. Residence want to make sure this will not turn into another access road behind the massive wall for industrial access. Also note there is another access to the industrial park a couple of minutes down the road. D) Residence are worried about pollution also from the factory and from trucks if this is turned into a access road for the factory. E) Noise pollution, even with the wall, that once the factory is in full operation that noise can't be heard. Could a meeting take place with the council to answer these questions, and other questions that residence may ask during the meeting. Please find the attachments above, which includes this email. I have sent this on the residents behalf. Kind regards, Jacqui	Submission signed by 37 residents	Complete	Director Engineering Services Tabled at CM 27 November 2017 Response emailed 28/11/17 I acknowledge receipt of the Somerfield Estate Neighbourhood Petition/ submission received by Council on 13 November 2017, which you have sent to Council on the residents behalf. Your submission was presented to the Ordinary Meeting of Council yesterday- 27 November 2017. This can be viewed on our website where a copy of our agendas and minutes of the meetings are available to the public. For your information the minutes of last night's meeting will be available next week however you will find it listed in the agenda under Item 2.2.2 Petitions and Joint letters. http://www.greaterdandenong.com/document/14038/council-meeting-agendas-and-minutes The submission has been forwarded to my directorate for action. I am working with the City Planning, Design and Amenity directorate also on the matters that have been raised. In response to your submission you will now be aware that Council has set up an information session to be held with residents on Thursday 30 November 2017 from 7pm-9pm at the South Eastern Masonic Lodge, 270 Hutton Road, Keysborough. I hope you are able to attend. Key staff from both the Planning Department and the Open Space Projects team will be attending on the night to provide you information

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
				in response to the matters you have raised in your submission. Staff will also assist you and other residents attending, in answering the questions that you may have. The Mayor and some Councillors will also be in attendance. Following the information session on Thursday I will respond again in writing to the matters that you have raised in your submission. Thank you for taking time to write to Council and I hope the information session and my follow up email will provide you with the information you have requested. Yours sincerely Julie Reid Director Engineering Services

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
29/11/17	To whom it may concern, As residents of the sanctuary estate of the sanctuary estate we take pride in maintaining our homes the best way we can. The trees that have been planted on our nature strips are making it extremely difficult to do this. We are forever cleaning out our gutters, raking leaves, sticks and bark. Our drains are also becoming blocked due to the debris and have to be cleaned every day. These trees are only going to get bigger with the roots coming towards front fences and damaging them. Another issue has been the lakes. Both lakes have become mosquito infested and both are carrying some sort of disease, which we have been told is duck weed. All the water is brown with the leaves sitting at the top. This makes it very dangerous for children who would think walking on it could be safe. Please have a look at the issues raised and come back to me with a response.	36	New	Director Engineering Services Tabled at CM 11 December 2017
6/12/17	To whom it may concern, The Dandenong Cranbourne RSL strongly endorses the current proposal to name the Eastlink/Heatherton Rd overpass the "52nd Battalion Bridge". The 52nd Battalion carried from 1918 the Villers Bretonneux battle honour, and was and is, a very proud part of this proud City's history. The 15th Field Regiment, RAA, and the 52nd Battalion both carried the name Dandenong in their regimental titles. Further the naming of the bridge would bookend the Dandenong CBD with the Peace Memorial Bridge over the Dandenong Creek. This would also mark in a permanent way the Centenary of the Armistice. The Dandenong Cranbourne RSL, as a committed corporate citizen, and one committed to the ANZAC values, would be prepared to provide significant financial support. <i>(This is not a Council Road)</i>	96	New	Tabled at CM 11 December 2017

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

2.2.2 Petitions and Joint Letters (Cont.)

Other/Submissions		Status	Officer Response
Date Received	Content		
June 2017	<i>(Via Change.org)</i> Begin detailed design of an integrated, intergenerational Keysborough South Community Hub. Keysborough South needs Council to urgently start the detailed design of community hub to meet the needs of all ages and interests in a population of over 10,000 residents and still growing.	Complete 30/06/17	
April 2017	<i>(Via Change.org)</i> Additional early learning services required for Keysborough by 2018. 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.	Complete 28/6/17	
April 2017	<i>(via Change.org)</i> Cranbourne Pakenham Loop Train Line Extension including Koo-Wee-Rup & Phillip Island. Build a 3 platform station to allow a V-line train to connect Phillip Island – Cranbourne & Pakenham – Koo-Wee-Rup – Melbourne City.	Complete 23/5/17	

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.)

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 CONTRACTS

2.3.1 Contract No. 1718-22 Construction of Walker Street Streetscape Upgrade Central Dandenong (Stage 1)

File Id: qA375174

Responsible Officer: Director Engineering Services

Report Summary

This report outlines the tender process undertaken to select a suitably qualified and experience contractor for the Construction of Walker Street Streetscape Upgrade Central Dandenong (Stage 1).

Recommendation Summary

This report recommends that Council:

1. Awards Contract 1718-22 to Canteri Bros Constructions Pty Ltd for a fixed lump sum price of One Million, Three Hundred and Eight Thousand, Two Hundred and Sixty Five Dollars (\$1,308,265.00) including GST of \$118,933.18.

2.3.1 Contract No. 1718-22 Construction of Walker Street Streetscape Upgrade Central Dandenong (Stage 1) (Cont.)**Introduction**

The Walker Street Streetscape Upgrade aims to strengthen the visual and physical connection between Lonsdale Street and the Dandenong Plaza Shopping Centre in Central Dandenong.

The project will upgrade the streetscape along Walker Street with a full width granite paved surface similar to Lonsdale Street. The upgrade will also include new street furniture, street lights, street trees, planted garden beds and utility pit lids that all match the style used in Lonsdale Street and throughout the Central Dandenong activity centre.

Works have been split into two stages, stage one is between the Dandenong Plaza and Langhorne Street and stage two is between Langhorne Street and Lonsdale Street. Stage two will be delivered next financial year subject to a successful CIP bid.

Tender Process

This tender was advertised on Saturday 23 September 2017 in the Age Newspaper and Tenders Online and closed at 2pm on Tuesday 19 October 2017.

At the close of the tender advertising period submissions were received from four contractors as listed below:

1. 2Construct Pty Ltd
2. Blue Peak Holdings Pty Ltd
3. Canteri Bros Constructions Pty Ltd
4. CDN Constructors Pty Ltd

Tender Evaluation

The evaluation panel comprised of Council's Coordinator Civil Projects, Project Engineer, Place Manager Activity Centre's Revitalisation and Senior Contracts Officer.

The tenders were evaluated using Council's Weighted Attributed Value Selection Method. The advertised evaluation criteria and the allocated weightings for evaluation are as follows:

	Evaluation Criteria	Weighting
1	Price	40%
2	Relevant Experience, Capability & Track Record	25%
3	Project Plan, Program & Methodology	25%
4	Social Procurement	5%
5	Local Industry	5%

2.3.1 Contract No. 1718-22 Construction of Walker Street Streetscape Upgrade Central Dandenong (Stage 1) (Cont.)

Each criterion is ranked on a point score between 0 (fail) and 5 (excellent). These rankings are then multiplied by the weighting to give a weighted attribute ranking for each criterion and totalled to give an overall evaluation score for all criteria.

At an initial evaluation meeting it was decided to invite Blue Peak Holdings Pty Ltd (Blue Peak) to attend an interview. The Blue Peak submission was missing the level of detail present in the other submissions. The other tenderers provided ample information for the evaluation panel to complete their assessment.

Blue Peak were able to provide more detail around their project plan and work methodology. However, they were unable to demonstrate the same capability and relevant experience as the other tenderers.

After the interview process and following an evaluation of the tenders, the comparative point score based on the above criteria is as follows:

Tenderer	Price Points	Non-Price Points	Total Score
Canteri Bros Constructions P/L	1.01	2.33	3.34
Blue Peak Holdings P/L	1.55	1.58	3.13
2Construct P/L	0.83	1.91	2.74
CDN Constructors P/L	0.99	1.66	2.65

Note 1: The higher the price score – lower the tendered price.

Note 2: The higher the non-price score – represents better capability and capacity to undertake the service.

At the completion of the tender evaluation process described above, the Evaluation Panel recommends to Council that the tender submission from **Canteri Bros Constructions Pty Ltd** would provide the best value outcome for Council.

Relevant Experience/Track Record

Canteri Bros Constructions Pty Ltd (Canteri Bros) has extensive experience in the civil and landscaping construction industries. Most of this experience is in the delivery of complex streetscape projects with intricate concrete and stonework. Canteri Bros have a proven track record delivering projects that involve liaising with the public, property owners and traders to minimise disruption during construction.

Canteri Bros have completed a number of projects of comparable complexity and scale including the Bourke Street Mall for City of Melbourne, Moorabool Street Geelong for the City of Greater Geelong and Lonsdale Street Dandenong for Places Victoria.

The work undertaken for Places Victoria (now Development Victoria) in Lonsdale Street Dandenong won the 2011 MBAV Award and 2012 Victorian CCF Earth Award for Excellence in Civil Construction.

2.3.1 Contract No. 1718-22 Construction of Walker Street Streetscape Upgrade Central Dandenong (Stage 1) (Cont.)

The scope of work delivered in the Lonsdale Street upgrade is very similar to the work to be delivered under this contract. The evaluation panel expect Canteri Bros to deliver an equally high standard of work in Walker Street.

Consultation

During the tender evaluation process and in preparation of this report relevant Council Officers have also been consulted.

Conclusion

At the conclusion of the tender evaluation process, the evaluation panel agreed that the tender submission from **Canteri Bros Constructions Pty Ltd** represented the best value outcome for Council and should be accepted due to:

1. Their conforming tender, which is within Council's budget estimate and allocation.
2. The very good references received.
3. The demonstrated level of experience of staff and sub-contractor resources available.
4. Their construction methodology provided a high degree of fine detail with a thorough breakdown of major items into sub categories so smaller tasks are evident.
5. Previous works undertaken for Development Victoria and Greater Dandenong includes Lonsdale Street and Walker Street/Thomas Street projects and they are experienced operators in Dandenong with capabilities to manage the complexities that will be associated with the adjacent Telstra Exchange.

Recommendation

That Council:

1. **accepts the tender submission from Canteri Bros Constructions Pty Ltd for a fixed lump sum price of One Million, Three Hundred and Eight Thousand, Two Hundred and Sixty Five Dollars (\$1,308,265.00) including GST of \$118,933.18; and**
2. **signs and seals the contract documents when prepared.**

2.3.1 Contract No. 1718-22 Construction of Walker Street Streetscape Upgrade Central Dandenong (Stage 1) (Cont.)

MINUTE 494

Moved by: Cr Matthew Kirwan

Seconded by: Cr Angela Long

That Council:

1. accepts the tender submission from Canteri Bros Constructions Pty Ltd for a fixed lump sum price of One Million, Three Hundred and Eight Thousand, Two Hundred and Sixty Five Dollars (\$1,308,265.00) including GST of \$118,933.18; and
2. signs and seals the contract documents when prepared.

CARRIED

2.3.2 Contract No. 1718-01 Provision of Facilities Maintenance and Management Services (CT5369)

File Id:	qA365821
Responsible Officer:	Director Engineering Services
Attachments:	(CONFIDENTIAL) Summary of Price changes during evaluation process

Report Summary

The report contains an attachment which is declared to be confidential under Section 77(2)(c) & Section 89(2)(d) of the Local Government Act. This report outlines the tender process undertaken by Greater Dandenong City Council, Cardinia Shire Council and Yarra Ranges Shire Council to select a suitable contractor for the provision of Facilities Maintenance and Management Services.

Recommendation Summary

This report recommends that Council awards the tender from Campeyn Group Pty Ltd for Provision of Facilities Maintenance and Management Services for an estimated annual contract value of \$2,481,910 (excluding GST), comprising a Fixed Lump Sum component of \$777,760, an estimated reactive maintenance component under Schedule of Rates (SOR) of \$704,150 and an estimated Planned/Ordered Work component under SOR of \$1million.

The fixed lump sum component for routine maintenance for three years is \$2,333,280.00. The estimated reactive maintenance component under Schedule of Rates (SOR) is \$2,112,450.00 and an estimated Planned/Ordered Work component under SOR of \$3 million.

**2.3.2 Contract No. 1718-01 Provision of Facilities Maintenance and Management Services (CT5369)
(Cont.)**

The estimated total contract value inclusive of the initial 3 year term, and all available extension options (three options of 2 years each) and future CPI adjustments (2% assumed from the end of year 3 onwards) is \$25,278,835 inclusive of spend on Planned and Ordered provisional projects and inclusive of GST prior to any tendered discounts.

	Estimated Total Contract
Fixed Lump Sum Maintenance Fee	\$7,337,608
Estimated Reactive Maintenance Fee – Schedule of Rates	\$6,643,151
Estimated Planned/Ordered Maintenance Fee	\$9,000,000
Total (GST Exclusive)	\$22,980,759
Total (GST Inclusive)	\$25,278,835

The Lump Sum price and Schedule of Rates will be fixed for the initial three (3) year period with no CPI and thereafter will be subject to adjustment in accordance with movements in the Consumer Price Index, All Group Melbourne as published by the Australian Bureau of Statistics.

This contract will be for an initial period of three (3) years with an option of three (3) extension options of two (2) years at Council's sole and absolute discretion.

2.3.2 Contract No. 1718-01 Provision of Facilities Maintenance and Management Services (CT5369) (Cont.)**Introduction**

Infrastructure Directors from seven Councils (Bass Coast, Cardinia, Casey, Frankston, Greater Dandenong, Kingston, Mornington Peninsula and Yarra Ranges) in the South East metropolitan area met over a 12 month period to explore collaborative procurement opportunities. In December 2016 it was agreed that Yarra Ranges Shire Council, Cardinia Shire Council and Greater Dandenong City Council had an opportunity to strategically collaborate on a Facilities Management Services tender.

In January 2017, the Infrastructure Directors, Procurement and Facilities Management staff from the three councils agreed to a framework to jointly tender for Facilities Management Services. Yarra Ranges Shire Council acting as the agent, collaboratively tendered for the provision of Facilities Maintenance and Management Services together with Greater Dandenong City Council and Cardinia Shire Council.

Whilst the Participating Council's evaluated the tenders in pursuit of their own independent best value outcome, they also worked together to assess the tenders to optimise the collaborative opportunities.

The collaborative tender process is summarised in the "Confidential" Attachment 1.

This item has been included in the public agenda to facilitate openness and transparency in Council's decision making. A confidential attachment has been included with the report which contains commercially sensitive information that is not to be disclosed or discussed whilst the meeting is open to the public.

The recommendation in this report has been formally endorsed by the evaluation panel.

Tender Process

This tender process has been carried out in accordance with the requirements of Council's Procurement Policy.

An advertisement calling for Tenders was placed in The Age newspaper on Saturday 15 July 2017.

Tenders closed on 30 August 2017 and five submissions were received as listed below.

No	Name
1	Campeyn Group Pty Ltd
2	CBC Facilities Maintenance Pty Ltd
3	Ducon Maintenance Pty Ltd
4	PSG Australia Pty Ltd
5	Urban Maintenance Systems Pty Ltd

2.3.2 Contract No. 1718-01 Provision of Facilities Maintenance and Management Services (CT5369) (Cont.)

Tender Conformance

Tenders were assessed for conformity with the tender documents and the tender from Ducon Maintenance Pty Ltd was deemed non-conforming as the tender submission did not include a significant portion of the pricing schedule as requested as part of the tender response pack.

Evaluation Summary

The remaining tenderers were assessed against the published evaluation criteria by each Participating Council separately and the collaborative working group then met to review and consolidate their views. The submissions price ranged \$1,481,910 to \$2,150,574 per annum. A summary of the final evaluation scores and ranking follows.

Evaluation Criteria		Campeyn	CBC	Ducon	PSG	UMS
Price						
Capability & Capacity	80%	66%	47%	Non-Conforming	53%	60%
Quality & Sustainability	20%	17%	10%		14%	14%
TOTAL QUALITATIVE	100%	83%	57%	n/a	67%	74%
Best Value Index		0.5612	0.2681	n/a	0.3979	0.4061
Best Value Ranking		1	4	n/a	3	2

Information contained in the "Confidential" Attachment 1 relates to contractual matters and contains commercially sensitive information including, but not limited to, the name of tendering parties, the evaluation panel members, the tendered prices and the evaluation of the tenders received against the published evaluation criteria.

Any disclosure of the information included within the confidential attachment to this report could be prejudicial to the interests of the Council or other parties. If discussion of this information is required, the Council must resolve that the item be deferred to the confidential section of the agenda when the meeting is closed to members of the public in accordance with Section 77(2)(c) & Section 89(2)(d) of the Local Government Act 1989.

This report seeks Council approval to award a contract that complies with the Section 186 of the Local Government Act 1989.

2.3.2 Contract No. 1718-01 Provision of Facilities Maintenance and Management Services (CT5369) (Cont.)

Social Impacts

Local and social sustainability was considered as part of the evaluation process and was weighted 10% of the overall qualitative evaluation.

Mandatory Social Procurement benefits also formed part of the specification and the Contractor must ensure that it employs a minimum of two people who reside in the Council's municipal area and who are socially disadvantaged, including but not limited to youth, indigenous communities, people with disabilities, refugees or long term unemployed.

The outcome from this collaborative tender was that the majority of tenderers met or exceeded the mandatory social procurement requirement. Further, they were able to fulfil these requirements in a resourceful way, declaring that the desired social outcomes could be achieved at no extra cost.

Campeyn Group as a company and through their tender submission have committed to reinvest 1% of their revenue back into the local communities in which they operate and to align this with their performance measures. They will report this on a monthly basis. One example is Greater Dandenong's Urban Food Garden Project.

Economic Impacts

Campeyn Group also currently employs 14 staff who reside in the municipality and also commit to locally procuring a high proportion of the goods and services required to service Council's needs.

Risk Assessment

This has been considered as part of the project design, contract terms & conditions and the evaluation process. The Campeyn Group OHS system was also deemed satisfactory by Council's OH&S Consultant.

Financial Implications

The financial resource requirement associated with this report is an estimated annual contract value of \$2,481,910 which is within annual budget allocation for this purpose.

	Year 1	Year 2	Year 3	Total
Annual Fixed Lump Sum Maintenance Fee	\$777,760	\$777,760	\$777,760	2,333,280
Estimated Annual Reactive Maintenance Fee – Schedule of Rates	\$704,150	\$704,150	\$704,150	2,112,450
Estimated Annual Planned/Ordered Maintenance Fee	\$1,000,000	\$1,000,000	\$1,000,000	3,000,000
Total (GST Exclusive)	\$2,481,910	\$2,481,910	\$2,481,910	7,445,730

2.3.2 Contract No. 1718-01 Provision of Facilities Maintenance and Management Services (CT5369) (Cont.)

Further to the prices summarised above, Campeyn Group also offered a 1% and 2% discount off their total price on Fixed Lump Sum Maintenance and Reactive Maintenance Fees (\$2,481,910) if they are awarded two or three Participating Council contracts respectively. Therefore there is a potential savings of up to \$29,638 in the first year if Campeyn Group is awarded three participating contracts.

			SAVINGS	
		Price Per Annum	Discount	CPI Not Paid
			-2%	Assumed 2%
Year 1		1,481,910	-29,638	
Year 2	Price excl CPI	1,481,910	-29,638	-29,045
Year 3	Price excl CPI	1,481,910	-29,638	-29,045
Year 4	Price incl CPI 2%	1,511,548	-30,231	
Year 5	Price incl CPI 2%	1,541,779	-30,836	
Year 6	Price incl CPI 2%	1,572,615	-31,452	
Year 7	Price incl CPI 2%	1,604,067	-32,081	
Year 8	Price incl CPI 2%	1,636,148	-32,723	
Year 9	Price incl CPI 2%	1,668,871	-33,377	
	Total Excl GST	13,980,759	-279,615	-58,091
	Total Incl GST	15,378,835		
	Potential Savings Excluding GST			-337,706.05

Consultation

Stakeholders of this process were included as non-voting representatives, including other Council employees experienced with Facilities Maintenance and Management Services.

Conclusion

That Council adopts the recommendations within this report. As per the evaluation summary, the Campeyn Group tender was ranked as the best value outcome for each participating Council.

2.3.2 Contract No. 1718-01 Provision of Facilities Maintenance and Management Services (CT5369) (Cont.)

Campeyn Group Pty Ltd was established in 1987. Originally they provided a range of plumbing services through 5 teams of experienced plumbers. Services provided include gas installation and service, through to drainage and large scale plumbing projects.

An associated entity provided a range of building services including construction, maintenance, cabinets and HVAC.

From 1 July 2012 the group structure was consolidated into one entity, Campeyn Group Pty Ltd.

The Campeyn Group tender was ranked as the best value outcome for each Participating Council. Some of the key comparative strengths of the Campeyn Group bid include:

- The most competitive price for each Participating Council;
- Innovative service methodology to reduce resource costs;
- Presented a flexible organisation structure to deliver and support efficient service delivery;
- Superior methodologies to manage the contract performance requirements;
- A business model that relies less on sub-contractors and more on internal resources, specialist knowledge and staff development;

The Campeyn Group have demonstrated a focused customer service philosophy and an efficient delivery model at the City of Greater Dandenong and Bayside Council for a number of years.

Recommendation**That Council:**

1. **awards the tender from Campeyn Group Pty Ltd for Provision of Facilities Maintenance and Management Services for an estimated annual contract value of \$2,481,910 (excluding GST) , comprising a Fixed Lump Sum component of \$777,760, an estimated reactive maintenance component under Schedule of Rates (SOR) of \$704,150 and an estimated Planned/Ordered Work component under SOR of \$1million.**

The fixed lump sum component for routine maintenance for three years is \$2,333,280.00. The estimated reactive maintenance component under Schedule of Rates (SOR) is \$2,112,450.00 and an estimated planned/ordered work component under SOR of \$3 million.

The estimated total contract value inclusive of the initial 3 year term, and all available extension options (three options of 2 years each) and future CPI adjustments (2% assumed from the end of year 3 onwards) is \$25,278,835 inclusive of spend on planned and ordered provisional projects and inclusive of GST prior to any tendered discounts.

**2.3.2 Contract No. 1718-01 Provision of Facilities Maintenance and Management Services (CT5369)
(Cont.)**

The Lump Sum price and Schedule of Rates will be fixed for the initial three (3) year period with no CPI and thereafter will be subject to adjustment in accordance with movements in the Consumer Price Index, All Group Melbourne as published by the Australian Bureau of Statistics.

2. reserves the option to extend the initial contract term by three (3), two (2) year extensions at the sole and absolute discretion of Council; and
3. signs and seals the contract document when prepared.

MINUTE 495

Moved by: Cr Roz Blades AM

Seconded by: Cr Tim Dark

That Council:

1. awards the tender from Campeyn Group Pty Ltd for Provision of Facilities Maintenance and Management Services for an estimated annual contract value of \$2,481,910 (excluding GST) , comprising a Fixed Lump Sum component of \$777,760, an estimated reactive maintenance component under Schedule of Rates (SOR) of \$704,150 and an estimated Planned/Ordered Work component under SOR of \$1million.

The fixed lump sum component for routine maintenance for three years is \$2,333,280.00. The estimated reactive maintenance component under Schedule of Rates (SOR) is \$2,112,450.00 and an estimated planned/ordered work component under SOR of \$3 million.

The estimated total contract value inclusive of the initial 3 year term, and all available extension options (three options of 2 years each) and future CPI adjustments (2% assumed from the end of year 3 onwards) is \$25,278,835 inclusive of spend on planned and ordered provisional projects and inclusive of GST prior to any tendered discounts.

The Lump Sum price and Schedule of Rates will be fixed for the initial three (3) year period with no CPI and thereafter will be subject to adjustment in accordance with movements in the Consumer Price Index, All Group Melbourne as published by the Australian Bureau of Statistics.

2. reserves the option to extend the initial contract term by three (3), two (2) year extensions at the sole and absolute discretion of Council; and
3. signs and seals the contract document when prepared.

CARRIED

**2.3.2 Contract No. 1718-01 Provision of Facilities Maintenance and Management Services (CT5369)
(Cont.)**

CONTRACTS

**CONTRACT NO. 1718-01 PROVISION OF FACILITIES MAINTENANCE AND
MANAGEMENT SERVICES**

ATTACHMENT 1

**SUMMARY OF PRICE CHANGES DURING
EVALUATION PROCESS
(CONFIDENTIAL)**

PAGES 11 (including cover)

**Under Section 89(2)(g) of the *Local Government Act 1989* this attachment
has not been provided to members of the public.**

2.4 STATUTORY PLANNING APPLICATIONS

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574)

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Attachments:

Submitted Plans
Location of Objectors
Clause 22.09 Assessment
Clause 52.06 Assessment
Clause 55 Assessment

Application Summary

Applicant: Aru Design

Proposal: Development of the land for two (2) double storey dwellings

Zone: Residential Growth Zone 1

Overlay: No overlays affect the subject site

Ward: Red Gum

The application proposes to demolish the existing dwelling on site and develop the land for two (2) double storey dwellings on a lot. A permit is required pursuant to Clause 32.07-5 (Residential Growth 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 notice and the mailing of notices to adjoining and surrounding owners and occupiers. Three (3) objections were received to the application. Issues raised generally relate to matters of:

- Vehicle parking;
- Use of Ellis Lane;
- Traffic congestion;
- Safety.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Assessment Summary

It is noted that the proposal is affected by the 'seriously entertained' Amendment C182, which for this particular site, seeks to change the zone of the land from the Residential Growth Zone – Schedule 1 (RGZ1) to the General Residential Zone – Schedule 1 (GRZ1). Assessments against the changes implemented by Amendment C182 are provided at Attachments 3 and 5.

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 Railway Parade and Jones Road.

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.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Subject Site and Surrounds

Subject Site

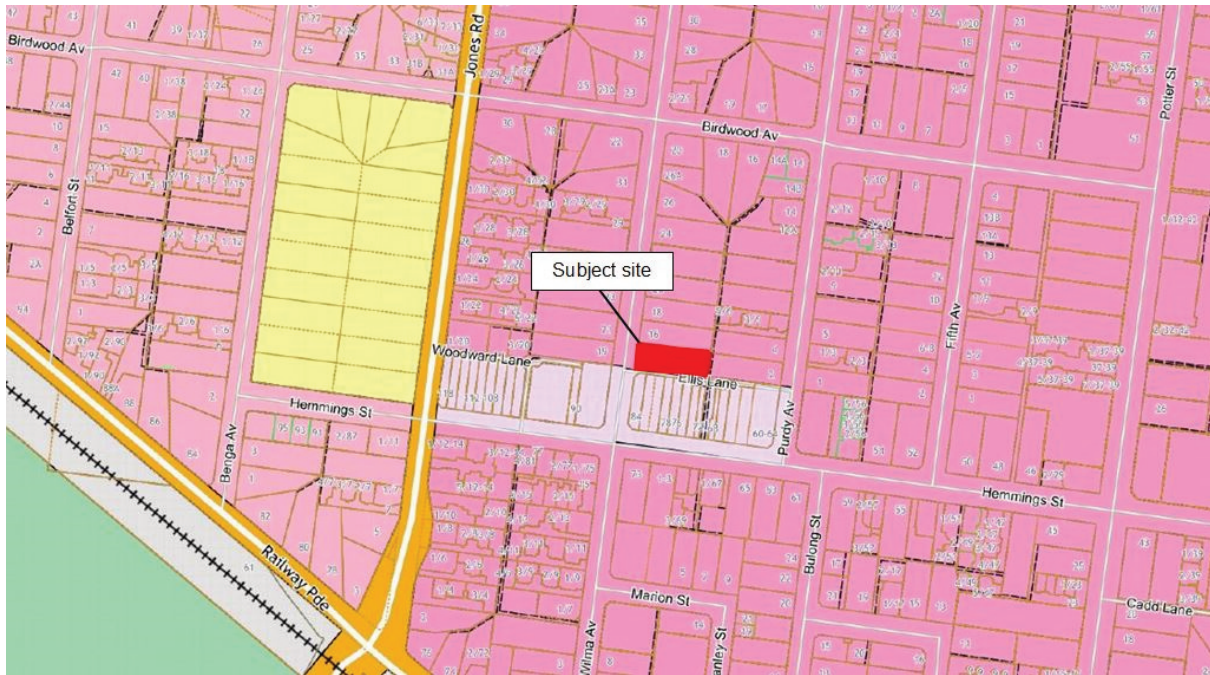
- The subject site is rectangular in shape, relatively flat and oriented to Wilma Avenue.
- The site is located on the eastern side of Wilma Avenue with an east to west orientation.
- The site has an area of 711sqm, with a 15.24m wide frontage and a 46.63m long sideage.
- The site has a sideage to Ellis Lane (Council Road) which connects through to Purdy Avenue.
- There are no easements on the site, however a Council drainage pipe is located on the eastern boundary.
- The site is currently occupied by one single storey weatherboard dwelling with a detached garage.
- The site is accessed via a single width crossover from Wilma Avenue.
- There are some medium sized trees located in the rear yard.

Surrounding Area

- The subject site is located within an established residential area containing a number of medium to high density residential developments, but predominantly single detached dwellings.
- The site is located directly opposite a group of commercial shops, separated by Ellis Lane.
- Wilma Avenue connects to Railway Parade (a Road Zone, Category 2) approximately 270m to the south.
- The site is located approximately 700m west from the Dandenong Activity Centre.
- Additionally, Dandenong West Primary School, Dandenong West Pre-School and Fifth Avenue Day Care Centre are located within approximately 200m of the site.
- The site is located 300m north-east from Greaves Reserve.
- The site is located approximately 1km from Dandenong Train Station with connecting bus routes provided along Railway Parade and Jones Road.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Locality Plan



Background

Previous Applications

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

Proposal

The application proposes the development of the land for two (2) double storey dwellings.

Dwelling 1	DETAILS
Type of proposal	New dwelling
Level	Double storey
Height	7.6 metres
Orientated to	Wilma Avenue
External materials	Face brick and render
Number of bedrooms	Four (4) bedrooms

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Car parking provided	Single garage + tandem car space
Set backs	North: 1.0m South: 3.3m East: internal / attached West (frontage): 7.3m
Open space	A total of 42sqm SPOS to the side of the dwelling, with an additional 80sqm of POS within the front yard

Dwelling 2	DETAILS
Type of proposal	New dwelling
Level	Double storey
Height	7.1 metres
Orientated to	Ellis Lane
External materials	Face brick and render
Number of bedrooms	Three (3) bedrooms
Car parking provided	Double garage
Set backs	South: 1.8m North: 1.5m East: 1.2m West: internal / attached
Open space	A total of 47sqm of SPOS to the side / rear of the dwelling, with an additional 39sqm of POS within the front yard

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.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (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:

- Under Clause 32.07-5 (Residential Growth Zone) to construct two or more dwellings on a lot.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a Residential Growth Zone – Schedule 1, as is the surrounding area.

The purpose of the Residential Growth Zone outlined at Clause 32.07 is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activities areas.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.07-5 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.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

(c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

(d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

(e) To protect public utilities and other facilities for the benefit of the community.

(f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).

(g) To balance the present and future interests of all Victorians.

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

Clause 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:

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

- Respects the neighbourhood character.
 - Improves housing choice.
 - Makes better use of existing infrastructure.
 - Improves energy efficiency of housing.
- Support opportunities for a wide range of income groups to choose housing in well serviced locations.

Clause 18.01-1 Land use and transport planning

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

Local Planning Policy Framework

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

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

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.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

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

Clause 21.04 Land Use

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

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

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

2. To respect and improve residential environments.

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

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

Clause 21.05 Built Form

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

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

- 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).

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.

The subject site is located within a Substantial Change Area as identified in Map 1 of Clause 22.09-3. **However, it is noted as part of Amendment C182, the site would be rezoned to an area of Incremental Change. Other changes include Clause 22.09-3.1 (Design Principles) which 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 and the changes implemented by Amendment C182 is included at 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.*

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

- *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.

Pursuant to Clause 52.06-3, if a dwelling does not meet the relevant car parking provisions, a permit is required to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5.

An application must meet the Design Standards for car parking included at Clause 52.06-9.

An assessment against Clause 52.06 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.

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.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

An assessment against Clause 55 and the changes implemented by Amendment C182 is included at 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**. The Amendment would rezone the site from Residential Growth Zone 1 to General Residential Zone 1

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%
- **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.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)**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.

Internal

The application was internally referred to multiple departments for their consideration. The comments provided will be considered in the assessment of the application.

Internal Referrals	
Asset Planning	No objection subject to planning permit notes
Building Services	No objection
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 site facing Wilma Avenue.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

The notification has been carried out correctly.

Council has received three (3) objections to date for the application. The application was amended on 21 June 2017. The amended application was re-advertised to the public with no further objections being received.

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

Consultation

A consultative meeting was held on 23 March 2017, with the applicant, objectors and Council representatives in attendance. Whilst the issues were discussed at length there was no resolution and the objections/submissions stand as received.

Summary of Grounds of Submissions/Objections

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

- **Vehicle parking**

The proposed development would provide two car spaces for each dwelling, satisfying the car parking requirement of Clause 52.06. The objections submit that vehicles would be parked within Ellis Lane, restricting delivery and garbage truck access to the businesses adjacent to the site. The subsequent design response to the objection is to increase the width of the laneway from 3.6m to 5.5m and reduce the number of dwellings from three to two.

In addition to the two (2) car spaces provided in a double garage, there is sufficient space between the garage and the site boundary to accommodate and additional two (2) car spaces in tandem, effectively providing four (4) on-site car spaces. Within 60m of dwelling 2 there are on-street car spaces in both Purdy Avenue and Wilma Avenue.

Therefore, the proposal ensures that the intensification of the site is limited and delivery and garbage truck access is not reduced if a vehicle was to be illegally parked within the laneway. On-street car parking is also available on Wilma Avenue.

- **Use of Ellis Lane**

The proposal would be oriented to make efficient use of the site, by utilizing part of the subject site and the laneway for vehicle access to the rear dwelling. This allows the secluded private open space of each dwelling to be located on the northern side of the development for direct northern solar access. Undoubtedly the use of Ellis Lane would be increased as a result of the proposal however the design measures outlined above would ensure vehicle access to the laneway is not reduced and adequate car parking and turning areas are provided.

- **Traffic congestion**

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Ellis Lane is a no standing accessway. The laneway provides rear access to the commercial properties adjacent to the subject site. The increased width of the laneway would be within the site allowing a passing area if two vehicles were to be using the laneway at the same time. The current width of the laneway only allows for one vehicle to occupy the space at a time.

- **Safety**

Pedestrian access to the rear dwelling has been separated from the laneway by the provision of a pedestrian path and boundary fence. The proposal would also provide sensor lighting where the development abuts Ellis Lane. The orientation of Unit 2 to Ellis Lane would also provide passive surveillance of this space. The proposal would implement appropriate safety measures at this interface.

Assessment**Development**

As required by the Zone 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 (including **‘seriously entertained’ Amendment C182 provisions**). The proposal complies with all requirements of these clauses except in the following instances:

Clause 55.03-8 of the Greater Dandenong Planning Scheme

Relevant objective(s):

“To encourage development that respects the landscape character of the neighbourhood”.

“To provide appropriate landscaping”.

Landscaping (Standard B13)

The applicant has not submitted a landscape plan outlining the species of trees, plantings including the layout and details of the surface materials demonstrating compliance with Standard B13. To ensure the layout of landscaping respects the development’s sensitive interfaces, screen planting would be required along the northern side boundary of Unit 2. The requirement for a landscape plan specifying these details, amongst others, could be requested as a condition of any permit. (See condition 2)

Clause 55.05-4 of the Greater Dandenong Planning Scheme

Relevant objective(s):

“To provide adequate private open space for the reasonable recreation and service needs of residents”.

Private open space (Standard B28)

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

The proposal would not provide Unit 2 with a side gate at the eastern boundary. This gate is not only required for bin access to the street but for enclosing the space to ensure it is secluded. This would be requested as a condition of any permit. (See condition 1.1)

Clause 55.06-3 of the Greater Dandenong Planning Scheme

Relevant objective(s):

"To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained".

Common property (Standard B33)

The pedestrian pathway leading to Unit 2 would form part of common property, however is not clearly identified on the plans. The pedestrian path must be located outside of the 5.5m wide vehicle access lane in order to comply with Council's road standards and satisfy Design Standard 6 of Clause 52.06-9 (Refer to assessment against car parking and vehicle access below). The pathway is to be located along the southern side of Unit 1 to lead the pedestrian from Wilma Avenue to Unit 2. (See condition 1.2)

Car Parking and vehicle access

The proposal would provide two car spaces for each dwelling, satisfying the car parking requirement of Clause 52.06. In addition to the two (2) car spaces provided in a double garage, there is sufficient space between the garage and the site boundary to accommodate an additional two (2) car spaces in tandem, effectively providing four (4) on-site car spaces. Within 60m of dwelling 2 there are also on-street car spaces in both Purdy Avenue and Wilma Avenue.

The proposal would utilize part of the subject site and Ellis Lane for vehicle access to the rear dwelling, Unit 2.

The width of the laneway would be increased from 3.6m to 5.5m in accordance with Council's standards, as advised by Council's Transport Department. The pedestrian pathway must be kept separate from the vehicle accessway in order to comply with Council's road standards and satisfy Design Standard 6 under Clause 52.06-9. Design Standard 6 specifies that pedestrian access to car parking areas from the street i.e. Wilma Avenue must be convenient. It continues by stating that *"pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas"*. As the laneway is accessed by residential vehicles as well as by waste trucks and delivery vehicles tending to the abutting businesses, Council officers consider that safety provisions proposed are necessary.

The proposal satisfies the Design Standard listed under Clause 52.06-9 for vehicle access. Council's Transport Engineers have verified that the proposal satisfies this clause and there will be no detrimental impacts to users of the laneway including the commercial properties to the south by way of vehicle movements.

The provision of vehicle and pedestrian access within the development is considered acceptable based upon the provisions of the Planning Scheme.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)**Proposed Planning Scheme Amendments**

It is noted that the proposal is affected by the 'seriously entertained' Amendment C182, which for this particular site, seeks to change the zone of the land from the Residential Growth Zone – Schedule 1 (RGZ1) to the General Residential Zone – Schedule 1 (GRZ1). Ultimately this has altered the preferred character envisaged for the area. The proposal has been assessed against the changes implemented by Amendment C182 and is considered to comply with all requirements.

The only element of C182 potentially in question is whether the proposal complies with is the 'bulk & built form' objective of Clause 22.09-3.3, and in particular the standard that states 'the rearmost dwelling should be single storey to ensure the identified future character of the area and amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space'.

The standard then goes on to state:

'Two storey dwellings to the rear of a lot may be considered where:

- 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.'

It is acknowledged that Unit 2 does contain an upper floor, contrary to the overarching principle of the standard. However, in this instance it is considered appropriate as the upper floor is located to the front of Unit 2 with a 9.4 metre setback from the rear boundary, and is setback over 3 metres from the northern boundary, resulting in a well recessed upper floor that will not adversely impact on the surrounding properties by way of excessive visual bulk, or overlooking and overshadowing. These setbacks also ensure there is adequate area for landscaping. Furthermore, Unit 2 also has a frontage to Ellis Lane, ensuring this is not a standard dwelling to the rear, but rather one that does have a direct frontage to a road. And finally, given the size of the lot, it may have been possible to develop the site for three dwellings, rather than the two proposed. Had three been proposed with two double stories, and a single storey to the rear, the upper floor built form would be very similar to that currently proposed.

As such, it is considered that the proposal complies with the relevant standard.

Conclusion

The current application for the development of the land for two (2) double storey dwellings is considered to be acceptable for approval. An assessment of the proposal against the relevant clauses of the Greater Dandenong Planning Scheme demonstrates a high level of compliance with planning policy and therefore the application is recommended for approval.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as No 14 Wilma Avenue, Dandenong, for the development of the land for two (2) double 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 two 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. A side gate provided at the eastern access point to the secluded private open space of Unit 2;
 - 1.2. The pedestrian pathway connecting from Wilma Avenue to Unit 2 wholly located outside of the 5.5m wide vehicle access lane.

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

2. Before the approved development starts, and before any trees or vegetation are removed, an 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 two copies provided. The landscape plan must be generally in accordance with the plans submitted with the application but modified to show:
 - 2.1. The 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;

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

- 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 and within the front yards of each dwelling;**
- 2.7. Screen planting along the northern side boundary of Unit 2;**
- 2.8. Any paving or deck areas within the secluded open space area of the proposed dwelling on a permeable base.**

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

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

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

- 3. 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. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 7. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 8. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Note any redundant vehicle crossing will need to be removed and reinstated with kerb in accordance with Council Standards.**
- 9. Service units, including air conditioning/heating units, must not be located on any of the balcony areas or where they will be visible from any public area.**
- 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.**

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

- 11. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**
- 12. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**

All glazing must at all times be maintained to the satisfaction of the Responsible Authority.

- 13. This permit will expire if:-**
 - 13.1 The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 13.2 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.**

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.**
- 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 an Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.**

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

- Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.
- Prior to the works commencing the developer will need to obtain an Asset Protection Permit from Council.
- The property is identified to be subject to flooding in major rain events. An application for Report and Consent for Flooding is required.
- A flood dispensation is to be obtained prior to issue of Building Permit.
- The minimum finished floor level of the proposed Multi Dwelling Development should be set no lower than RL26.80m to AHD.

MOTION

Moved by: Cr Matthew Kirwan

Seconded by: Cr Angela Long

That Council resolves to Refuse to grant a planning permit in respect of the land known as and described as 14 Wilma Avenue, Dandenong for the development of the land for two double storey dwellings on the following grounds:

1. The proposed vehicle access to Dwelling Two along Ellis Lane would have an unacceptable safety impact and would adversely impact on the businesses abutting Ellis Lane contrary to Clause 52.06-9 (Car Parking), Clause 55.03-7 (Safety) and Clause 55.03-9 (Access) of the Greater Dandenong Planning Scheme.

LOST

For the Motion: Cr Matthew Kirwan (called for the division), Cr Angela Long, Cr Jim Memeti, Cr Loi Truong

Against the Motion: Cr Roz Blades, Cr Tim Dark, Cr Sean O'Reilly, Cr Maria Sampey, Cr Heang Tak

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

MINUTE 496

Moved by: Cr Sean O'Reilly

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 14 Wilma Avenue, Dandenong, for the development of the land for two (2) double 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 two 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. A side gate provided at the eastern access point to the secluded private open space of Unit 2;**
 - 1.2. The pedestrian pathway connecting from Wilma Avenue to Unit 2 wholly located outside of the 5.5m wide vehicle access lane.**

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

- 2. Before the approved development starts, and before any trees or vegetation are removed, an 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 two copies provided. The landscape plan must be generally in accordance with the plans submitted with the application but modified to show:**
 - 2.1. The 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;**

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

- 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 and within the front yards of each dwelling;**
- 2.7. Screen planting along the northern side boundary of Unit 2;**
- 2.8. Any paving or deck areas within the secluded open space area of the proposed dwelling on a permeable base.**

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

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

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

- 3. 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. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 7. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 8. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Note any redundant vehicle crossing will need to be removed and reinstated with kerb in accordance with Council Standards.**
- 9. Service units, including air conditioning/heating units, must not be located on any of the balcony areas or where they will be visible from any public area.**
- 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.**

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

11. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.

12. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.

All glazing must at all times be maintained to the satisfaction of the Responsible Authority.

13. This permit will expire if:-

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

13.2. 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.

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.**
- 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 an Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.**

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

- Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.
- Prior to the works commencing the developer will need to obtain an Asset Protection Permit from Council.
- The property is identified to be subject to flooding in major rain events. An application for Report and Consent for Flooding is required.
- A flood dispensation is to be obtained prior to issue of Building Permit.
- The minimum finished floor level of the proposed Multi Dwelling Development should be set no lower than RL26.80m to AHD.

CARRIED

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

STATUTORY PLANNING APPLICATIONS

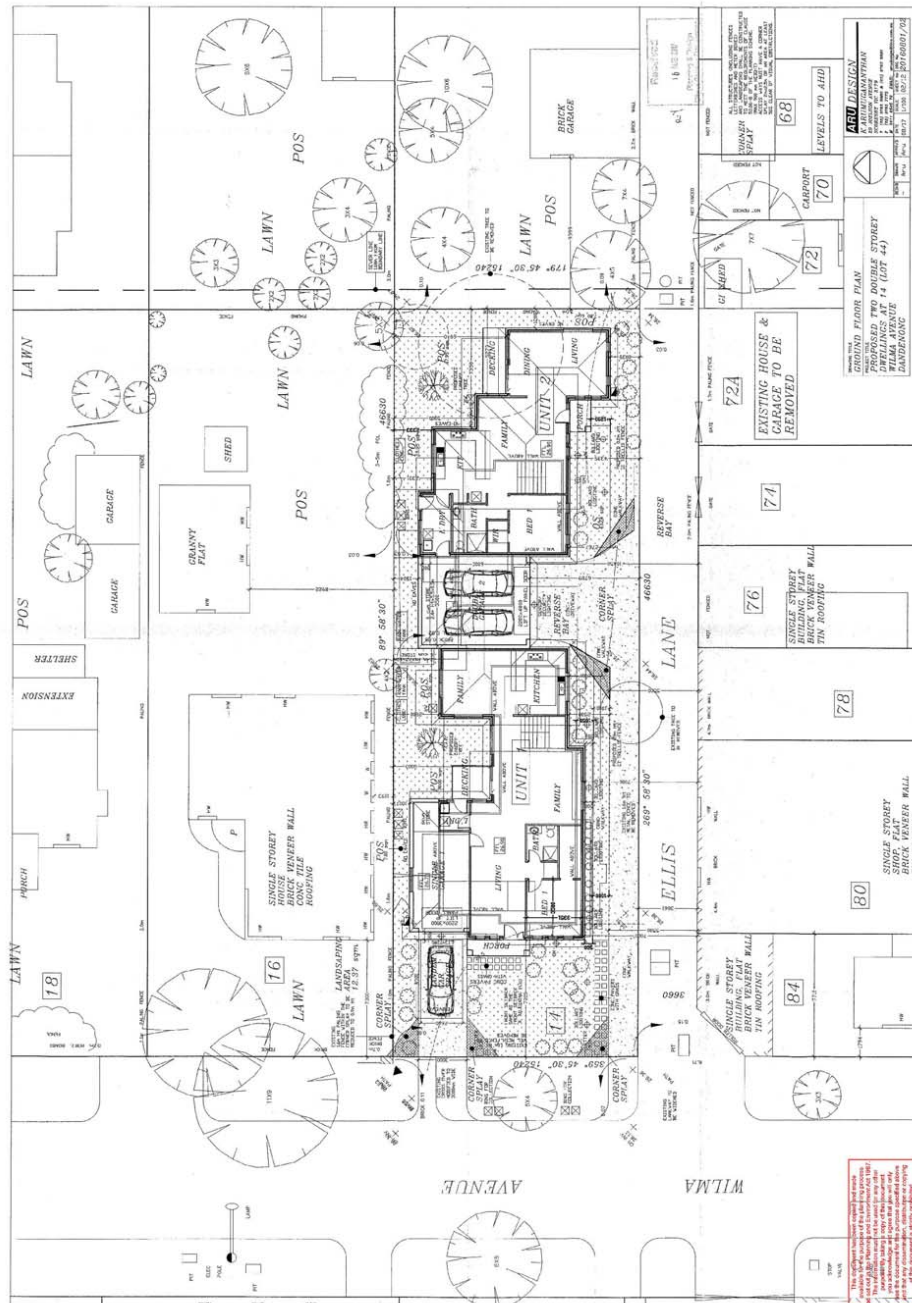
**TOWN PLANNING APPLICATION – 14 WILMA AVENUE, DANDENONG
(PLANNING APPLICATION NO. PLN16/0574)**

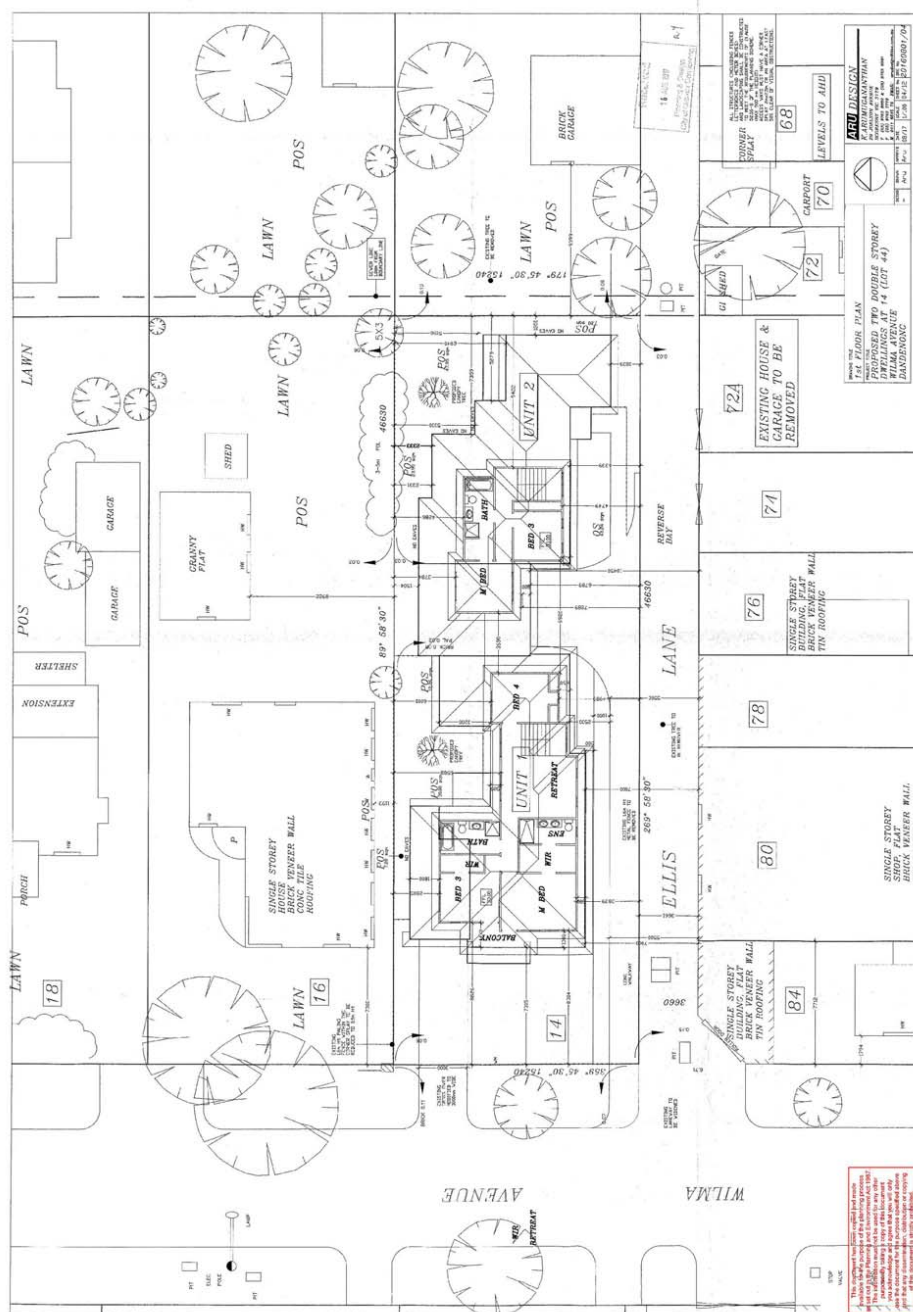
ATTACHMENT 1

SUBMITTED PLANS

PAGES 8 (including cover)

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



2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

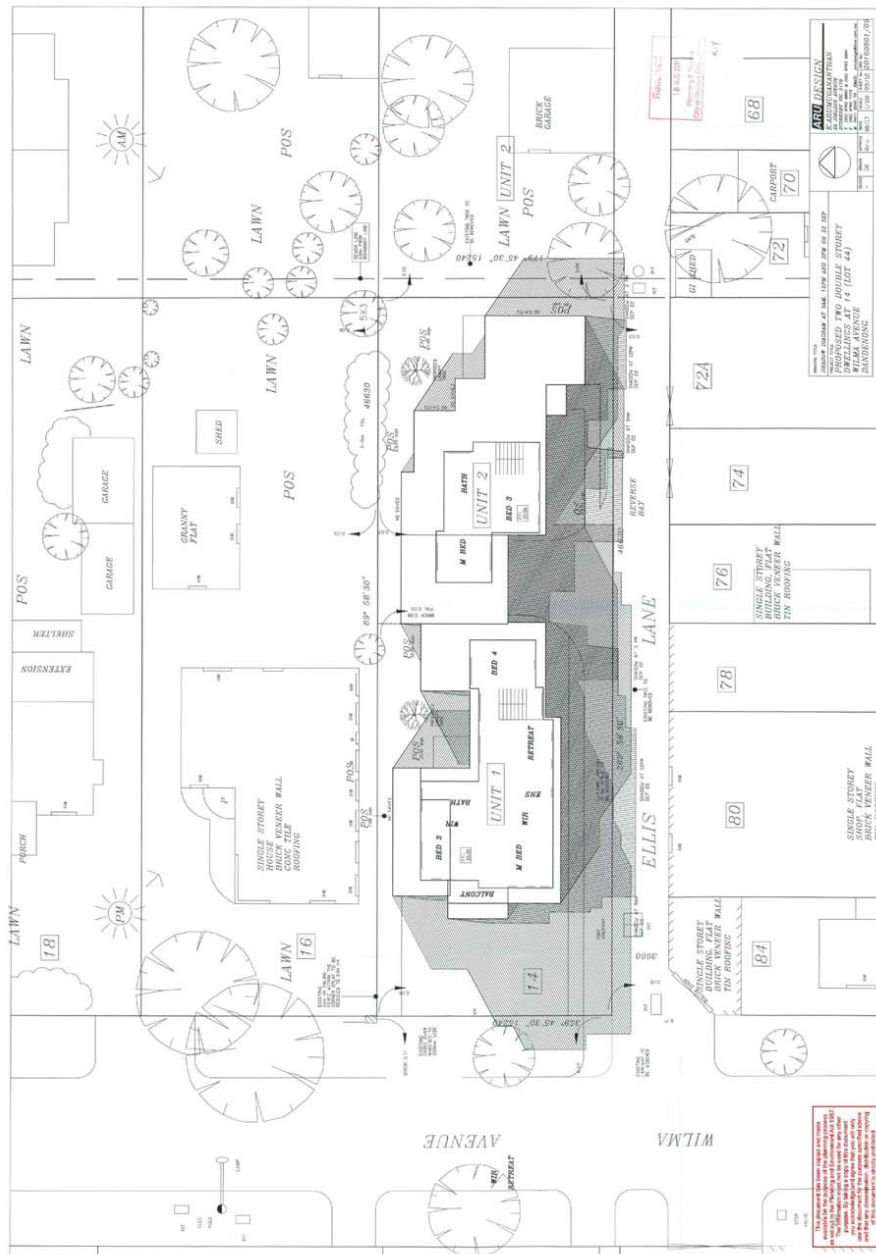
SCHEDULE OF FINISHES FOR UNIT 1		SCHEDULE OF FINISHES FOR UNIT 2	
ITEM	MATERIALS	ITEM	MATERIALS
CEILING	CEILING	CEILING	CEILING
EXTERNAL WALLS	EXTERNAL WALLS	EXTERNAL WALLS	EXTERNAL WALLS
INTERNAL WALLS	INTERNAL WALLS	INTERNAL WALLS	INTERNAL WALLS
FLOOR	FLOOR	FLOOR	FLOOR
ROOF	ROOF	ROOF	ROOF
WINDOWS	WINDOWS	WINDOWS	WINDOWS
DOORS	DOORS	DOORS	DOORS
SKIN	SKIN	SKIN	SKIN
OUTSIDE & FACIAS	OUTSIDE & FACIAS	OUTSIDE & FACIAS	OUTSIDE & FACIAS
SKIN PIPE	SKIN PIPE	SKIN PIPE	SKIN PIPE
FLOOR FOR UNIT	FLOOR FOR UNIT	FLOOR FOR UNIT	FLOOR FOR UNIT
WINDOWS FOR UNIT	WINDOWS FOR UNIT	WINDOWS FOR UNIT	WINDOWS FOR UNIT
SKIN/CLAY PAVING	SKIN/CLAY PAVING	SKIN/CLAY PAVING	SKIN/CLAY PAVING
PAVING	PAVING	PAVING	PAVING

SCHEDULE OF FINISHES FOR UNIT 2	
ITEM	MATERIALS
CEILING	CEILING
EXTERNAL WALLS	EXTERNAL WALLS
INTERNAL WALLS	INTERNAL WALLS
FLOOR	FLOOR
ROOF	ROOF
WINDOWS	WINDOWS
DOORS	DOORS
SKIN	SKIN
OUTSIDE & FACIAS	OUTSIDE & FACIAS
SKIN PIPE	SKIN PIPE
FLOOR FOR UNIT	FLOOR FOR UNIT
WINDOWS FOR UNIT	WINDOWS FOR UNIT
SKIN/CLAY PAVING	SKIN/CLAY PAVING
PAVING	PAVING

DEVELOPMENT SUMMARY	
ITEM	QUANTITY
CEILING	300.00 SQM
EXTERNAL WALLS	400.00 SQM
INTERNAL WALLS	400.00 SQM
FLOOR	400.00 SQM
ROOF	400.00 SQM
WINDOWS	400.00 SQM
DOORS	400.00 SQM
SKIN	400.00 SQM
OUTSIDE & FACIAS	400.00 SQM
SKIN PIPE	400.00 SQM
FLOOR FOR UNIT	400.00 SQM
WINDOWS FOR UNIT	400.00 SQM
SKIN/CLAY PAVING	400.00 SQM
PAVING	400.00 SQM

SITE ANALYSIS	
ITEM	QUANTITY
CEILING	300.00 SQM
EXTERNAL WALLS	400.00 SQM
INTERNAL WALLS	400.00 SQM
FLOOR	400.00 SQM
ROOF	400.00 SQM
WINDOWS	400.00 SQM
DOORS	400.00 SQM
SKIN	400.00 SQM
OUTSIDE & FACIAS	400.00 SQM
SKIN PIPE	400.00 SQM
FLOOR FOR UNIT	400.00 SQM
WINDOWS FOR UNIT	400.00 SQM
SKIN/CLAY PAVING	400.00 SQM
PAVING	400.00 SQM

NOTES	
ITEM	DESCRIPTION
1	PROPOSED TWO DOUBLE STOREY DWELLINGS AT 14 (LOT 44) WILMA AVENUE DANDENONG
2	ARU DESIGN
3	16 AUG 2017
4	12/12
5	12/12
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100	12/12

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 14 WILMA AVENUE, DANDENONG
(PLANNING APPLICATION NO. PLN16/0574)**

ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)



2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 14 WILMA AVENUE, DANDENONG
(PLANNING APPLICATION NO. PLN16/0574)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 10 (including cover)

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

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Assessment Table for Clause 22.09-3 Substantial change areas		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Housing form	Housing forms including apartment and multi-unit developments, providing medium to high density infill development.	✓ Complies The proposal comprises a town house medium density development.
Ground Floor	All developments to have well articulated, active ground floor living areas.	✓ Complies Each dwelling would have ground level living areas oriented to the rear located secluded private open space.
Height	Outside the Dandenong residential periphery – Up to 3 storeys, with 4 storeys a possibility where appropriate considering its interface with existing residential development, response to site circumstances and streetscape.	✓ Complies Maximum two storey development.
Bulk	Building bulk and height can be relatively uniform throughout the depth of sites, provided appropriately articulated building elevations and well proportioned ground level setbacks are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form.	✓ Complies The smaller areas of the first floor would contribute to the buildings articulation along with the alternating ground floor and first floor setbacks. There would also be 3.6m of building separation at first floor between dwellings.
	Upper level tiering may be appropriate in some cases. However, tiered building profiles that result in excessive upper level setbacks should be avoided. Separation between upper levels of dwellings on a site is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.	✓ Complies The recessed first floor would not be excessively tiered and respects the existing neighbourhood character of Wilma Avenue.
Private open space	High density developments should provide good quality, useable private open space for each dwelling which should be directly accessible to main internal ground level, living areas. Where appropriate and required, balconies and roof terraces will provide appropriate screening in the form of lightweight translucent screens that retain the usability and solar access to the space.	✓ Complies Each dwelling would have ground level secluded private open space directly accessible from the living area.
Car parking	For more intensive developments comprising dwellings without a ground level component - basement or in building car parking to maximise the opportunity for soft landscaping at ground level. For developments comprising dwellings with a ground level component - all types of car parking should be well integrated into the design of the building, generally hidden from view from the existing streetscape or (where appropriate) on new streets created within a development and appropriately screened where necessary.	✓ Complies The proposal would provide adequate space for landscaping along each vehicle accessway to soften the appearance of the hard paved areas.

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

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Assessment Table for Clause 22.09-3 Substantial change areas		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Front boundary	Open or low scale front fences which allow a visual connection between landscaping in front gardens and street tree planting will be encouraged. Second crossovers on allotments with frontage widths below 17 metres will be discouraged.	✓ Complies No front fence proposed. The side fence to Ellis Lane would have a maximum height of 0.9m.

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

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Assessment against C182 – Clause 22.09		
The subject site is located within the 'Incremental change' area at Clause 22.09-3.5 Map 1 – Future Change Areas. Clause 22.09 requires all residential developments to be assessed against the design principles, in addition to those specific to each future Change area. The overarching Design Principles at Clause 22.09-3.1 are as follows:		
Objective	Design Principle	Response
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that: • Incorporate active frontages including ground floor habitable room windows. • 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.	✓ Complies The proposal would utilize Ellis Lane for vehicle access to the rear dwelling. A pedestrian pathway would be provided with security lighting. Each dwelling would have habitable room windows at the ground floor providing passive surveillance of the laneway. Unit 1 would have direct vehicle and pedestrian access from Wilma Avenue.
Landscaping	Residential development should: • 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	! Condition required The proposal would provide opportunities for landscaping along the side and rear boundaries. Landscaping should not only be used to establish a landscape character but to soften the impacts of the built form. A landscape plan would be requested as a condition of any permit requiring tree plantings within the front and rear yards of each dwelling as well as screening vegetation along the northern side boundary of Unit 2.

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

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

	addresses the Safety Design Principles. Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity. Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces. Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	
Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres. On-site car parking should be: • 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, Where car parking is located within the front setback it should be: • fully located within the site boundary; and • capable of fully accommodating a vehicle between a garage or carport and the site boundary. Developments with basement car parking should consider flooding concerns where applicable.	✓ Complies Ellis Lane would be widened as part of the proposal. This would reduce the length of the nature strip marginally, however on-street car parking would remain available in front of the site. There is no parking within Ellis Lane.
Setbacks, front boundary and width	Residential developments should: • 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	✓ Complies No front fence proposed to Wilma Avenue. A 0.9m high side fence would be provided along the northern side of Ellis Lane where abutting Unit 1. The fence would be consistent with the existing character.

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

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

	trees to maturity. • Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	
Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area. 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. Private open space should be positioned to maximise solar access. 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. 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.	✓ Complies Each dwelling would have ground level secluded private open space directly accessible from the living area.
Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: • Using similarly proportioned roof forms, windows, doors and verandahs; and • Maintaining the proportion of wall space to windows and door openings. Balconies should be designed to reduce the need for screening from adjoining dwellings and properties. The development of new dwellings to the rear of existing retained dwellings is discouraged where: • 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. On sites adjacent to identified heritage buildings infill development should respect the adjoining heritage by:	✓ Complies The presentation of Unit 1 to Wilma Avenue is respectful of the streetscape rhythm with setbacks at ground floor and first floor from each side boundary and the garage setback further from the street than the front of the dwelling. The first floor balcony to Unit 1 would front the street to avoid any overlooking or screening requirements. No existing dwelling would be retained as part of the proposal.

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

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

	• 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	Residential development should: • 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 The proposal is stringently compliant with Clause 55. This demonstrates that the amenity of adjoining properties would be preserved. The development would be oriented to maximise energy efficiency with the living areas and secluded private open space of each dwelling located on the northern side of the development.
Materials & Finishes	Residential development should: • 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 The proposal would provide multiple building materials and colours to provide visual interest when viewed from the private and public realms which is respectful of the existing character along Wilma Avenue.

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

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Domestic services normal to a dwelling and Building services	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should: • Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties. • Be designed to avoid the location of domestic and building services: - 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.	✓ Complies The location of dwelling services would limit amenity impacts on the adjoining properties. Services would be located away from sensitive interfaces with their appearance softened by landscaping in the open space areas.
Internal Amenity	Residential development should: • 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 Direct connectivity between living spaces and the secluded private open space would be provided for each dwelling. A number of the habitable room windows would face the public roads to minimise the extent of screening of the upper floor windows. The proposal is stringently compliant with Clause 55.

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

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (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 The proposal would include a townhouse development of medium density.
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	✓ Complies Maximum two storey's proposed.
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 The proposal would provide adequate opportunities for landscaping along each property boundary capable of establishing a landscape character and softening the impacts of the built form from the adjoining properties.
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 The extent of hard paved areas within the front setback has been minimised to accommodate substantial landscaping and canopy tree planting in accordance with Council's varied landscaping requirements under the Schedule to the zone.
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 The development would include ground level private open space at the side/rear of each dwelling.
Bulk & Built Form	Residential development should: - ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape; - 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. 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.	✓ Complies There are existing developments located on Wilma Avenue which include high density and medium density proposals. The rezoning of the land as part of Amendment C182 would alter the direction of the preferred character envisaged for this area. The proposal would provide 3.6m of separation at the first floor between dwellings which minimises the impact of the first floor built form when viewed from street and No. 16 Wilma Avenue. The articulation at ground floor and first floor would create visual interest also minimising the appearance of the built form. The higher elements of the first floor built form are located towards the front of the site with a smaller first floor provided for Unit 2, the rearmost dwelling. The built form located within the rear of the site has been limited to single storey. Unit 2 has an interface with the secluded private open space of No. 16 Wilma

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

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

	Two storey dwellings to the rear of a lot may be considered where: - 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. Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, and colours.	Avenue to the north which is setback 3.7m – 4.2m at first floor. The ground floor side setback of Unit 2 allows for substantial landscaping and screen planting to be provided where the first floor is visible from the adjoining area of open space. This would be required as part of the landscape plan requested as a condition of any permit. The first floor of Unit 2 would have a setback of 9.4m from the property to the west at No. 2 Purdy Avenue. This is not a sensitive interface with the secluded private open space being located closer to the dwelling. Landscaping and canopy tree planting would minimise any potential impacts on the neighbouring property. The laneway to the south is not a sensitive interface.
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If the details of the attachment are unclear please contact Governance on 8571 5309.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 14 WILMA STREET, DANDENONG
(PLANNING APPLICATION NO. PLN16/0574)**

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 5 (including cover)

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

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (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: - One space for each one or two bedroom dwelling. - Two spaces for each three or more bedroom dwelling, with one space under cover. Studies or studios that are separate rooms must be counted as bedrooms. - One space for visitors to every 5 dwellings for developments of 5 or more dwellings	✓ Complies Unit 1 – 4 bed (two spaces) Unit 2 – 4 bed (two spaces)
	Design Standard 1 Accessways The provision of car parking should meet the design requirements of this Clause.	✓ Complies The width of Ellis Lane would be increased to 5.5m where access is required to the rear dwelling.
	Accessways should: - Be at least 3 metres wide. - Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. - Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. - Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	
	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.	- N/A
	If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.	
	Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone.	- N/A

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Car Parking Assessment Table for Clause 52.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided.	✓ Complies Corner splay areas provided for the driveway of each unit.
Design Standard 2 Car parking spaces Car parking spaces and accessways should have minimum dimensions.	Minimum car park and accessway dimensions: - Parallel – 2.3m x 6.7m with a accessway width of 3.6m 45 degrees – 2.6m x 4.9m with a accessway width of 3.5m 60 degrees – 2.6m x 4.9m with a accessway width of 4.9m 90 degrees – 2.6m x 4.9m with a accessway width of 6.4m (refer to the table in 55.06 for more details)	✓ Complies The distance between the garage and the southern side of Ellis Lane is 10.4m providing sufficient space for vehicles to reverse and exit Ellis Lane in a forwards direction.
	A building may project into the space if it is at least 2.1 metres above the space.	- N/A No buildings projecting above vehicle access points.
	Car spaces in garages, carports or otherwise constrained by walls should:- - Single garage 3.5m x 6m - Double garage 5.5m x 6	✓ Complies Garage dimensions shown on plans are in accordance with Design Standard 2. Storage facilities located outside of minimum dimensions of garage.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Car Parking Assessment Table for Clause 52.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Design Standard 3 Gradients Accessways to ensure safety for pedestrians and vehicles.	Accessway grades should not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. Ramps (except within 5 metres of the frontage) should have the maximum grades of: 20 metres or less 1:5 (20%) - Longer than 20 metres 1:6 (16.7%)	✓ Complies The site is relatively flat.
Design Standard 4 Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: - At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. - Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation. - The design and operation is to the satisfaction of the responsible authority.	- N/A
Design Standard 5 Urban Design	Ground level car parking, garage doors and accessways should not visually dominate public space.	✓ Complies Garages are well integrated into the design and setback from the front walls of each dwelling ensuring that the garage and accessways would not visually dominate the views from Wilma Avenue and Ellis Lane.
	Car parking within buildings (including visible portions of partly submerged basements) should be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ Complies Car spaces within garages are enclosed by garage doors.
Design Standard 6 Safety	Car parking should be well lit and clearly signed.	✓ Complies Security lighting provided.
	The design of car parks should maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Complies South facing Ground floor living room windows provide adequate passive surveillance.
Design Standard 7 Landscaping	The layout of car parking areas should provide for water sensitive urban design treatment and landscaping.	✓ Complies Plenty of opportunity for landscaping within front and side boundaries.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Car Parking Assessment Table for Clause 52.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	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.	! Condition required Landscape Plan would be required as a condition of any permit.
	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.	! Condition required As above.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 14 WILMA AVENUE, DANDENONG
(PLANNING APPLICATION NO. PLN16/0574)**

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 15 (including cover)

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

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

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

Neighbourhood Character & Infrastructure

Clause 55.02

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
B1 Neighbourhood Character To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area.	The design response must be appropriate to the neighbourhood and the site.	✓ Complies The proposal would respond to the changes implemented by Amendment C182 providing a site responsive double storey development.
	The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ Complies The design response is respectful of the existing character and contributes to the preferred character envisaged by Clause 22.09 for this Substantial Change Area.
B2 Residential Policy To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	✓ Complies The written assessment submitted with the application assessing the proposal against the State and Local Policy and Clause 55 adequately responds to the changes enforced by Amendment C182 and Clause 22.09.
B3 Dwelling Diversity To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: - Dwellings with a different number of bedrooms. - At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	- N/A
B4 Infrastructure To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	✓ Complies Site located in an established residential area.
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ Complies The proposal would provide landscaping & water tanks to assist with water runoff as to not overload the existing infrastructure.
	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 No upgrading to services required.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
B5 Integration with the Street To integrate the layout of development with the street.	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ Complies Unit 1 would be directly accessible from Wilma Avenue whilst Unit 2 would have a pathway for pedestrians and vehicle access via Ellis Lane.
	Development should be oriented to front existing and proposed streets.	✓ Complies Unit 1 would be oriented to Wilma Avenue Unit 2 would be oriented to Ellis Lane
	High fencing in front of dwellings should be avoided if practicable.	✓ Complies 0.9m high side boundary fence along Ellis Lane to ensure passive surveillance is maintained.
	Development next to existing public open space should be laid out to complement the open space.	- N/A

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2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B8 Site Coverage To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	The site area covered by buildings should not exceed 60%. <i>Within the Residential Growth Zone schedule:</i> Up to a maximum of 70%.	✓ Complies Site area 711sqm Max building coverage 316sqm 44%
B9 Permeability To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.	At least 20% of the site should not be covered by impervious surfaces.	✓ Complies Site area 711sqm Impermeable surface 450sqm 46% pervious
B10 Energy Efficiency To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	Buildings should be: ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.	✓ Complies The proposal would be oriented to make efficient use of the site.
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ Complies The living areas and the ground level private open space would be located on the northern side of the development. The balconies would be located on the western and southern sides of the dwellings.
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ Complies Solar access to north facing windows has been maximised.
B11 Open Space To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	If any public or communal open space is provided on site, it should: ▪ Be substantially fronted by dwellings, where appropriate. ▪ Provide outlook for as many dwellings as practicable. ▪ Be designed to protect any natural features on the site. ▪ Be accessible and usable.	- N/A
B12 Safety To ensure the layout of development provides for the safety and security of residents and property.	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	✓ Complies Each dwelling entry would be visible from Wilma Avenue.
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ Complies The planting along Ellis Lane would be limited to low level plantings.
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ Complies The proposal would utilize Ellis Lane for vehicle access to the rear dwelling. A pedestrian pathway would be provided with security lighting. Each dwelling would have habitable room windows at the ground floor providing passive surveillance of the laneway.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Complies Boundary fencing and landscaping proposed at private/public interfaces.
B13 Landscaping To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.	The landscape layout and design should: - Protect any predominant landscape features of the neighbourhood. - Take into account the soil type and drainage patterns of the site. - Allow for intended vegetation growth and structural protection of buildings. - In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. - Provide a safe, attractive and functional environment for residents.	✓ Complies The location of canopy tree planting and any substantial landscaping are indicative at this point but would be confirmed with the submission of a landscape plan.
	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.	! Condition required The proposal would remove some established trees from the land. However, each dwelling would have canopy tree within the front and rear yard. This would be required as a condition of any permit.
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	! Condition required The requirement for a landscape plan including the species of plantings and details of the surface materials would be requested as a condition of any permit.
	In the GRZ1 and RGZ1 schedule, 70% of ground level front setback planted with substantial landscaping and canopy trees.	✓ Complies The proposal would provide adequate landscaping within the front setback as shown on the ground floor plan. 73%
B14 Access To ensure vehicle access to and from a development is safe, manageable and convenient. To ensure the number and design of vehicle crossovers respects the neighbourhood character.	The width of accessways or car spaces should not exceed: 33% of the street frontage; or - if the width of the street frontage is less than 20 metres, 40% of the street frontage.	✓ Complies Lot width frontage 15.24m, One crossover 3m = 19%
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ Complies One crossover retained at Wilma Avenue frontage whilst a concrete driveway would be connected to Ellis Lane.
	The location of crossovers should maximise the retention of on-street car parking spaces.	✓ Complies The existing crossover on Wilma Avenue is to be retained, whilst no on-street car parking is permitted on Ellis Lane.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Amenity Impacts

Clause 55.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B17 Side and Rear Setbacks To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	A new building not on or within 150mm of a boundary should be set back from side or rear boundaries: ▪ 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.	✓ Complies Minimum first floor setback required: 1.6m Minimum first floor setback of Unit 1: 2.8m Minimum first floor setback of Unit 2: 3.7m

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B18 Walls on Boundaries To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than: ▪ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, - or ▪ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 150mm from a boundary. The height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	✓ Complies No walls on boundary.
B19 Daylight to Existing Windows To allow adequate daylight into existing habitable room windows.	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	✓ Complies The south facing habitable room windows of No.16 Wilma Avenue would have a 1m clearance from the northern garage wall of Unit 1 provided via the proposed light court. ✓ Complies The northern garage wall height to Unit 1 would have a maximum height of 2.8m.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B20 North Facing Windows To allow adequate solar access to existing north-facing habitable room windows.	If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.	✓ Complies There are no adjoining north facing windows.
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 Shadow diagrams demonstrate spos and hrw of neighbouring dwellings would receive a min. of 5 hours of sunlight.
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: ▪ 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 north facing upper level windows would be obscured glazing to a height of 1.7m above ffl.
	Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.	✓ Complies All habitable room windows would be openable and compliant with this standard.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Screens used to obscure a view should be: ▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. ▪ Permanent, fixed and durable. ▪ Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	✓ Complies No screens proposed.
B23 Internal Views To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	✓ Complies There are no internal views.
B24 Noise Impacts To contain noise sources in developments that may affect existing dwellings.	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Complies No noisy machinery proposed.
To protect residents from external noise.	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.	✓ Complies Bedrooms are predominantly located on the first floor to reduce any impacts of noise sources on the adjacent properties.
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ Complies Wilma Avenue and Ellis Lane are not considered to be busy roads receiving high volumes of traffic warranting special treatment to the dwellings.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

On-Site Amenity and Facilities

Clause 55.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B25 Accessibility To encourage the consideration of the needs of people with limited mobility in the design of developments.	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	✓ Complies The dwelling entries are located within close proximity to the footpath and accessed directly via the driveway and porch of each dwelling.
B26 Dwelling Entry To provide each dwelling or residential building with its own sense of identity.	Entries to dwellings and residential buildings should: ▪ Be visible and easily identifiable from streets and other public areas. ▪ Provide shelter, a sense of personal address and a transitional space around the entry.	✓ Complies Each dwellings entry would be visible from the street and can be easily identified by the porch of the dwelling.
B27 Daylight to New Windows To allow adequate daylight into new habitable room windows.	A window in a habitable room should be located to face: ▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or ▪ A verandah provided it is open for at least one third of its perimeter, or ▪ A carport provided it has two or more open sides and is open for at least one third of its perimeter.	✓ Complies Each window would have a minimum dimension of 1m clear to the sky.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B28 Private Open Space To provide adequate private open space for the reasonable recreation and service needs of residents.	A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone. 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: - 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. The balcony requirements in Clause 55.05-4 do not apply to an apartment development.	✓ Complies Unit 1 – 42.2sqm SPOS minimum dimension 5.0m + front yard Unit 2 – 47.9sqm SPOS minimum dimension 5.2m + front yard Site affected by Amendment C182 rezoning the land from RGZ1 to GRZ1, refer to assessment against Amendment C182 at the end of this report. The side gate to Unit 2 has not been shown on the plans. This gate is required for bin access to the street as well as enclosing the space to ensure it is secluded. This would be requested as a condition of any permit
B29 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.	The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2+0.9h) metres, where 'h' is the height of the wall.	✓ Complies The ground level private open space would be located on the north side each dwelling. - N/A
B30 Storage To provide adequate storage facilities for each dwelling.	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	✓ Complies Unit 1 – 6m³ located in garage Unit 2 – 6m³ located in garage

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

Detailed Design		Clause 55.06
Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B31 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.	The design of buildings, including: ▪ Facade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, ▪ Should respect the existing or preferred neighbourhood character.	✓ Complies The smaller areas of the first floor would contribute to the buildings articulation along with the alternating ground floor and first floor setbacks. Each dwelling would have hipped rooves with eaves and building materials familiar to the area comprising brick and render detailing.
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ Complies Garages would be well integrated into the design and further setback from the street than the front walls, which is consistent with the existing neighbourhood character.
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 No front fence proposed. The side fence to Ellis Lane would have a maximum height of 0.9m.
	A front fence within 3 metres of a street should not exceed: ▪ 2m if abutting a Road Zone, Category 1. ▪ 1.5m in any other streets. <i>Within the Residential 1, 2 and 3 Zone schedule:</i> Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.	✓ Complies No front fence proposed. The side fence to Ellis Lane would have a maximum height of 0.9m.
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.	! Condition required The pedestrian pathway for Unit 2 is not clearly identified on the plans. The pedestrian path must be located outside of the 5.5m wide vehicle access lane in order to comply with Council's road standards.
	Common property, where provided, should be functional and capable of efficient management.	✓ Complies The common property would be accessible and capable of efficient management.
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 No easements present on-site.
	Bin and recycling enclosures, mailboxes and other site facilities should be accessible, adequate in size, durable, waterproof and blend in with the development.	✓ Complies The bins are located in the rear yard of each dwelling and can be accessed via the side gate.

2.4.1 Town Planning Application - No. 14 Wilma Avenue, Dandenong (Planning Application No. PLN16/0574) (Cont.)

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

Assessment against C182 – Schedule 1 to the General Residential Zone		
Requirement of Clause 55	Requirement	Response
Minimum Street Setback Standard B6	As per B6 or 7.5 metres, whichever is lesser	✓ Complies 7.3m street setback as per Standard B6.
Permeability Standard B9	Minimum of 30%	✓ Complies Site area 711sqm Impermeable surface 450sqm 46% pervious
Landscaping Standard B13	70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.	✓ Complies The proposal would provide adequate landscaping within the front setback as shown on the ground floor plan. 73%
Private Open Space Standard B28	An area of 50sqm 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 dimension of 5m 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 living room.	✓ Complies Unit 1 – 42.2sqm SPOS minimum dimension 5.0m + front yard (91.7sqm) Unit 2 – 47.9sqm SPOS minimum dimension 5.2m + front yard (39.51sq)
Front fence height Standard B32	Maximum 1.5 metre height if streets in Road Zone Category 1 1.2 metre maximum height for other streets	✓ Complies No front fence proposed. The side fence to Ellis Lane would have a maximum height of 0.9m.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198)

File Id:	110750
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Clause 52.06 Assessment Clause 55 Assessment

Application Summary

Applicant:	West Urban Group
Proposal:	Development of the land for three (3) dwellings (2 x double storey and 1 x single storey at the rear)
Zone:	General Residential Zone 1
Overlay:	No Overlays affect the subject site
Ward:	Lightwood Ward

This application has been brought to a Council meeting as it has received six (6) objections.

The application proposes to develop the land for three (3) dwellings on a lot. 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 notice and the mailing of notices to adjoining and surrounding owners and occupiers. Six (6) objections were received to the application. Issues raised generally relate to matters of:

- Neighbourhood character and visual bulk;
- Dwelling density;
- On-street car parking;
- Traffic congestion and noise;
- Devalue property;
- Construction disruptions.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)**Assessment Summary**

The site is located within an established residential area and is well suited for medium density housing given that the site is zoned for incremental change as well as being located less than 500m from the Springvale Activity Centre. The proposal seeks to provide a medium development which is generally consistent with the residential development and neighbourhood character policy for 'Incremental Change'. Although the proposed development is affected by Amendment C182 which is "*seriously entertained*", it is noted that the development complies with all design principles, as demonstrated in the attachments outlined in this report.

The development's compliance with Clause 55 demonstrates that the proposal is an appropriate design response to the site's context and is respectful of the existing neighbourhood character whilst contributing to the preferred neighbourhood character envisaged by Clause 22.09.

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.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Subject Site

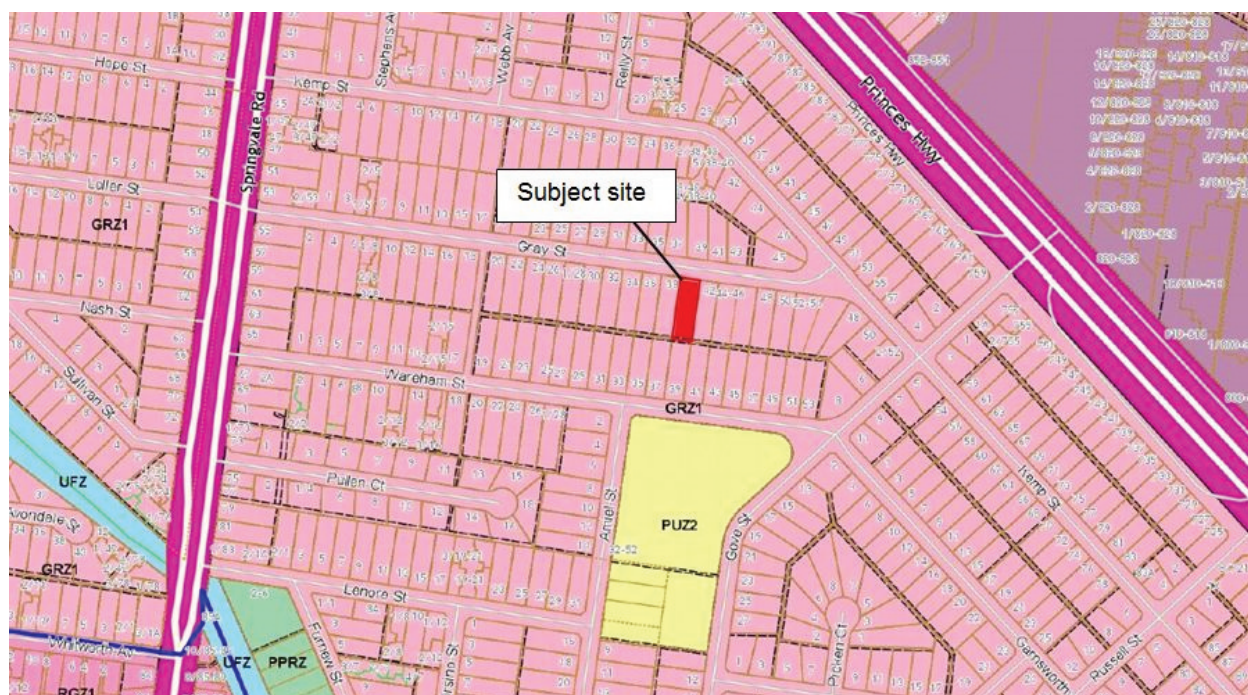
- The subject site is rectangular in shape located on the southern side of Gray Street with a north to south orientation.
- The site has an area of 735sqm, with a 15.24m wide frontage and a 48.29m long sideage.
- The site has a slope of 1.83m from the north-western corner (front) to the south-eastern corner (rear);
- A 1.8m wide drainage and sewerage easement is located along the rear (southern) boundary;
- The site is currently vacant with one medium size tree located on the eastern boundary and one small tree located on the western boundary;
- The site is accessed via a single width crossover from Gray Street.

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 housing style of Gray Street is predominantly single storey detached dwellings constructed during 1940-1960's with scattered locations of residential development and double storey dwellings;
- Gray Street is connected to Springvale Road with Princes Highway located 250m to the east. Bus routes are provided on both Springvale Road and Princes Highway;
- The abutting properties to the east, west and south are each occupied by a double storey dwelling;
- The Springvale Activity Centre is located approximately 1.3km south-west from the site;
- The site is located within proximity to the following community facilities (direct):
 - 100m to Springvale Heights Kindergarten;
 - 400m to Springvale Rise Primary School;
 - 1.1km to Minaret College;
 - 1.3km to Warner Reserve;
 - 1.3km to Springvale Train Station.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Locality Plan



Background

Previous Applications

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

Subject Application

Proposal

The application proposes the development of the land for three (3) dwellings. The details of the proposal are as follows:

Dwelling 1	DETAILS
Type of proposal	New dwelling
Level	Double storey

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Height	6.9 metres
Orientated to	Gray Street
External materials	Face brick and render
Number of bedrooms	Four (4) bedrooms
Car parking provided	Double garage
Set backs	North (frontage): 7.5m South: internal / attached East: 4.5m West: 1.0m
Open space	A total of 42sqm SPOS to the side of the dwelling, with an additional 95sqm of POS within the front yard

Dwelling 2	DETAILS
Type of proposal	New dwelling
Level	Double storey
Height	7.1 metres
Orientated to	Shared internal accessway
External materials	Face brick and render
Number of bedrooms	Two (2) bedrooms
Car parking provided	Single garage
Set backs	South: internal / attached North: internal / attached East: 4.5m West: 1.0m
Open space	A total of 64sqm of SPOS to the side / rear of the dwelling

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Dwelling 3	DETAILS
Type of proposal	New dwelling
Level	Single storey
Height	4.4 metres
Orientated to	Shared internal accessway
External materials	Face brick
Number of bedrooms	Two (2) bedrooms
Car parking provided	Single garage
Set backs	South: 1.8m North (rear): internal / attached East: Wall on boundary West: 2.0m
Open space	A total of 67sqm 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.

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.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

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

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

Pursuant to Clause 32.08-6 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.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (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.

Clause 18.01-1 Land use and transport planning

- Plan urban development to make jobs and community services more accessible by:

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

- 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.

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.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

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).

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.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

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 52.06-9.

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.

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:

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

- 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%
- **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.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)**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.

Internal

The application was internally referred to Council's Civil and Transport Departments for their consideration. The comments provided 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:

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

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

The notification has been carried out correctly.

Council has received six (6) objections to date for the application. The application was amended on 18 October 2017. The application was not re-advertised due to the amended proposal resulting in a reduction of the built form.

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

Consultation

A consultative meeting was held on 6 September 2017, with the applicant and objectors in attendance. Whilst the issues were discussed at length there was no resolution and the objections/submissions stand as received. However, after the consultative meeting, the applicant amended the proposal, primarily to alter the rear dwelling from double storey to single storey.

Summary of Grounds of Submissions/Objections

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

- **Devalue property**

Devaluing of property is not considered in the assessment of this proposal as there is no scope included in the Greater Dandenong Planning Scheme or the Victoria Planning Provisions for consideration.

- **Dwelling density**

The proposal would result in an increase of three dwellings on the subject site given the land is currently vacant. The area is identified for Incremental Change under Clause 22.09 which identifies the future character as medium density capable of accommodating townhouse development. The proposed townhouse development including three dwellings would be consistent with the preferred future character of this area as envisaged by Clause 22.09.

- **Traffic and noise pollution**

The proposal comprises residential development which would not result in unreasonable traffic and noise impacts within this established residential area.

- **Neighbourhood character**

The objectors submit that the proposal would change the neighbourhood character from single dwellings to multi-unit development. As stated in Council's 'living density' response the proposal would include a townhouse development of three dwellings, which is consistent with the preferred character of the Incremental Change area envisaged by Clause 22.09.

- **Crime**

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

The objections in relation to crime cannot be considered under the scope of the Planning and Environment Act 1987.

- **Construction**

The objections with response to construction methods are not required to be assessed under the Planning and Environment Act 1987 and would be addressed as part of any Building Permit process.

- **On-street car parking**

The proposal would not reduce the current level on-street car parking provided on Gray Street as it would retain the existing vehicle crossover. In addition, the proposal would provide the appropriate number of on-site car spaces as required by Clause 52.06-5.

- **Visual bulk**

The Applicant has responded to concerns raised by objectors concerning visual bulk by way of reducing the rear dwelling from double storey to single storey following the consultation meeting held on 6 September 2017. It is considered that the proposal would locate the higher elements of built form toward the front of the site responding to the design guidelines regarding building bulk under Clause 22.09.

- **Traffic restrictions**

One objector has raised concern regarding the no right turn restriction at the entry to Gray Street from Springvale Road. Gray Street would provide vehicle and pedestrian access to the site regardless of traffic restrictions. Vehicles accessing Gray Street are required to do so in accordance with the road rules which are not relevant planning grounds to which object. Council's Transport Planning Department have raised no concerns with the proposal and traffic conditions.

Assessment

Development

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 the Incremental Change area identified at Map 1 to Clause 22.09-3. The development is respectful of the proposed neighbourhood character 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.

The site is located within easy walking distance of many community facilities and public transport routes as listed in the description of the surrounding area.

As required by the Zone 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

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

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:

Clause 55.03-8 of the Greater Dandenong Planning Scheme

Relevant objective(s):

“To encourage development that respects the landscape character of the neighbourhood”.

“To provide appropriate landscaping”.

Landscaping (Standard B13)

The landscape plan submitted with the application does not reflect the current layout of the proposal which was amended on 18 October 2017. Therefore, an amended Landscape Plan would be requested as a condition of any permit. (See condition 1.1)

Clause 55.05-5 of the Greater Dandenong Planning Scheme

Relevant objective(s):

“To allow solar access into the secluded private open space of new dwellings and residential buildings”.

Solar access (Standard B29)

The Standard provides guidance for the setback of the southern boundary of secluded private open space from any wall on the northern side of the space. The first floor of Unit 1 would reduce the direct northern solar access to the secluded private open space of the dwelling. The standard requires a setback of 6.7m at the upper level along the southern interface with the private open space, however the development would provide a setback of 6.1m. The decision guidelines to be considered when determining if a variation should be supported require the Responsible Authority to consider ‘the useability and amenity of the secluded private open space based on the sunlight it will receive’. The shadow diagrams submitted with the application demonstrate that solar access to the secluded private open space of Unit 1 would only be reduced during part of the morning period. The shadow diagrams demonstrate that the open space of Unit 1 would have adequate solar access throughout the day, complying with Standard B21 (Overshadowing open space). Therefore, based on the relatively minor variation of 0.6m and the fact that the proposal complies with Standard B21, a variation of this standard should be supported in this instance.

Car Parking – Clause 52.06-9 of the Greater Dandenong Planning Scheme

Design Standard 2 - Car parking spaces

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

The laundry/storage area would appear to encroach into the minimum dimensions of Garage 1 (5.9m x 6.0), when in fact the internal length of the Garage would be 6.6m. Therefore, the internal dimensions of Garage 1 must be displayed on the plans as a condition of any permit to ensure that the car spaces within the garage are not compromised. (See condition 1.2)

Proposed Planning Scheme Amendments

As required by the Zone 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 proposal complies with all requirements of the changes implemented by Amendment C182.

Conclusion

The current application for the development of the land for three (3) dwellings (2 x double storey and 1 x single storey at the rear) is considered to be acceptable for approval. An assessment of the proposal against the relevant clauses of the Greater Dandenong Planning Scheme demonstrates a high level of compliance with planning policy and therefore the application is recommended for approval.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 40 Gray Street, Springvale, for the development of the land for three (3) dwellings (2 x double storey and 1 x single storey at 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 two 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 amended landscape plan in accordance with the ground floor plan;**
 - 1.2. The internal dimensions of Garage 1 accurately depicted on the relevant plans.**
- 2. 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.**
- 3. 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.**

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

- 4. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 5. The connection of the internal drainage infrastructure to the Legal Point of Discharge must be to the satisfaction of the Responsible Authority.**
- 6. Collected stormwater must be retained onsite and discharged into the drainage system at pre development peak discharge rates as stated in the Legal Point of Discharge approval letter. Approval of drainage plan including any retention system within the property boundary is required.**
- 7. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 8. 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.**
- 9. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 10. 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.**
- 11. Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.**
- 12. Before the approved building is occupied, a retractable or folding linear type clothesline must be provided in the private courtyard of each dwelling. Except with the prior written consent of the Responsible Authority, no other type of clothesline is permitted.**
- 13. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**

All glazing must at all times be maintained to the satisfaction of the Responsible Authority.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (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 an Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.

No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

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

Cr Zaynoun Melhem entered the Chamber at 7.21pm.

MOTION

Moved by: Cr Sean O'Reilly

Seconded by: Cr Roz Blades AM

That Council resolves to Refuse to grant a planning permit in respect of the land known as and described as 40 Gray Street, Springvale for the development of the land for three dwellings (two double storey and one single storey at the rear), on the following grounds:

- 1. The proposed development would be out of character with the surrounding area and result in an unacceptable overdevelopment of the site, contrary to Clause 32.08 (General Residential Zone) of the Greater Dandenong Planning Scheme.**
- 2. The proposed development fails to provide adequate solar access to the secluded private open space of dwelling 1, contrary to Clause 55.05-5 of the Greater Dandenong Planning Scheme.**

LOST

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

MINUTE 497

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 40 Gray Street, Springvale, for the development of the land for three (3) dwellings (2 x double storey and 1 x single storey at 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 two 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 amended landscape plan in accordance with the ground floor plan;**
 - 1.2. The internal dimensions of Garage 1 accurately depicted on the relevant plans.**
- 2. 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.**
- 3. 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.**
- 4. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 5. The connection of the internal drainage infrastructure to the Legal Point of Discharge must be to the satisfaction of the Responsible Authority.**
- 6. Collected stormwater must be retained onsite and discharged into the drainage system at pre development peak discharge rates as stated in the Legal Point of Discharge approval letter. Approval of drainage plan including any retention system within the property boundary is required.**
- 7. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

- 8. 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.**
- 9. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 10. 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.**
- 11. Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.**
- 12. Before the approved building is occupied, a retractable or folding linear type clothesline must be provided in the private courtyard of each dwelling. Except with the prior written consent of the Responsible Authority, no other type of clothesline is permitted.**
- 13. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**

All glazing must at all times be maintained to the satisfaction of the Responsible Authority.

- 14. This permit will expire if:**
 - 14.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 14.2. The development or any stage of it is not completed within four (4) years of the date of this permit.**

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

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

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

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

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 an Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.

No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.

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

CARRIED

**2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198)
(Cont.)**

TOWN PLANNING

**TOWN PLANNING APPLICATION – NO. 40 GRAY STREET, SPRINGVALE
(PLANNING APPLICATION NO. PLN17/0198)**

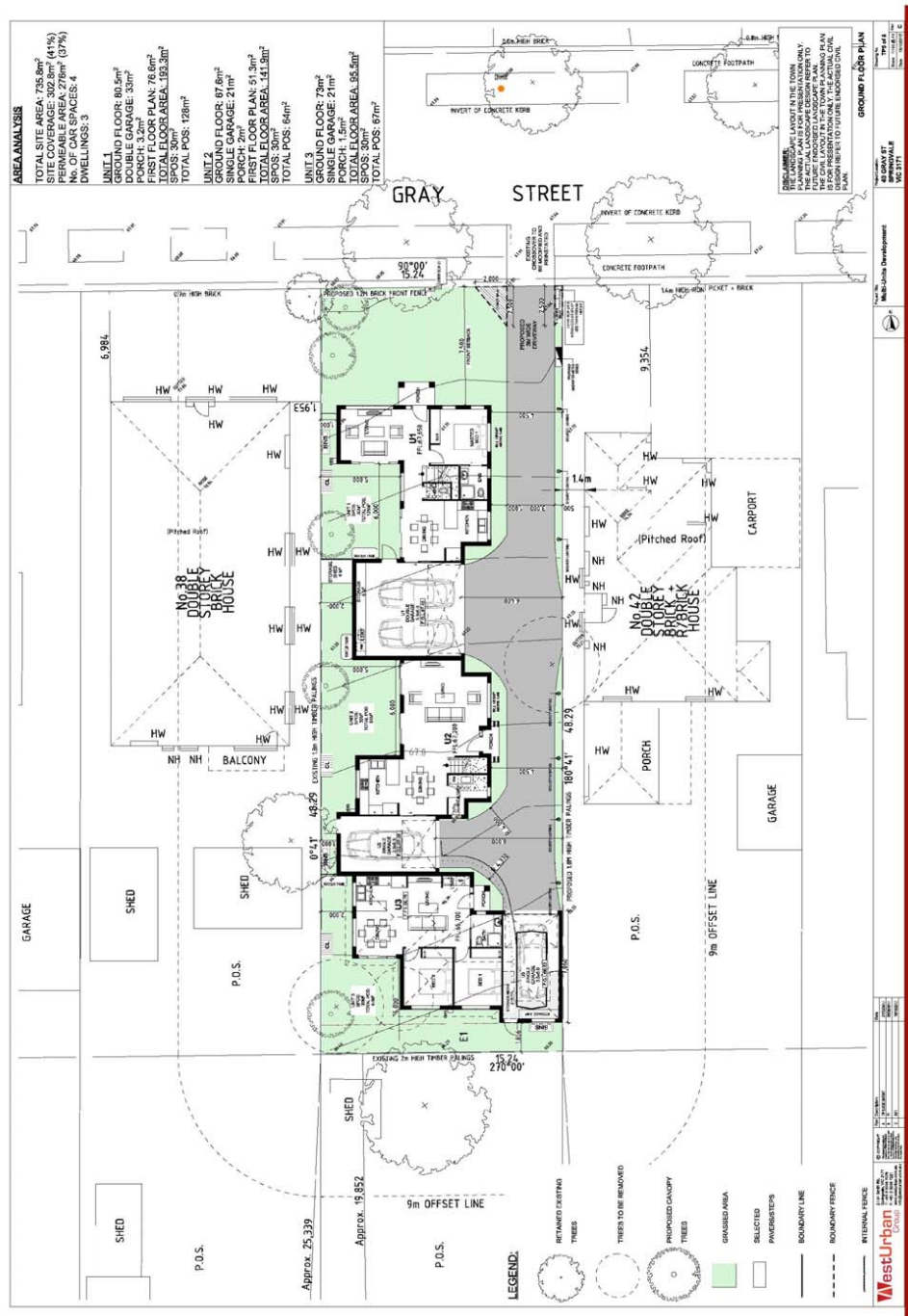
ATTACHMENT 1

SUBMITTED PLANS

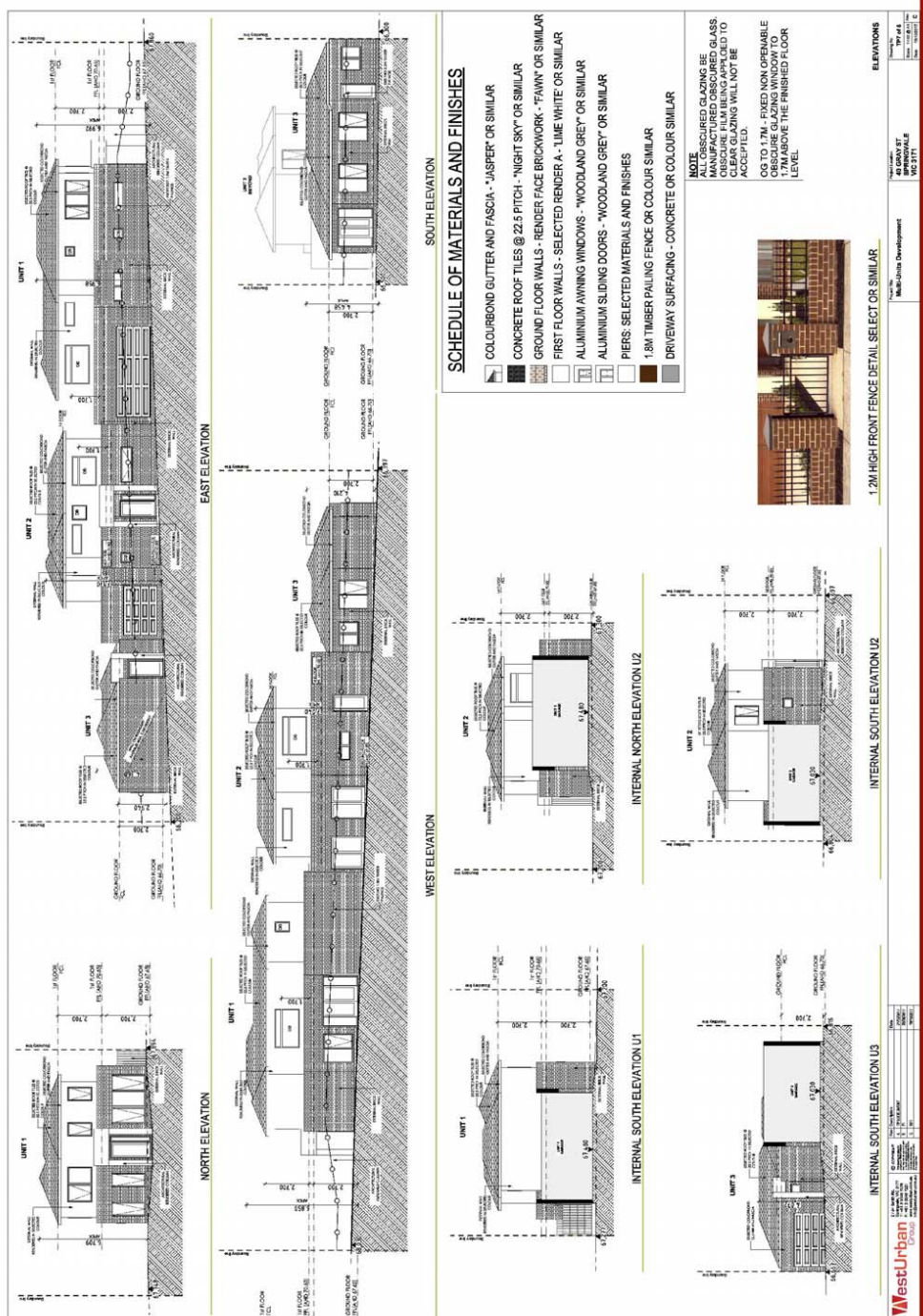
PAGES 6 (including cover)

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



2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198)
(Cont.)



2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198)
(Cont.)



**2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198)
(Cont.)**

TOWN PLANNING

**TOWN PLANNING APPLICATION – NO. 40 GRAY STREET, SPRINGVALE
(PLANNING APPLICATION NO. PLN17/0198)**

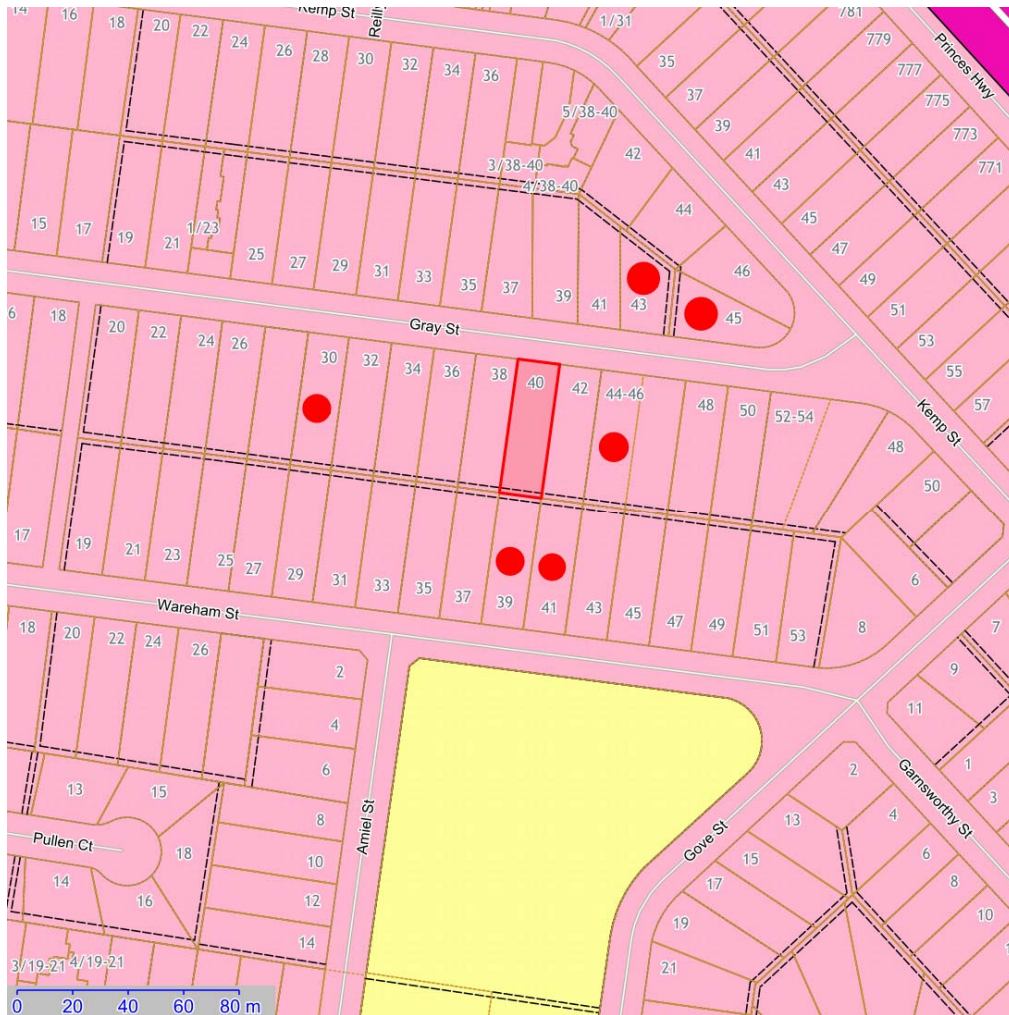
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)



**2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198)
(Cont.)**

TOWN PLANNING

**TOWN PLANNING APPLICATION – NO. 40 GRAY STREET,
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0198)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 11 (including cover)

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

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (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 Town house medium density development
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 Each dwelling would have ground level main living areas.
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 Maximum two storey development
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 The proposal would locate the higher elements of built form toward the front of the site responding to the design guidelines of bulk.
	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 Single storey dwelling proposed at the rear of the site to limit amenity impacts on the neighbouring dwellings open space.
	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.	✓ Complies No double storey dwellings at rear proposed.
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 The proposal provides ground level private open space to the rear or side of each dwelling directly accessible from the main living area.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Assessment Table for Clause 22.09-3 Incremental change areas		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
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 The garages to each dwelling would face the internal accessway with only garage 3 at the rear of the site visible from the street. The garages would not be visually dominant.
	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 1.2m high visually permeable front fence proposed, maintaining the visual connection within front setback.
	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 Landscaping within the front setback would exceed the requirement of Schedule 1 to the GRZ.
Front boundary	Second crossovers on allotments with frontage widths below 17 metres will be discouraged.	✓ Complies One crossover would be retained as part of the proposal.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Assessment against C182 – Clause 22.09
The subject site is located within the 'Incremental Change' area at Clause 22.09-3.5 Map 1 – Future Change Areas.
Clause 22.09 requires all residential developments to be assessed against the design principles, in addition to those specific to each future Change area.
The overarching Design Principles at Clause 22.09-3.1 are as follows:

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that: ▪ Incorporate active frontages including ground floor habitable room windows. ▪ 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.	✓ Complies All dwelling entries visible from the street with habitable room windows provided at ground floor of each dwelling providing an outlook to the street.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Landscaping	Residential development should: ▪ 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. Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity. Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces. Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ Complies The proposal would accommodate a substantial provision of landscaping with canopy trees provided in the front and rear yards of each dwelling and in locations to soften the appearance of the built form.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres. On-site car parking should be: - 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, Where car parking is located within the front setback it should be: - fully located within the site boundary; and - capable of fully accommodating a vehicle between a garage or carport and the site boundary. Developments with basement car parking should consider flooding concerns where applicable.	✓ Complies On-street car parking would not be reduced with the proposal retaining the existing crossover.
Setbacks, front boundary and width	Residential developments should: - 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.	✓ Complies The sole dwelling fronting the street would maintain the apparent frontage width pattern.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area. 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. Private open space should be positioned to maximise solar access. 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. 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.	✓ Complies Ground level private open space provided to each dwelling with direct access from the main living area.
Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: ▪ Using similarly proportioned roof forms, windows, doors and verandahs; and ▪ Maintaining the proportion of wall space to windows and door openings. Balconies should be designed to reduce the need for screening from adjoining dwellings and properties. The development of new dwellings to the rear of existing retained dwellings is discouraged where: ▪ 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. On sites adjacent to identified heritage buildings infill development should respect the adjoining heritage by: ▪ 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.	✓ Complies The proposal would not retain any dwellings. The hipped roof form with eaves would respect the predominant style of the area.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Site Design	Residential development should: - 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 Adequate setbacks would be provided from neighbouring dwellings. There are existing double storey dwellings within the surrounding area as well as multi-unit developments.
Materials & Finishes	Residential development should: - 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 The proposal would provide alternative external building materials by the way of brick and rendered cladding. A materials and finishes schedule detailing the colours of the external materials has been submitted with the application.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Domestic services normal to a dwelling and Building services	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should: ▪ Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties. ▪ Be designed to avoid the location of domestic and building services: - o within secluded private open space areas, including balconies; and - o where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.	✓ Complies The dwelling services have been appropriately located within the development to ensure the amenity of dwellings is not impacted.
Internal Amenity	Residential development should: ▪ 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 Each dwelling would have ground floor living areas with direct access to private open space and would be designed in accordance with the energy efficiency objectives of Clause 55.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

**Assessment Table for Clause 22.09-3.3
Design Principles - Incremental change areas**

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Preferred housing type	The preferred housing type for the Incremental Change Area is medium density.	✓ Complies The proposed three townhouse development would be of a medium density.
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	✓ Complies Maximum 2 storeys proposed.
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 The proposal would accommodate a substantial provision of landscaping with canopy trees provided in the front and rear yards of each dwelling and in locations to soften the appearance of the built form.
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 The proposal would satisfy Standard B13 and exceed the landscaping requirements of Schedule 1 to the GRZ.
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 The proposal provides ground level private open space to the rear or side of each dwelling.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Bulk & Built Form	Residential development should: - ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape; - 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. 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. Two storey dwellings to the rear of a lot may be considered where: - 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. Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, and colours.	✓ Complies The rearmost dwelling would be single storey to limit amenity impacts on the neighbouring properties private open space and views from habitable room windows. The proposal would provide landscaping along side and rear boundaries to contribute to the landscape character.

**2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 40 GRAY STREET,
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0198)**

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 5 (including cover)

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

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Car Parking Assessment Table for Clause 52.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Parking Provision To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.	Car parking for residents should be provided as follows: - One space for each one or two bedroom dwelling. - Two spaces for each three or more bedroom dwelling, with one space under cover. Studies or studios that are separate rooms must be counted as bedrooms. - One space for visitors to every 5 dwellings for developments of 5 or more dwellings	✓ Complies Three dwellings One x 4 Bedroom Two x 2 Bedroom 4 car spaces required 4 car spaces provided
Design Standard 1 Accessways The provision of car parking should meet the design requirements of this Clause.	Accessways should: - Be at least 3 metres wide. - Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. - Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. - Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	✓ Complies The accessway would have a minimum width of 3m. Internal radius of 4.0m provided within accessway for each garage.
	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 All vehicles could exit the site in a forwards direction.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone.	- N/A
	Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided.	✓ Complies Corner splays shown on plans at accessway entry
Design Standard 2 Car parking spaces Car parking spaces and accessways should have minimum dimensions.	Minimum car park and accessway dimensions: - Parallel – 2.3m x 6.7m with a accessway width of 3.6m 45 degrees – 2.6m x 4.9m with a accessway width of 3.5m 60 degrees – 2.6m x 4.9m with a accessway width of 4.9m 90 degrees – 2.6m x 4.9m with a accessway width of 6.4m (refer to the table in 52.06 for more details)	✓ Complies Garage 1 – 6.4m Garage 2 – 8.0m
	A building may project into the space if it is at least 2.1 metres above the space.	- N/A
	Car spaces in garages, carports or otherwise constrained by walls should:- - Single garage 3.5m x 6m - Double garage 5.5m x 6	! Condition required The laundry/storage area would appear to encroach into the minimum dimensions of Garage 1. The internal length of the Garage would be 6.6m. Therefore the internal dimensions of Garage 1 must be displayed on the plans as a condition of any permit to ensure the garage is not compromised.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Design Standard 3 Gradients Accessways to ensure safety for pedestrians and vehicles.	Accessway grades should not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. Ramps (except within 5 metres of the frontage) should have the maximum grades of: 20 metres or less 1:5 (20%) - Longer than 20 metres 1:6 (16.7%)	✓ Complies The site is relatively flat.
Design Standard 4 Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: - At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. - Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation. - The design and operation is to the satisfaction of the responsible authority.	- N/A
Design Standard 5 Urban Design	Ground level car parking, garage doors and accessways should not visually dominate public space.	✓ Complies One double garage and two single garages would ensure garage doors do not dominate the common property with ground floor windows breaking up the brick.
	Car parking within buildings (including visible portions of partly submerged basements) should be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ Complies Each car space concealed within a garage.
Design Standard 6 Safety	Car parking should be well lit and clearly signed.	✓ Complies Security bollard lighting provided within the accessway.
	The design of car parks should maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Complies Passive surveillance of eastern accessway from ground floor habitable room windows.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Design Standard 7 Landscaping	The layout of car parking areas should provide for water sensitive urban design treatment and landscaping.	✓ Complies Landscaping provided along eastern accessway for water runoff.
	Landscaping and trees should be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ Complies Landscaping provided along each side of the eastern accessway.
	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 Adequate spacing of trees would be assessed with the submission of a landscape plan required as a condition of any permit issued.

**2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 40 GRAY STREET,
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0198)**

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 19 (including cover)

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

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

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 Two double storey dwellings and one single storey dwelling on a site of this size with the built form and landscaping proposed would be an appropriate design response to the neighbourhood.
	The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ Complies The proposal would provide ground level living areas with access to open space and meaningful landscaping along all boundaries. The single storey dwelling located at the rear of the site would respect the existing character and the preferred neighbourhood character envisaged by Clause 22.09.
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 The written assessment submitted with the application adequately assesses the proposal against State and Local Policy including Clause 55 and Amendment C182.
B3 Dwelling Diversity To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	- N/A
B4 Infrastructure To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	✓ Complies Site located in an established residential area.
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ Complies The proposal would provide landscaping & water tanks to assist with water runoff as to not overload the existing infrastructure.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
infrastructure.	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 No upgrading to services required.
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 Unit 1 would front Gray Street with the eastern accessway providing direct vehicle and pedestrian access to the rear units.
	Development should be oriented to front existing and proposed streets.	✓ Complies As above.
	High fencing in front of dwellings should be avoided if practicable.	✓ Complies No front fence proposed
	Development next to existing public open space should be laid out to complement the open space.	- N/A

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Site Layout and Building Massing

Clause 55.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B6 Street Setback To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	Walls of buildings should be set back from streets: The distance specified in Table B1. <i>Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i> <i>Within the General Residential Zone schedule:</i> As per B6 or 7.5 metres, whichever is the lesser.	✓ Complies The proposal would provide a street setback of 7.5m for Unit 1.
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). Changes of building height between existing buildings and new buildings should be graduated.	✓ Complies Maximum building height of 7.1m . ✓ Complies Double storey dwellings proposed with existing double storey dwellings on the abutting properties.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
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 Site area 735sqm Site coverage 302sqm 41%
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 Site area 735sqm Permeable area 276sqm 37%
B10 Energy Efficiency To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	Buildings should be: ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.	✓ Complies The site is limited by its north to south orientation. The design response has considered the energy efficiency of not only the proposed dwellings but the abutting existing dwellings.
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ Complies Living areas would be located on the northern side of each dwelling. However, the attached layout of the dwellings does not allow direct northern solar access to the living rooms of Units 2 and 3. The spots would have acceptable levels of solar access.
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ Complies North facing windows have been maximised where appropriate.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B11 Open Space To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	If any public or communal open space is provided on site, it should: ▪ Be substantially fronted by dwellings, where appropriate. ▪ Provide outlook for as many dwellings as practicable. ▪ Be designed to protect any natural features on the site. ▪ Be accessible and usable.	- N/A
B12 Safety To ensure the layout of development provides for the safety and security of residents and property.	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	✓ Complies Each dwelling entry would be visible from the street.
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ Complies Low level planting proposed along the eastern accessway.
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ Complies Security lighting would be provided along the eastern accessway.
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Complies The common accessway clearly delineates public/private spaces within the development.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B13 Landscaping To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.	The landscape layout and design should: - 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.	! Condition required The landscape plan submitted with the application would demonstrate the landscape layout and design. The application was amended on 18/10/17, requiring an amended landscape plan to be submitted which reflects the layout of the proposal.
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	✓ Complies There are no established trees located on site.
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	✓ Complies The landscape plan submitted with the application specifies the landscape design, themes and species.
	In the GRZ1 and RGZ1 schedule, 70% of ground level front setback planted with substantial landscaping and canopy trees.	✓ Complies 80.4% landscaping in front setback
B14 Access To ensure vehicle access to and from a development is safe, manageable and convenient. To ensure the number and design of vehicle crossovers respects the neighbourhood character.	The width of accessways or car spaces should not exceed: 33% of the street frontage; or if the width of the street frontage is less than 20 metres, 40% of the street frontage.	✓ Complies 19.6% of the street frontage
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ Complies One single crossover proposed.
	The location of crossovers should maximise the retention of on-street car parking spaces.	✓ Complies Existing crossover to be retained.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	The number of access points to a road in a Road Zone should be minimised.	- 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.	Developments must provide for access for service, emergency and delivery vehicles.	✓ Complies Direct access for emergency vehicles to each dwelling provided via the eastern accessway.
	Car parking facilities should: ▪ Be reasonably close and convenient to dwellings and residential buildings. ▪ Be secure. ▪ Be designed to allow safe and efficient movements within the development. ▪ Be well ventilated if enclosed. ▪ Large parking areas should be broken up with trees, buildings or different surface treatments.	✓ Complies Each dwelling would have direct access to the garage via an internal entry and the accessway.
	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 The east facing ground floor habitable room windows would have a minimum sill height of 1.4m satisfying this standard.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Amenity Impacts		Clause 55.04
Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B17 Side and Rear Setbacks To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.	✓ Complies The side and rear setback for each dwelling would satisfy this standard.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B18 Walls on Boundaries To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	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: ▪ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, - or ▪ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200m from a boundary. 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.	✓ Complies Unit 3 garage wall located on eastern boundary. Allowable length: 19.5m Length of wall: 7.0m
B19 Daylight to Existing Windows To allow adequate daylight into existing habitable room windows.	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.	✓ Complies 2.9m setback provided for east facing habitable room window of No.38 Gray Street.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	✓ Complies Unit 1 minimum ground floor side setback from the east facing habitable room window of No.38 Gray Street is 2.9m for the 3.1m high elevation. Required 1.55m Unit 2 minimum first floor side setback of 3.9m for the 5.3m high elevation. Required 1.9m.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B20 North Facing Windows To allow adequate solar access to existing north-facing habitable room windows.	If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.	✓ Complies There are no abutting north facing windows.
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 shadow diagrams submitted with the application demonstrate compliance with this standard.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B22 Overlooking To limit views into existing secluded private open space and habitable room windows.	A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the <u>secluded private open space</u> or <u>habitable room window</u> of an existing dwelling (horizontal 9m rule and from a height of 1.7m above ffl).	✓ Complies A combination of obscure glazing and highlight windows up to a height of 1.7m above FFL would prevent overlooking from all east, south & west facing upper floor habitable room windows.
	A habitable room window, balcony, terrace, deck or patio with a direct view should be either: ▪ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. ▪ Have sill heights of at least 1.7 metres above floor level. ▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. ▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.	
	Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.	✓ Complies Annotated and depicted on the elevations.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Screens used to obscure a view should be: ▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. ▪ Permanent, fixed and durable. ▪ Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	✓ Complies No screens proposed.
B23 Internal Views To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	✓ Complies There would be no internal views within the development.
B24 Noise Impacts To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ Complies No noisy machinery is proposed. ✓ Complies There are no adverse noise sources on the adjoining properties. ✓ Complies Appropriate setbacks have been provided for bedrooms which are predominantly located on the upper floors.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

On-Site Amenity and Facilities

Clause 55.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B25 Accessibility To encourage the consideration of the needs of people with limited mobility in the design of developments.	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	✓ Complies Each dwelling entry/porch would be directly accessed via the eastern accessway or individual pathway.
B26 Dwelling Entry To provide each dwelling or residential building with its own sense of identity.	Entries to dwellings and residential buildings should: ▪ Be visible and easily identifiable from streets and other public areas. ▪ Provide shelter, a sense of personal address and a transitional space around the entry.	✓ Complies Each dwelling entry would be visible from the street made identifiable by the porch.
B27 Daylight to New Windows To allow adequate daylight into new habitable room windows.	A window in a habitable room should be located to face: ▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or ▪ A verandah provided it is open for at least one third of its perimeter, or ▪ A carport provided it has two or more open sides and is open for at least one third of its perimeter.	✓ Complies The proposal has considered the location of windows to front an open space which would have a minimum clearance of 1.0m at ground floor.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B28 Private Open Space To provide adequate private open space for the reasonable recreation and service needs of residents.	A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone. 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: ▪ 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. The balcony requirements in Clause 55.05-4 do not apply to an apartment development. <i>Within the General Residential Zone schedule:</i> 40 square metres with 25 square metres of secluded private open space at ground level having a minimum dimension of 5 metres.	✓ Complies Unit 1 – 128sqm POS including 30sqm SPOS with a min. dim. 5.0m Unit 2 – 64sqm POS including 30sqm SPOS with a min. dim. 5.0m Unit 3 – 67sqm POS including 30sqm SPOS with a min. dim. 5.0m
B29 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.	The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2+0.9h)$ metres, where 'h' is the height of the wall.	✓ Complies Each SPOS area would have northern solar access throughout the day. ! Variation required Setback for Unit SPOS 6.1m Setback required 6.7m

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B30 Storage To provide adequate storage facilities for each dwelling.	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	✓ Complies Storage dimensioned accordingly located within the garage of Units 1 and 3, and in the rear yard of Unit 2. The storage would be externally accessible and secure.

Detailed Design

Clause 55.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B31 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.	The design of buildings, including: ▪ Facade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, ▪ Should respect the existing or preferred neighbourhood character.	✓ Complies Unit 1 fronting the street would present as a typical double storey dwelling with adequate setbacks from each abutting dwelling, conforming to the streetscape character. The hipped rooves with eaves and articulated first floors to Units 1 and 2 would respect the existing neighbourhood character. The proposal would use two external building materials each in a different colour, adding visual interest when viewed from the public and private realm.
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ Complies All garages would face the internal accessway with only garage 3 at the rear of the site visible from the street. The garages would not be visually dominant.
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 The 1.2m high brick pier and steel infill front fence would complement the brick design component of the dwellings.
	A front fence within 3 metres of a street should not exceed: ▪ 2m if abutting a Road Zone, Category 1. ▪ 1.5m in any other streets. <i>Within all residential zone schedules:</i> Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.	✓ Complies Maximum 1.2m in height.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
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 would be clearly delineated by the accessway and landscaping areas. Maintenance of common property could be managed by a body corporate.
	Common property, where provided, should be functional and capable of efficient management.	✓ Complies Maintenance of common property could be managed by a body corporate.
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 The rear easement could be accessed via the eastern accessway and Garage 3.
	Bin and recycling enclosures, mailboxes and other site facilities should be accessible, adequate in size, durable, waterproof and blend in with the development.	✓ Complies Bins would be located in the rear yards of each dwelling with access to the street provided via either a side gate or through the garage.
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Complies Group letterbox located along the site frontage for Units 2 and 3. Unit 1 letterbox is separated located at the front of the dwelling.

2.4.2 Town Planning Application - No. 40 Gray Street, Springvale (Planning Application No. PLN17/0198) (Cont.)

Assessment against C182 – Schedule 1 to the General Residential Zone		
Requirement of Clause 55	Requirement	Response
Minimum Street Setback Standard B6	As per B6 or 7.5 metres, whichever is lesser	✓ Complies The proposal would provide a street setback of 7.5m for Unit 1.
Permeability Standard B9	Minimum of 30%	✓ Complies Site area 735sqm Permeable area 276sqm 37%
Landscaping Standard B13	70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.	✓ Complies 80.4% landscaping in front setback, with trees and landscaping provided along side and rear boundaries.
Private Open Space Standard B28	An area of 50sqm 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 dimension of 5m 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 living room.	✓ Complies Unit 1 – 128sqm POS including 30sqm SPOS with a min. dim. 5.0m Unit 2 – 64sqm POS including 30sqm SPOS with a min. dim. 5.0m Unit 3 – 67sqm POS including 30sqm SPOS with a min. dim. 5.0m
Front fence height Standard B32	Maximum 1.5 metre height if streets in Road Zone Category 1 1.2 metre maximum height for other streets	✓ Complies Front fence proposed Maximum 1.2m in height.

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885)

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Attachments:

Submitted Plans
Location of Objectors
Clause 22.09 Assessment
Clause 52.06 Assessment
Clause 55 Assessment

Application Summary

Applicant:	Mr Beau O'Brien
Proposal:	Development of the land for twenty (20) dwellings within a three storey apartment building and basement.
Zone:	Residential Growth Zone (Schedule 1)
Overlay:	No Overlays
Ward:	Red Gum

The application proposes the development of the land for twenty dwellings within a three (3) storey apartment building.

Pursuant to Clause 32.07-5 of the Residential Growth Zone a permit is required to construct two or more dwellings on a lot.

Amendment C182

The subject site will remain within a Residential Growth Zone with changes to the Schedule from Schedule 1 to Schedule 2 proposed under the amendment.

Objectors Summary

The application was advertised to the surrounding area through the erection of a notice on-site notices and the mailing of notices to adjoining and surrounding owners and occupiers. Five (5) objections were received to the application. Issues raised generally relate to matters of:

- Overdevelopment of the site with the development being of a large bulk and scale and does not fit with the neighbourhood character of the area;
- Privacy and overlooking and subsequent loss of views and amenity;

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

- Detrimental increase in traffic, on street car parking and view lines from driveways;
- Increase in noise;
- Concerns in relation to the provision of sewerage and drainage.

Assessment Summary

The subject site is well suited for higher density housing through the consolidation of two lots, proximity to Dandenong Activity Centre and public transport routes.

The development is considered to be respectful of the preferred neighbourhood character subject to conditions by way of siting, design, mass and bulk. Sufficient parking has been provided on site and the building sits well within the context of the surrounding residential land uses.

The development complies with both the State and Local Planning Policy Framework, and will contribute to the diversity of housing choices available to suit the changing needs of the community.

Recommendation Summary

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Subject Site and Surrounds

Subject Site

The subject site is located on the southern side of Herbert Street in Dandenong.

- The site comprises two separate rectangular lots. When the lots are combined the site is generally square in shape with an overall frontage of approximately 35 metres to Herbert Street and depth of approximately 46 metres, yielding an overall site area of 1608 square metres.
- Both lots are currently developed with a single storey brick dwellings sited to the front of each lot with a number of small outbuildings. There is limited planted vegetation identified on each lot.
- Access to each lot is from a single crossover from Herbert Street at the north west corner of each lot.
- A drainage and sewerage easement runs along the rear (southern) boundary of the lots.

Surrounding Area

- The surrounding land is zoned Residential Growth Zone.
- The site adjoins Herbert Street to the north which is a two (2) lane local road.
- Located on the northern side of Herbert Street are multi-unit double and single storey residential dwellings.
- To the south (rear) the site adjoins both single dwelling on a lot and apartment building to the south east
- To the east of the site, the lots adjoins a single dwelling on a lot;
- To the west of the site, the lots adjoin multi-unit single storey residential dwellings.

Locality Plan

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)**Background****Previous Applications**

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

Proposal

It is proposed to demolish the existing buildings on the subject site (no permit required) and develop the site with twenty (20) dwellings within a three (3) storey apartment building with basement.

Key details of the development and use are as follows:

Dwellings

The proposal seeks to construct a three (3) storey apartment building with dwellings located on the ground, first and second floors with car parking located within a semi- basement.

The dwellings consists of:

- 8 x two bedroom dwellings
- 8 x three bedroom dwellings
- 4 x four bedroom dwellings

Each dwelling is provided with the following POS and SPOS areas:

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Dwelling - Ground floor	SPOS
1	91.1 (39.4 SPOS)
2	145.1 (45.2 SPOS)
3	36.5
4	36.5
5	35.6
6	35.6
7	65.3
8	65.3
Dwellings – 1 st & 2 nd Floor	POS/SPOS
9	13.2 (balcony)
10	19.3 (balcony)
11	12.0 (balcony)
12	12.0 (balcony)
13	12.0 (balcony)
14	12.0 (balcony)
15	12.6 (balcony)
16	12.6 (balcony)
17	11.4 + 7.6 (additional balcony)
18	12.6 (balcony)
19	15.9 (balcony)
20	12.9 (balcony)

Built form

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

The building is of a contemporary design constructed of a mixture of external building materials consisting of lightweight express joint cladding, masonry walls and lightweight Hebel cladding to the upper floors, James Hardie FC sheeting to canopies, Scyon 'Axon' Cladding (vertical fixing) and aluminium profile windows and doors with aluminium feature grills. The building will have a flat roof and an overall building height of 12.3 metres.

While a separate consideration to the planning application considerations, further discussion with Council's Building Department has confirmed that the proposed Hebel cladding and Scyon 'Axon' cladding materials are compliant from a fire safety perspective.

The Safety Data Sheet (SDS) for each material, available on the manufactures website indicates that there is no fire risk for these products, and they both meet and exceed the relevant Bushfire Attack Level (BAL) requirements.

Setbacks of the building are as follows:

	Semi Basement	Grd Floor	1st Floor	2nd Floor
North (Herbert Street)	5m	5m	5m	5m
East (side)	3m	3.05m	3.05m to building 1.8 m to balcony	4.83m to building 3.78m to balcony
South (rear)	3m	2.12m	3.02m	18.285m
West (side)	2.07m	3.05m	3.05m to building 1.8 m to balcony	4.9m to building 1.8m to balcony

Pedestrian entry to the site is via a main entry lobby facing north (front / Herbert Street) elevation to one (1) internal lift and two (2) staircases. Dwelling two (2) will have two access points one from the frontage and one from the internal hallway.

Each level will contain the following:

Basement:

- Car parking/ bicycle facilities
- Lifts & staircases
- Services
- Waste storage

Ground floor:

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- 8 apartments (2 x 4 bedroom apartments & 4 x 2 bedroom apartments 2 x 3 bedroom apartments);
- Common foyer, lift and hallway

First floor

- 8 apartments (2 x 4 bedroom apartments & 4 x 2 bedroom apartments 2 x 3 bedroom apartments);
- Common foyer, lift and hallway

Second floor

- 4 apartments (4 x 3 bedroom apartments)
- Common foyer, lift and mezzanine

Internal access to all levels is provided via one (1) lift located to the northern end of the building and two (2) internal staircases located to the northern and southern end of the building.

Car parking/ access:

The proposal includes car spaces located within the basement for the residents and visitors via external roller doors.

	Car parking requirement Clause 52.06	Car parking provided
Residents	32	32
Visitors	4	4
Total	36	36

Access to the site is proposed via a five and a half (5.5) metre wide concrete crossover from Herbert Street.

Bicycle provisions

The proposal identified bicycle storage areas to the rear of the basement within the carpark area.

Landscaping

The proposal includes landscaping with the front setback as well as the side and rear boundaries. This will include the provision of canopy trees

Waste

A communal waste bin area has been identified with the rear section of the basement car park.

Easements

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

The drainage and sewerage easement on the site is to remain and will not be constructed over.

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- To construct a building or construct or carry out works for a use in Section 2 of Clause 32.07-5.

The relevant controls and policies are as follows:

Zoning Controls

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

The purpose of the Residential Growth Zone outlined at Clause 32.07 is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activities areas.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.07-5, a permit is required to construct two or more dwellings on a lot.

Overlay Controls

No overlays affect the subject site or surrounding area.

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)**State Planning Policy Framework**

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

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

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

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

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

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

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

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

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

Clause 16.01-2 Location of residential development includes an objective that aims to locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.

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

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

Local Planning Policy Framework

Clause 21.04-1 Housing and community

- Greater Dandenong is forecast to be home to some 16,700 new households by 2031 (as measured from 2001), according to the Southern Regional Housing Statement (DSE, 2006). This represents a 36% increase on the number of households compared to 2001.
- Supporting urban consolidation and providing housing in existing areas close to activity centres means that people do not need to travel as far to work, shop or to take part in sports/leisure activities thus reducing the environmental impacts of transport.
- Increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.
- Encourage the provision of housing that is adaptable to support the needs of the changing needs of present and future residents.
- Encourage innovative redevelopment and renewal of deteriorating housing stock and older styled higher-density apartments and multi-unit developments.
- Encourage new residential development that incorporates adequate space for the planting and the long term viability and safe retention of canopy trees.
- Respecting valued, existing neighbourhood character both on particular sites and within wider streetscapes.
- Ensuring new development takes into full account the neighbourhood character design guidelines for each type of building and that such new development positively contributes to the preferred future neighbourhood character of each particular residential area.
- Actively encouraging well designed, medium and higher density housing in strategic locations and in areas nominated for substantial change.

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

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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).

Clause 22.09-3 provides design guidelines, some of which also relate to the variances to the requirements of standards to Clause 55 under the schedule to the zone. The guidelines consider matters such as: housing form; height; bulk; site coverage; permeable site area; front setback; side

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and rear setbacks; private open space; car parking; landscaping; and, front boundary treatment. The application has been assessed against this policy as detailed within the attached Clause 22.09-3 table.

Proposed Planning Scheme Amendments

The following planning scheme amendment is currently proposed and will affect this site:

- Residential Planning Rules - Amendment C182

The amendment proposes changes to the residential planning rules which relate to land within the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone. The subject site is located within the RGZ with the following changes proposed as a result of the amendment:

- *All developments will be required to provide larger balconies;*
Minimum area increased from 8sqm to 10sqm
Minimum width increased from 1.6m to 2m.
- *Substantial landscaping to be provided in front, side and rear setbacks of new residential developments.*

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.

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

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

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Use	Rate
Dwelling	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.
	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.

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

Planning Scheme Amendment C182, VC110 and VC136 affect the proposal which is explained below:

Amendment C182 – Greater Homes, Greater Neighbourhoods

Amendment C182 to the Greater Dandenong Planning Scheme was heard at a panel meeting on Tuesday 14 June, 2016. At Council's meeting on 22 August 2016, Council resolved to:

- *receives the Panel Report prepared in response to submissions made to Amendment C182 to the Greater Dandenong Planning Scheme and considers its recommendations in accordance with Section 27(1) of the Planning and Environment Act 1987 as outlined in the report;*
- *adopts the position recommendations of the Panel Report as set out in the report;*
- *adopts Amendment C182 to the Greater Dandenong Planning Scheme in accordance with Section 29(1) of the Planning and Environment Act 1987, incorporating the changes to Amendment C182 recommended in the report;*
- *forwards the revised Amendment C182 documentation to the Minister for approval in accordance with Section 31(1) of the Planning and Environment Act 1987; and*
- *advises all submitters accordingly.*

The amendment applies to all land in the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone in the City of Greater Dandenong.

The Amendment proposes to implement the fundamental recommendations of the *Greater Dandenong Residential Planning Policy and Controls Project 2015* to improve the operation of planning policy and controls across all residential areas in Greater Dandenong to ensure that they achieve a variety of housing types and built form outcomes that meet high amenity and design standards and accommodate expected population growth.

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

The subject site will remain within a Residential Growth Zone but the Schedule applied will change from Schedule 1 to Schedule 2.

Planning Scheme Amendment VC110 affects the proposal which is explained below:

Planning Scheme Amendment VC110 was gazetted by the Victorian State Government on 13 April 2017. This amendment introduced:

- Mandatory minimum garden areas; and
- Maximum building heights of 11 metres or no more than three (3) storeys in the General Residential Zone.

The amendment included Transitional provisions which details as follows:

“The minimum garden area requirement of Clause 32.08-4 and the maximum building height and number of storeys requirements of Clause 32.08-9 introduced by Amendment VC110 do not apply to:

- *A planning permit application for the construction or extension of a dwelling or residential building lodged before the approval date of Amendment VC110”.*

It is identified that the application was submitted on 30 November 2016 before the 27 March 2017 gazettal of the amendment and therefore the amendments under VC110 do not apply to this application.

Planning Scheme Amendment VC136 affects the proposal which is explained below:

Planning Scheme Amendment VC136 was gazetted by the Victorian State Government on 13 April 2017. This amendment introduced:

- Clause 58 – Apartment Developments into the Greater Dandenong Planning Scheme. This clause provides objective and standards in relation to minimum design requirements for apartment developments of five or more storeys.

The amendment included Transitional provisions which details as follows:

“Clause 58 does not apply to:

An application for a planning permit lodged before the approval date of the amendment”.

It is identified that the application was submitted on 30 November 2016 before the 13 April 2017 gazettal of the amendment and therefore the amendments under VC136 do not apply to this application.

Restrictive Covenants

No Restrictive Covenants registered on title

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)**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.

Internal

The application was internally referred to the following Council Departments for their consideration. The comments provided will be considered in the assessment of the application.

Council Referrals	Advice/Response/Conditions
Asset Planning	No objection subject to conditions
Civil Development	No objection subject to conditions
ESD/ Sustainability	No objection subject to conditions
Transport Planning	No objection subject to conditions
Urban Design	Comments provided
Waste Management	No objection subject to conditions

Advertising

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

- Sending notices to the owners and occupiers of adjoining land.
- Placing two (2) sign(s) on site facing Herbert Street

The notification has been carried out correctly.

Council has received five (5) objections to date.

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

Consultation

A consultative meeting was held on Wednesday 4th October 2017, with the applicant, objectors and Council representatives in attendance. Whilst the issues were discussed at length there was no resolution and the objections/submissions stand as received.

Summary of Grounds of Submissions/Objections

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

- **Overdevelopment of the site with the development being of a large bulk and scale and does not fit with the neighbourhood character of the area;**

Clause 22.09 designates the subject site for both a higher density residential focus and a site which is to accommodate substantial change. Taking into consideration the sites location within the close proximity to Dandenong Activity Centre, public transport, jobs and community facilities, it is appropriate that this site provides for an apartment style development with an increase in residential density. In turn with this increase in density comes an increase in the bulk and scale of the proposed building constructed to accommodate the apartments. The proposal has been assessed against the objectives and standards of Clause 55 and it is considered acceptable.

Whilst this is the case it is considered that the extent of overlooking screening measures does add to the increased bulk and scale unnecessarily due to the use of a semi basement form. It is considered that should the semi basement be altered to a full basement this would:

- *Reduce the overall height of the building;*
- *Reduce the overlooking measures on the ground floor thereby reducing the perception of the bulk of the building.*

It is thus recommended that the development proposal be modified to require the basement to be constructed entirely below ground (see condition 1.1)

- **Privacy and overlooking and subsequent loss of views and Amenity;**

To the south, east and west elevations, screening is incorporated to the balconies and to habitable room windows on upper levels to avoid overlooking in compliance with Standard B22. Whilst this is the case it is identified by Council Officers that reducing the semi basement to a full basement would help in reducing the height of the building and in correlation reduce the need

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

for screening on the ground floor levels. This would provide some relief in relation to overlooking and the visual amenity of the neighbouring owner and occupiers. It is noted that the loss of views is not a planning consideration.

- **Detrimental increase in traffic, on street car parking and view lines from driveways;**

Whilst the proposal provides for an increased density of housing (20 dwellings), no concern has been raised from Council's Traffic Department regarding the capacity of the street network to absorb the traffic movements resulting from a development of this density. In addition the proposal meets the car parking requirements of Clause 52.06 and no reduction is proposed. As such the proposal is considered acceptable.

- **Increase in noise;**

Whilst an increase in the density and number of residents will potentially increase and as such an associated increase in activity will occur, this is a residential proposal on a residential lot. Whilst this issue is not a planning consideration an increase in significant noise generation is not expected.

- **Concerns in relation to the provision of sewerage and drainage;**

Council's Civil Development Department, Building Department and Asset Department have assessed the proposal and raise no concerns with regard to sewerage and drainage, with the site considered capable of being able to provide the appropriate provision for sewerage and drainage.

Assessment

The subject site is located within an established residential area and is well suited for the development of higher density housing given that the site is located within easy walking distance of many community facilities, public transport and is also noted at Clause 22.09 within the area for Substantial Change.

The proposal provides a development of an increased housing density to meet the growing communities' needs for new housing, within the Dandenong Activity Centre, close to jobs, transport and services in accordance with the Objectives of Clause 16 – Housing.

The proposal provides for a style of housing which is of limited supply in the area, providing for an increase in housing diversity through urban consolidation, well located with respect to services, public transport and shopping facilities, in accordance with the Housing Objectives of Clause 21.04 Land Use.

It is considered that proposed buildings external elevations have been broken up through the use of varying building materials and staggered setbacks to the elevations providing depth and a level of visual interest which also assist in minimising the bulk and scale of the building.

The style of the building is contemporary and the development will create a unique and appealing building which has utilised a combination of external finishes and colours designed to create visual interest when viewed from Herbert Street and the surrounding residential area.

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Whilst the proposed development will be constructed over two lots which will be consolidated, the development is considered to contribute to the emerging urban character whilst still being respectful the existing surrounding residential interfaces through the provision of appropriate setbacks and appropriate front side and rear landscaping in order to soften the built form. In addition the third storey is appropriately recessed which will reduce the sense of any bulk that is perceived.

Whilst the development of the site for higher density residential development and overall detailed design is not contested, there are concerns with respect to:

- The proposed semi basement form; and
- The proliferation of overlooking screening requirements to meet Standard B22

It is identified that the proposed building is raised an additional 1.2 metres above ground level due to the proposed semi basement. This additional height results in the ground level living areas and raised POS areas of the development having to be extensively screened in order to meet Standard B22.

In addition the screening will create a boxed-in effect to the raised POS areas of the ground floor dwellings which would be detrimental to the amenity of the ground floor dwellings.

It is considered that the visual bulk of the building could be further minimised and the internal amenity of the ground floor dwellings improved by altering the design in order that overlooking screening is no longer required on the ground floor. Through a review of the plans and discussions with the applicant, Council's Asset and Civil Departments it is considered the benefits of lowering the basement to a level whereby overlooking screening is no longer required would be of benefit to both potential residents and existing neighbouring owners and occupiers.

The amendments would reduce the height of the overall building, provide more usable and functional ground level private open space and reduce the need for screening, reducing the overall bulk of the building. The applicant has identified that this design alteration is possible and has requested any alterations required be identified as conditions on any permit to be issued

As such conditions (condition 1.1) will be placed on any permit issued for the basement car parking to be fully underground and that all ground floor dwellings are not required to be screened to comply with Standard B22 - Overlooking.

Overall the design of the dwellings are open plan are all of a good size, have good accessibility and will meet the needs of a broad range of the community. It is considered sufficient solar access is provided to the dwellings with large windows and balconies allowing for a good amount of natural light into the dwellings with the exception of the ground floor, due to the screening mechanisms although this issue will be resolved with the proposed design changed outlined above.

Clause 22.09 Residential Development and Neighbourhood Character Policy

The subject site is located within an area of 'Substantial Change' at Map 1, Clause 22.09-3: Future Character Areas.

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

It is considered that through the assessment above and within the attached tables that the overall design and proposed building height of three (3) stories meets the design principles of the Substantial Change Area at Clause 22.09 (see attached table) including the amended design principles of the Substantial Change Area under Clause 22.09 - Planning Scheme Amendment C182.

Planning Scheme Amendment C182 is an Amendment which affects the subject site and proposes changes to the Municipal Strategic Statement, Local Planning Policies (including Clause 22.09) and Schedule 1 to the Residential Growth Zone (amongst other things), which applies to the proposal. Importantly, in terms of Amendment C182 the subject site is proposed to be re-zoned from the existing Schedule 1 to the proposed Schedule 2 to the Residential Growth Zone, which would vary the landscaping and private open space requirements of the Schedule. Further specific details can be found under Appendix 5.

Amendment C182 is currently with the Minister for Approval.

Pursuant to Section 60(1A)h of the Planning and Environment Act 1987, Council must consider any [amendment](#) to the planning scheme which has been adopted by a planning authority but not, as at the date on which the application is considered, approved by the Minister or a planning authority.

Assessment against the Residential Growth Zone Schedule 1 – Clause 55

The proposal, seeks to provide increased housing densities and encourage a diversity of housing type in a location with good access to services and transport, in accordance with the purposes of the zone.

Whilst the scale of development with respect to height (up to 13.5 metres) is contemplated within the Scheme, along with higher densities, it is whether the proposal provides an appropriate response to the objectives, standards and decision guidelines of Clause 55 that guides Council as to whether the proposal is acceptable.

Pursuant to the Decision Guidelines of the Residential Growth Zone at Clause 32.07-5 and Clause 32.07-6, an assessment against the requirements of Clause 55 is required to be undertaken for the development.

A full assessment of the proposal against Clause 55 (and where Schedule 1 to the Residential Growth Zone has varied the requirements of Clause 55) is provided at Attachment 5 to this report. Noting the above, the proposal has also been assessed against the revised (Amendment C182) **Residential Growth Zone – Schedule 2**. These are also within Appendix 5 to this report, and indicate compliance with the relevant standards with the exception of Standard B28, which is discussed further below under Clause 55.04-5.

Where the proposal provides a variation to the Standard or Schedule, this is discussed further below:

Clause 55.04-1 – Standard B17 – Side and Rear Setbacks Objective**Relevant Objective**

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- 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.

The proposed:

- Second floor will encroach a maximum of 0.17 metres into the side setbacks to the east and west;
- Third floor will encroach a maximum of 0.38 metres into the side setbacks to the east and west,

The encroachments into the side setbacks are considered minor and would not cause any material detriment to any neighbouring owners and occupiers. Overall the proposal provides compliant side and rear setbacks with recessed upper floors and provides a design response which respects the preferred neighbourhood character and limits the impacts on existing dwellings and as such are considered acceptable.

Clause 55.05-4 – Standard B28 – Private Open Space Objective

Relevant Objective:

- To provide adequate private open space for the reasonable recreation and service needs of residents.

The concerns of the Private Open Space (POS) provided for the development are:

- Compliance with the numerical Standard

With respect to the numerical compliance with the Standard, it is noted that the ground floor level dwellings have all been provided with ground level private open space (to include a raised open alfresco area). The majority of the POS areas meet or exceed the 40sqm requirement, with four (4) of the ground floor dwellings being provided with less than the 40sqm required for POS but meet the minimum 25sqm of Secluded Private Open Space (SPOS).

The ground floor dwellings which are non-compliant with respect to the provision of Private Open Space (40 Sq. m) are provided as follows:

- Dwelling 3 – POS 36.5sqm
- Dwelling 4 – POS 36.5sqm
- Dwelling 5 – POS 35.6sqm
- Dwelling 6 - POS 35.6sqm

Concern is raised with the regard to the above areas of non-compliance for POS and the reduced outdoor space outcomes for the future occupants.

At ground floor level, the raised areas of POS are provided with a sense of enclosure due to the floor above having a similar footprint and the screening provided to the balconies to the western and eastern elevations. This is considered to impact upon the useability and amenity of these spaces.

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It is considered that in the instances detailed above, the proposal results in poor amenity outcomes for future occupants of the dwellings. Whilst this is the case it is considered that the issues identified could be resolved through the reconfiguration of the internal layouts and minor reduction in internal areas of dwellings 4-7 inclusive. A condition of permit (Condition 1.3) will request that dwellings 4 to 7 inclusive will require a total of 40sqm of private open space, by way of reducing the size of the internal area of each dwelling.

In addition the sense of enclosure for the ground floor raised POS areas can be resolved due to the proposed design changes in relation to the basement carpark and the requirement for the height of the building to be dropped so all ground floor areas will not be required to be screened (Condition 1).

Each dwelling on the 1st & 2nd floor is provided with a balcony with a minimum area of 10sqm and a minimum dimension of 2 metres and complies with the Standard.

Clause 55.05-6 – Standard B30 - Storage Objective

Relevant Objective:

- To provide adequate storage facilities for each dwelling.

Dwellings 17, 18 & 19 are not provided with the required 6 cubic metres of storage. This seems to be due to the fact stackers are being utilised and the storage cannot be accommodated above the parking spaces. It is considered that this non-compliance can be rectified through a condition (Condition 1.4) of permit requiring the storage to be provided for the identified dwellings.

Proposed Planning Scheme Amendments

As identified above that the proposal is affected by the 'seriously entertained' Amendment C182, which for the subject lots, seeks to amend the schedule to the zone of the land from the Residential Growth Zone – Schedule 1 (RGZ1) to Residential Growth Zone – Schedule 2 (RGZ2). The proposal has been assessed against the changes implemented by Amendment C182 and complies with all requirements.

Clause 52.06 Assessment

Pursuant to the requirements of Clause 52.06-5, the required number of car spaces for the development is one to each one or two bedroom dwelling, whilst three or more bedroom dwellings are to be provided with two car spaces (with studies or studios that are separate rooms counted as a bedroom). A visitor car space is required for every 5 dwellings.

The proposal provides:

- 8 x two bedroom dwellings;
- 8 x three bedroom dwellings;
- 4 x four bedroom dwellings;

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

A total of 36 car spaces are required for the development and 36 spaces have been provided (32 for the residential dwellings and 4 visitor car spaces). It is identified that the majority of car parking spaces will be standard at grade spaces with only three (3) of the three / four bedroom apartments utilising the stacker system.

Each of these apartments require two (2) car spaces each (total six (6) spaces) and as such it is logical given the use of a basement for car parking that use of stackers in this limited capacity is acceptable in order for compliance with the car parking requirements to be met. In addition, the stackers will not be utilised for visitor car parking spaces.

The proposal has also been assessed by Council's Transport Planning Department and no concern is raised regarding the design of the basement, car spaces and use of stackers (to be provided for three of the apartments) subject to conditions relating to the stackers maintenance (Condition 24).

The proposed visitor car parking spaces are located within the basement at bays number 14 to 17 inclusive, and would the first four (4) bays the driver would see to their left upon entering the basement. The car parking bays are designed in accordance with Clause 52.06-8 for easy access and manoeuvring, and are not located within a stacker system.

Given that the entrance to the basement is enclosed by a security gate, the visitor car parking bays would not be easily accessed. It is not clear from the proposal whether any intercom system is proposed that would allow access for visitors, and it is not to be assumed that this is the case. In some instances, occupants may assist the entrance of visitors to the site, and in other instances, visitors may park on the street. Given the width of the allotments combined, this is not considered to be a major concern. *However, a condition of permit (Condition 1.6), will seek to require an intercom system to be nominated on the plans, to ensure that visitor spaces can be accessed at all times as necessary, meeting the general intention of Clause 52.06, which seeks to provide allocated and onsite visitor car parking.*

The overall provision of car parking, parking layout and design is considered acceptable.

Sustainability

At **Clause 21.05-3 Sustainability**, initiatives incorporated into the development are to be reviewed. The applicant did not submit the requested SMP report for the original layout of the development with the original application documentation. The application has since been amended and the applicant has still not provided an updated Sustainable Management Plan. As such a condition of permit (Condition 5) will require to submission of the relevant Sustainability management Plan demonstrating an appropriate regard for sustainability measures to be incorporated within the proposal.

Conclusion

The proposal is generally consistent with the provisions of the Greater Dandenong Planning Scheme, including the zoning requirements, the 'seriously entertained' Amendment C182 provisions, local policy direction, application of Clause 55, and the decision guidelines of Clause 65.

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 72 & 74 Herbert Street, Dandenong, for the development of the land for twenty (20) dwellings within a three storey apartment building and basement 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 proposed basement carpark to be constructed fully underground and the overall height of the building reduced accordingly. Please note that car parking numbers (total 36) must be maintained and all design guidelines of Clause 52.06 of the Greater Dandenong Planning Scheme must be complied with;**
 - 1.2. A stormwater diversion structure (hump/bund) at the ramp of the basement carpark which is 300mm above the 1 in 100 year flood levels;**
 - 1.3. A minimum of 40 sq. metres of private open space provided for dwellings 3, 4, 5 and 6 as per the requirements of Standard B28 by way of reducing the internal area of each dwelling. The minimum dimensions of each bedroom must be maintained as necessary, with the exception of the study nook of the master bedroom, which may be removed;**
 - 1.4. 6 cubic metres of storage space to be provided for dwellings 17, 18 & 19 as per the requirements of Standard B30;**
 - 1.5. The location of all site services to include air conditioning units, fire boosters and the like.**
 - 1.6. An intercom system located at the base of the basement ramp to allow communication between any visitors to the site and the respective occupant(s).**

To the satisfaction of the Responsible Authority

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

- 2. Prior to the endorsement of plans under Condition 1, a landscape plan must be submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions and two (2) copies must be provided. The landscaping plan must be prepared by a suitably qualified person, and must show:**
 - 2.1. The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing;**
 - 2.2. Details of the proposed layout, type and height of fencing;**
 - 2.3. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**
 - 2.4. A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;**
 - 2.5. Cross sectional drawings detailing the depth of planting areas and proposed vegetation to be planted within these areas in relation to the proposed basement for the development.**

to the satisfaction of the Responsible Authority.
- 3. Prior to the endorsement of plans under Condition 1, the owner/permit holder must prepare and have approved in writing by the Responsible Authority an amended Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The Amended WMP must provide for the following:**
 - 3.1. The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.**
 - 3.2. Designation of methods of collection including the need to provide for private services or utilisation of council services. Please note private waste collection trucks will not be permitted to enter the basement for waste collection. Collections must be made kerbside.**

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

3.3. Appropriate areas of bin storage on site and areas of waste bin storage on collection days and method or equipment required to transport waste bins from the basement to the kerbside.

3.4. Details for best practice waste management once operating.

Once approved the WMP must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

4 Prior to the issue of Certificate of Occupancy the Owner of the land must enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987 which provides that:

4.1. all waste generated by the use of the land will be managed in accordance with the waste management plan for the land approved by the Responsible Authority;

4.2. the Owner acknowledges and agrees that the City of Greater Dandenong is under no obligation to enter the land for the purpose of collecting waste;

4.3. the Owner acknowledges and agrees that, despite the waste collection arrangements that apply to the land, the Owner remains liable to pay the relevant waste collection levy.

The agreement must be recorded against the certificate of title to the land prior to the issue of a Certificate of Occupancy for any building constructed pursuant to this permit. The form and content of the agreement must be to the satisfaction of the Responsible Authority, and all costs relating to the preparation and registration of the agreement on title must be met by the permit holder. An application must be made to the Registrar of Titles to register the Section 173 agreement on the title to the land under Section 181 of the Act.

5. Prior to the endorsement of plans under condition 1 an ESD Report in the form of a Sustainable Management Plan (SMP) must be submitted to the satisfaction of the Responsible Authority. The ESD Report and amended plans should be completed by a suitably qualified professional. The ESD Report must address the following:

- Energy efficiency;**
- Water efficiency;**
- Stormwater;**
- Indoor environment quality;**
- Urban biodiversity;**

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

- **Sustainable transport;**
- **Waste management;**
- **Building materials; and**
- **Construction management.**

When approved, the amended plans will be endorsed and then form part of the permit. The plans must be generally in accordance with PLN16/0207 but be modified to ensure consistency with the ESD Report.

- 6. Prior to the commencement of any works, a Construction Management Plan must be submitted to and approved by the Responsible Authority. The Construction Management Plan must address, but is not limited to:**
 - 6.1. Hours of construction, control of noise and airborne matter, deliveries, vehicle access, worker car parking, damage to public assets, and contact numbers for complaints;**
 - 6.2. All Traffic Management Plans for the site demolition, excavation, deliveries and other construction related activities that will affect vehicle and pedestrian traffic;**

The location of all areas on-and/or off-site to be used for construction staff parking;
 - 6.3. The location of all areas on-and/or off-site to be used for construction staff parking;**
 - 6.4. A Parking Management Plan for all associated construction vehicles;**
 - 6.5. All site sheds, portable toilet, storage and materials, etc. must be confined to the site;**
 - 6.6. The covering and maintenance of all roads/storage areas/external stockpiles/or vacant areas to avoid dust nuisance to any residential and commercial premises;**
 - 6.7. A truck wheel-wash must be installed and used so vehicles leaving the site do not deposit mud or other materials on roadways;**
 - 6.8. No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the site;**
 - 6.9. All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;**
 - 6.10. The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the site; and**

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

- 6.11. No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system.**

All works must accord with the approved Construction Management Plan to the satisfaction of the Responsible Authority

- 7. Before the approved development starts an application must be made for the consolidation of CA 40A (Vol. 09287 Fol. 706) 72 Herbert Street and Lot 5 on Plan of Subdivision 015702 (Vol. 06310 Fol. 888) 74 Herbert Street. Within 3 months of registration of the plan of consolidation, a copy of the new certificate of title for the land must be submitted to the Responsible Authority.**
- 8. 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.**
- 9. Prior to the occupation of the dwelling(s) hereby permitted, all landscaping as shown on the endorsed plans, including trees, shrubs and lawn, shall be planted and thereafter maintained, to the satisfaction of the Responsible Authority.**
- 10. The dwelling(s) hereby approved must not be occupied until all buildings and works and the conditions of this permit have been complied with, unless with the written consent of the Responsible Authority.**
- 11. No buildings or works may be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.**
- 12. The apex of access ramp must be set no lower than 38.60m to AHD to protect basement from overland flow through the property.**
- 13. Property is identified to be subject to uncontrolled overland flow through the property. The minimum finished floor level of the proposed development should be set at minimum 300mm above the existing ground level from the higher side of the proposed structure.**
- 14. The building area below the flood area must be sealed and water proofed to the satisfaction of the Responsible Authority.**
- 15. The property is identified to be subject to flooding in major rain events. An application for Report and Consent for Flooding is required. Infrastructure Planning is to be contacted to confirm the minimum finished floor level (FFL) of the proposed development.**

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

- 16. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.**
- 17. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority, prior to the issue of land upgrade Approval.**
- 18. 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.**
- 19. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. The redundant vehicle crossing to the north of the property must be removed. Removal of the vehicle crossing and any alteration or reinstatement of the existing vehicle crossing to the south of the property will require a Vehicle Crossing Permit. Note all works, including kerb and channel reinstatement shall be in accordance with Council Standards.**
- 20. Letterboxes and all other structures (including fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-8.**
- 21. Service units, including air conditioning/heating units, must not be located on any of the balcony areas or where they will be visible from any public area.**
- 22. All piping and ducting above the ground floor storey of the building, except for downpipes and spouting, shall be concealed to the satisfaction of the Responsible Authority.**
- 23. The obscure glazing to the windows shown on the endorsed plans must be through frosted glass or similarly treated glass, and thereafter maintained to the satisfaction of the Responsible Authority. Adhesive film or the like that can be removed must not be used.**
- 24. The mechanical car stackers are to be maintained in a good working order and be permanently available for the parking of vehicles in accordance with their purpose, to the satisfaction of the Responsible Authority.**
- 25. Before the approved building is 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.**

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

- 26. No buildings or works may be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.**
- 27. This permit will expire if:**
- 27.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
- 27.2. 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.**

Notes:

Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Note alteration, reinstatement or removal of existing vehicle crossing require Vehicle Crossing Permit. Works are to be in accordance with Council Standards.

Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.

A flood dispensation is to be obtained prior to issue of a Building Permit.

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

MINUTE 498

Moved by: Cr Tim Dark

Seconded by: Cr Angela Long

That Council resolves to Refuse to grant a planning permit in respect of the land known as and described as 72-74 Herbert Street, Dandenong for the development of the land for twenty dwellings within a three storey apartment building, on the following grounds:

- 1. The proposed development would be out of character with the surrounding area and result in an unacceptable overdevelopment of the site, as demonstrated by the proposal's non-compliance with Clause 55.04-1 (Side and Storage) of the Greater Dandenong Planning Scheme**

CARRIED

For the Motion: Cr Roz Blades AM, Cr Tim Dark, Cr Angela Long, Cr Zaynoun Melhem, Cr Jim Memeti, Cr Sean O'Reilly, Cr Maria Sampey, Cr Heang Tak, Cr Loi Truong

Against the Motion: Cr Matthew Kirwan (called for the division)

**2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NOS. 72 & 74 HERBERT STREET,
DANDENONG (PLANING APPLICATION PLN16/0885)**

ATTACHMENT 1

SUBMITTED PLANS

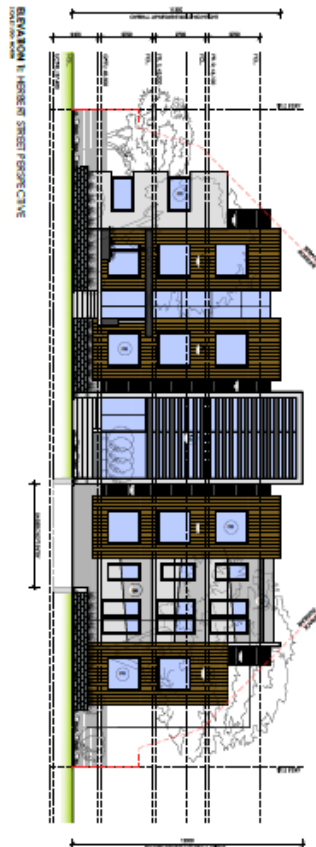
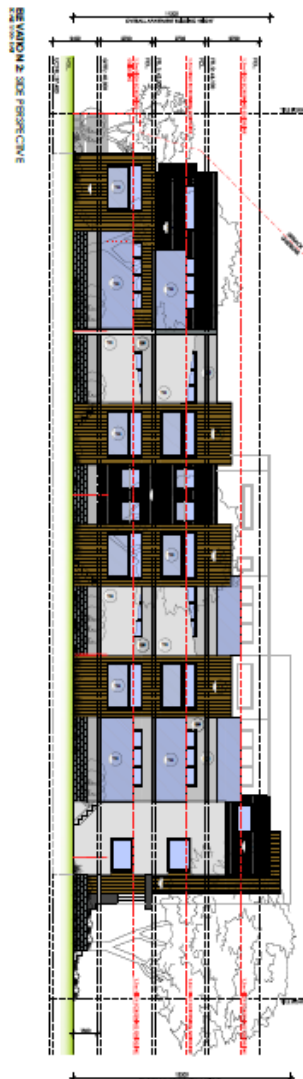
PAGES 10 (including cover)

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885)
(Cont.)

DEVELOPMENT ELEVATIONS: PAGE 1 OF 2
SCALE 1:100



NOTES	
1	ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
2	THESE ELEVATIONS ARE FOR INFORMATION ONLY AND DO NOT REPRESENT A FINAL DESIGN.
3	THESE ELEVATIONS ARE FOR INFORMATION ONLY AND DO NOT REPRESENT A FINAL DESIGN.
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WM-HST

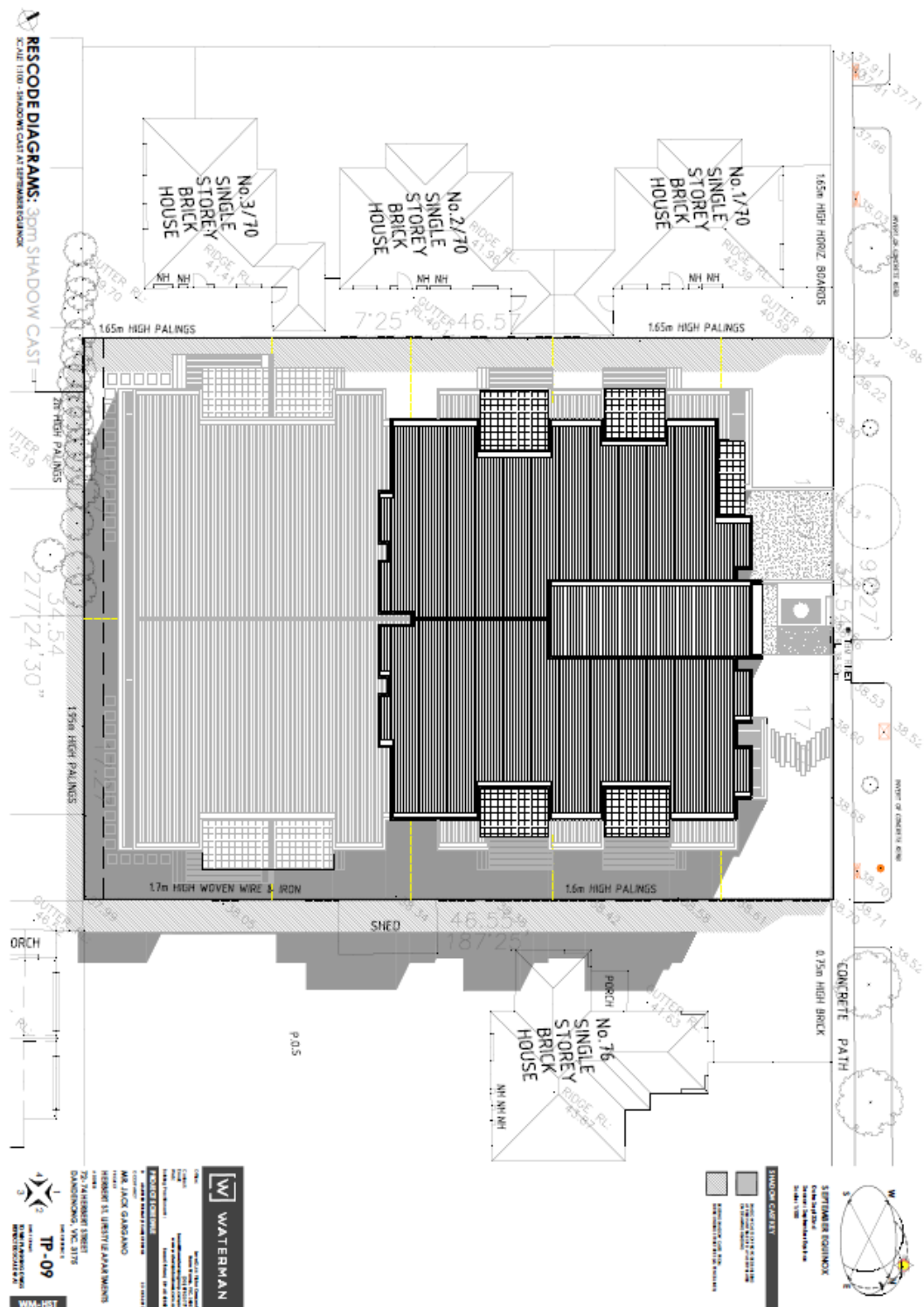
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2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)



2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)



**2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NOS. 72 & 74 HERBERT STREET,
DANDENONG (PLANING APPLICATION PLN16/0885)**

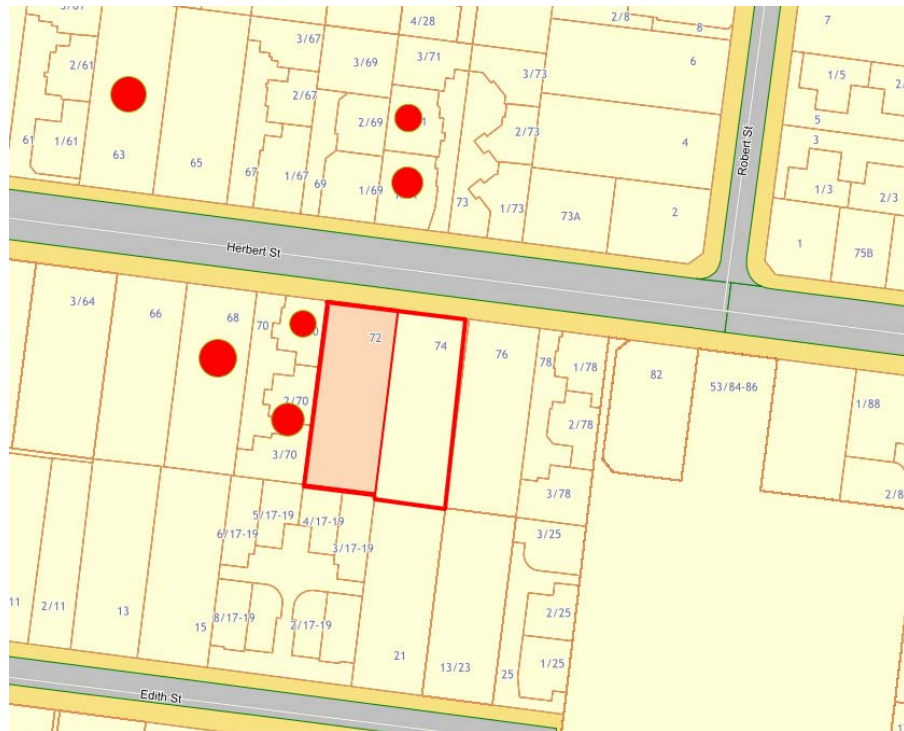
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

**2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885)
(Cont.)**



**2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NOS. 72 & 74 HERBERT STREET,
DANDENONG (PLANING APPLICATION PLN16/0885)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 9 (including cover)

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Assessment Table for Clause 22.09-3 Substantial change areas

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Housing form	A higher proportion and intensity of medium density infill development than in incremental and limited change areas.	✓ Complies
Height	Outside the Dandenong residential periphery – Up to 3 storeys, with 4 storeys a possibility where appropriate considering its interface with existing residential development, response to site circumstances and streetscape.	✓ Complies Whilst the development is three (3) storeys in height, it is considered that the proposal has provided an appropriate interface with the existing residential development. This is evident through the setting back of the third level and provision of setbacks to provide landscaping. It is considered that the semi basement form should be removed and the basement be fully underground in order to reduce the required amount of screening along the eastern and western boundaries
Bulk	Building bulk and height can be relatively uniform throughout the depth of sites, provided appropriately articulated building elevations and well proportioned ground level setbacks are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form.	✓ Complies The development results in a predominantly uniform three storey development. This occupies the depth of the site. It is considered that the ground first and recessed second floor are provided with appropriate physical articulation to reduce the need for separation at the upper levels. Appropriate setbacks are provided to allow for substantial landscaping along the side and rear boundaries There are concerns in relation to the proliferation of screening required especially for the ground floor dwellings. It is considered the requirement to construct the basement fully underground will help resolve the screening issues and improve the overall look and feel of the building .
	Avoid a tiered approach at upper levels. No need for separation between upper levels of dwellings on a site, as is the case in incremental and limited change areas, providing the building portrays a high standard of design and does not result in unreasonable amenity impacts.	✓ Complies
Site coverage	Up to 70%.	✓ Complies 66% site coverage
Permeable site area	Minimum of 20%.	✓ Complies 32% permeability

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Front setback	As per Clause 55 or 5 metres, whichever is the lesser	✓ Complies 5 metre front setback provided
Side & rear setbacks	As per Clause 55	See Rescode assessment above
Private open space	As per Clause 55	See Rescode assessment above
Car parking	For more intensive developments comprising dwellings without a ground level component - basement or in building car parking to maximise the opportunity for soft landscaping at ground level. For developments comprising dwellings with a ground level component - garages and parking areas located behind buildings, generally hidden from view	✓ Complies
Landscaping	70% of ground level front setback planted with substantial landscaping and canopy trees.	✓ Complies
Front boundary	Open or low scale front fences not to exceed 1.5m for street in Road Zone Category 1 and maximum height of 1.2 metres for other roads to allow a visual connection between landscaping in front gardens and street tree planting. Second crossovers on allotments with frontage widths below 17m will be discouraged	✓ Complies

Assessment Table for Clause 22.09-3.1 and 22.09-3.2 in amended Clause 22.09 as set out in Planning Scheme Amendment C182

Planning Scheme Amendment C182 is an Amendment which affects the subject site and proposes changes to the Municipal Strategic Statement and Local Planning Policies (including Clause 22.09). The amendment also proposes to amend the Schedule to the Zone from RGZ1 to RGZ2.

Clause 22.09 as set out in Planning Scheme Amendment C182 requires all residential developments to be assessed against the design principles, in addition to those specific to each future Change area.

The subject site is located within an area of 'Substantial Change' at Map 1, Clause 22.09-3: Future Character Areas.

Clause 55.09-3.1 Overarching design principles

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that: • Incorporate active frontages including ground floor habitable room windows. • 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	Complies – the proposal provides habitable room windows and balconies fronting onto Herbert Street along with visible entrances.

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

	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.	
Landscaping	Residential development should: • 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. Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity. Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces. Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	Complies – extensive areas of landscaping are proposed through all setbacks. A full detailed landscaping plan will be required to confirm species and canopy widths.
Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	Complies - The proposal utilises one (1) double width crossover to access the proposed basement garage. The proposed basement is appropriately integrated into the design of the façade.

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

	On-site car parking should be: • 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, Where car parking is located within the front setback it should be: • fully located within the site boundary; and • capable of fully accommodating a vehicle between a garage or carport and the site boundary. Developments with basement car parking should consider flooding concerns where applicable.	The application has been referred to Councils Asset and Civil Engineers who have requested conditions be placed on any permit issued in order to mitigate against potential overland flows at the entrance to the basement.
Setbacks, front boundary and width	Residential developments should: • 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.	Complies - No fencing is proposed within the front boundary and the proposal complies with setback requirements.
Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area. 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. Private open space should be positioned to maximise solar access. 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.	Complies – with conditions Each dwelling is provided with POS with direct access to the main living room with the required dimensions with the exception of four of the ground floor dwellings. It is considered the four non complaint dwellings can provide the required POS and as such a condition will be placed on any permit issued to require the full POS provision.

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

	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.	
Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: - Using similarly proportioned roof forms, windows, doors and verandahs; and - Maintaining the proportion of wall space to windows and door openings. Balconies should be designed to reduce the need for screening from adjoining dwellings and properties. The development of new dwellings to the rear of existing retained dwellings is discouraged where: - 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. On sites adjacent to identified heritage buildings infill development should respect the adjoining heritage by: - 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.	Complies - With conditions The proposal incorporates a modern design with varied window and door proportions that will appropriately fit within the emerging streetscape. The balconies and windows have been designed so as to require screening to mitigate overlooking to the south, west and east. It is identified within the assessment section of the report that the height of the building will be able to be reduced thereby reducing the need for screening on the Ground floor which will help reduce the bulk and scale of the building. No existing dwellings will be retained on site. The site is not adjacent to any identified heritage buildings.
Site Design	Residential development should: - 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.	Complies – with conditions The proposed development incorporates extensive screening to protect the amenity of adjoining properties by limiting opportunities for overlooking, The proposal has not been designed to reduce the requirement for screening but through conditions it screening can be reduced along with the height of the built form. The proposal will provide appropriate landscaping opportunities to all boundaries, thereby the development will be provided with vegetation that will help soften and screen the bulk of the development from the adjoining properties to the south, west and east. The development itself has not been designed

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

	• 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.	specifically to maximise energy efficiency. An SMP will be required to be submitted as per conditions of permit The building height, although two stories higher than existing immediate built form, is the scale of built form encourage by Policy, due to the sites appropriate location within the Residential Growth Zone, designated for higher density development. This area is characterised by a high level of older housing stock, therefore due to the strategic directions for this location, it is considered that this will be the style and scale of development occurring in this area. The elevations provide an appropriate level of physical articulation to the built form at ground, first and second floors level, however the first. The proposal has also provided an appropriate transition from the single storey existing built form to the east and west, to the proposed three storey built form through the recessed second floor. A communal bin store is provided within the basement. This is considered appropriate. Although Council's Waste department have identified that a private kerbside collection is required. As such conditions will be placed on any permit outlining the Waste Departments requirements.
Materials & Finishes	Residential development should: • 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 - The proposal incorporates render, horizontal or vertical cladding and axon cladding, common in modern residential development. The mix of materials utilised and how they are placed on the building are considered appropriate..
Domestic services normal to a dwelling and Building services	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should: • Ensure that all domestic and building services are visually	Complies - Domestic services such as storage and bins have been provided within the basement. Clotheslines are not provided on the plans, nor are the detailed location of the air conditioners. a condition of any permit to be issued will require that these services be shown and also be screened from view and not impact upon the useability of the balconies.

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

	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: – 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.	
Internal Amenity	Residential development should: • 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 - All dwellings are appropriately designed to have direct connectivity between the main living space and private open space. The dwellings are designed for habitable room windows being provided with direct external windows. Balconies on the first and second floors to the west and east are provided with screening. A full assessment of the proposal against the requirements of Clause 55 has been provided within this report.

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Assessment against C182 – Substantial Change Design Principles

Preferred housing types	The preferred housing types for the Substantial Change Area are medium to high density.	Complies - The proposal provides a medium/high density development.
Building Height	The preferred maximum building height for land within the: • RGZ1 and RGZ2 is up to 4 storeys, including ground level. • RGZ3 is up to 3 storeys, including ground level.	Complies - The proposal, under Amendment C182 will be rezoned to RGZ2 and provides a maximum height of 3 storeys.
Bulk & Built Form	Building bulk and height can be relatively uniform throughout the depth of sites, where articulated building elevations and well-proportioned ground level setbacks to upper levels are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form. Upper level tiering may be appropriate in some cases with upper levels recessed from view. Tiered building profiles that result in excessive upper level setbacks should be avoided. Separation between upper levels of dwellings on a site is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts. The bulk and mass of the upper levels of any dwelling should not have an unreasonable adverse impact on the amenity of adjacent residential secluded private open spaces. Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, openings, colours and the inclusion of vertical design elements.	Complies - Whilst this design principle allows bulk and height to be relatively uniform throughout the site, this is only where there are well articulated building elevations and substantial landscaping able to be provided. It is considered that the proposal complies with the outcomes sought by this Design Principle. It is also considered that the proposal will provided suitable extensive landscaping along all boundaries.
Site Design	High density residential developments should provide safe and innovative communal open spaces.	Complies - Communal open spaces are not provided within the design response.

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

**2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NOS. 72 & 74 HERBERT STREET,
DANDENONG (PLANING APPLICATION PLN16/0885)**

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 4 (including cover)

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Car Parking

Assessment Table for Clause 52.06

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Design Standard 2 Car parking spaces Car parking spaces and accessways should have minimum dimensions.	Minimum car park and accessway dimensions: ▪ Parallel – 2.3m x 6.7m with a accessway width of 3.6m ▪ 45 degrees – 2.6m x 4.9m with a accessway width of 3.5m ▪ 60 degrees – 2.6m x 4.9m with a accessway width of 4.9m ▪ 90 degrees – 2.6m x 4.9m with a accessway width of 6.4m (refer to the table in 55.06 for more details)	✓ Complies
	A building may project into the space if it is at least 2.1 metres above the space.	✓ Complies
	Car spaces in garages, carports or otherwise constrained by walls should:- ▪ Single garage 3.5m x 6m ▪ Double garage 5.5m x 6	✓ Complies

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Design Standard 3 Gradients Accessways to ensure safety for pedestrians and vehicles.	Accessway grades should not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. Ramps (except within 5 metres of the frontage) should have the maximum grades of: 20 metres or less 1:5 (20%) - Longer than 20 metres 1:6 (16.7%)	✓ Complies
Design Standard 4 Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: - At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. - Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation. - The design and operation is to the satisfaction of the responsible authority.	✓ Complies
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.	✓ Complies
Design Standard 6 Safety	Car parking should be well lit and clearly signed.	✓ Complies
	The design of car parks should maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Complies
Design Standard 7 Landscaping	The layout of car parking areas should provide for water sensitive urban design treatment and landscaping.	✓ Complies
	Landscaping and trees should be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ 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

**2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NOS. 72 & 74 HERBERT STREET,
DANDENONG (PLANING APPLICATION PLN16/0885)**

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 16 (including cover)

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

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

Neighbourhood Character & Infrastructure

Clause 55.02

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
B1 Neighbourhood Character To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area.	The design response must be appropriate to the neighbourhood and the site.	✓ Complies
	The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ Complies
B2 Residential Policy To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	✓ Complies
B3 Dwelling Diversity To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	✓ Complies
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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
B5 Integration with the Street To integrate the layout of development with the street.	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ Complies
	Development should be oriented to front existing and proposed streets.	✓ Complies
	High fencing in front of dwellings should be avoided if practicable.	✓ Complies
	Development next to existing public open space should be laid out to complement the open space.	✓ Complies

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Site Layout and Building Massing

Clause 55.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B6 Street Setback To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	Walls of buildings should be set back from streets: the distance specified in Table B1. <i>Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i> <i>Within the Residential 1 Zone schedule:</i> As per B6 or 7.5 metres, whichever is the lesser. <i>Within the Residential 2 Zone schedule:</i> As per B6 or 5 metres, whichever is the lesser.	✓ Complies
B7 Building Height To ensure that the height of buildings respects the existing or preferred neighbourhood character.	The maximum building height should not exceed 9 metres (unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres).	✓ Complies
	Changes of building height between existing buildings and new buildings should be graduated.	✓ Complies
B8 Site Coverage To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	The site area covered by buildings should not exceed 60%. <i>Within the Residential 2 Zone schedule:</i> Up to a maximum of 70%. <i>Within the Residential 3 Zone schedule:</i> Up to a maximum of 50%.	✓ Complies
B9 Permeability To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.	At least 20% of the site should not be covered by impervious surfaces.	✓ Complies
B10 Energy Efficiency To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	Buildings should be: - Oriented to make appropriate use of solar energy. - Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.	✓ Complies
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ Complies

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ Complies
B11 Open Space To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	If any public or communal open space is provided on site, it should: - Be substantially fronted by dwellings, where appropriate. - Provide outlook for as many dwellings as practicable. - Be designed to protect any natural features on the site. - Be accessible and usable.	✓ Complies
B12 Safety To ensure the layout of development provides for the safety and security of residents and property.	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	✓ Complies
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ Complies
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ Complies
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Complies
B13 Landscaping To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.	The landscape layout and design should: - Protect any predominant landscape features of the neighbourhood. - Take into account the soil type and drainage patterns of the site. - Allow for intended vegetation growth and structural protection of buildings. - In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. - Provide a safe, attractive and functional environment for residents.	✓ Complies
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	✓ Complies

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Title & 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
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: - Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network. - Be designed to ensure vehicles can exit a development in a forwards direction if the accessway serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone. - Be at least 3 metres wide. - Have an internal radius of at least 4 metres at changes of direction. - Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the accessway serves ten or more spaces and connects to a road in a Road Zone. 33 per cent of the street frontage, or - if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.	✓ Complies
	The width of accessways or car spaces should not exceed: 33% of the street frontage; or - if the width of the street frontage is less than 20 metres, 40% of the street frontage.	✓ Complies
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ Complies
	The location of crossovers should maximise the retention of on-street car parking spaces.	✓ Complies
	The number of access points to a road in a Road Zone should be minimised.	✓ Complies
	Developments must provide for access for service, emergency and delivery vehicles.	✓ Complies

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

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

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Amenity Impacts

Clause 55.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B17 Side and Rear Setbacks To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	A new building not on or within 150mm of a boundary should be set back from side or rear boundaries: 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard. <i>Within the Residential 3 Zone schedule:</i> A minimum 2 metre setback from side or rear boundaries where opposite a high amenity outdoor living area or main living room window with a high amenity outlook.	Variation Required Whilst the proposed: - second floor will encroach a maximum of 0.17 metres into the side setbacks to the east and west - third floor will encroach a maximum of 0.38 metres into the side setbacks to the east and west, This is considered minor and would not be considered to cause any material detriment to any neighbouring owners and occupiers. Overall the proposal provides compliant side and rear setbacks.

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B18 Walls on Boundaries To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than: ▪ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or ▪ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 150mm from a boundary. The height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	✓ Complies
B19 Daylight to Existing Windows To allow adequate daylight into existing habitable room windows.	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	✓ Complies ✓ Complies

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Screens used to obscure a view should be: ▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. ▪ Permanent, fixed and durable. ▪ Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	✓ Complies
B23 Internal Views To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	✓ Complies
B24 Noise Impacts To contain noise sources in developments that may affect existing dwellings.	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Complies
To protect residents from external noise.	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.	✓ Complies
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ Complies

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

On-Site Amenity and Facilities

Clause 55.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B25 Accessibility To encourage the consideration of the needs of people with limited mobility in the design of developments.	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	✓ Complies
B26 Dwelling Entry To provide each dwelling or residential building with its own sense of identity.	Entries to dwellings and residential buildings should: ▪ Be visible and easily identifiable from streets and other public areas. ▪ Provide shelter, a sense of personal address and a transitional space around the entry.	✓ Complies
B27 Daylight to New Windows To allow adequate daylight into new habitable room windows.	A window in a habitable room should be located to face: ▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or ▪ A verandah provided it is open for at least one third of its perimeter, or ▪ A carport provided it has two or more open sides and is open for at least one third of its perimeter.	✓ Complies

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B28 Private Open Space To provide adequate private open space for the reasonable recreation and service needs of residents.	A dwelling or residential building should have private open space consisting of: ▪ Total of 40 square metres, one part to consist of secluded private open space to side or rear with a minimum area of 25 square metres and a minimum width of 3m ▪ A balcony of 8 square metres, minimum width of 1.6 metres ▪ A roof-top area of 10 square metres, minimum width of 2 metres. All with convenient access from a living room. <i>Within the Residential 1 Zone schedule:</i> A minimum dimension of 5 metres. <i>Within the Residential 3 Zone schedule:</i> An area of 60 square metres, with one part of the private open space to consist of secluded open space at the site or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room.	* Does not comply Refer to assessment section in the report
B29 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.	The private open space should be located on the north side of the dwelling or residential building, if appropriate.	✓ Complies
	The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2+0.9h) metres, where 'h' is the height of the wall.	✓ Complies
B30 Storage To provide adequate storage facilities for each dwelling.	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	* Does not comply Refer to assessment section in the report

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Detailed Design

Clause 55.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B31 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.	The design of buildings, including: ▪ Facade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, ▪ Should respect the existing or preferred neighbourhood character.	✓ Complies
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ 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: ▪ 2m if abutting a Road Zone, Category 1. ▪ 1.5m in any other streets. <i>Within the Residential 1, 2 and 3 Zone schedule:</i> Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.	✓ Complies
B33 Common Property To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	Developments should clearly delineate public, communal and private areas.	✓ Complies
	Common property, where provided, should be functional and capable of efficient management.	✓ Complies

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B34 Site Services To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	✓ Complies
	Bin and recycling enclosures, mailboxes and other site facilities should be accessible, adequate in size, durable, waterproof and blend in with the development.	✓ Complies
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Complies

2.4.3 Town Planning Application - 72 & 74 Herbert Street, Dandenong (Planning Application PLN16/0885) (Cont.)

Assessment Table for Schedule 2 to the Residential Growth Zone as set out in Planning Scheme Amendment C182

Planning Scheme Amendment C182 is an Amendment which affects the subject site and proposes changes to the Municipal Strategic Statement and Local Planning Policies (including Clause 22.09). The amendment also proposes to amend the Schedule to the Zone from RGZ1 to RGZ2.

The following is an assessment against the varied standards set out in Schedule 2 to the Residential Growth Zone as set out in Planning Scheme Amendment C182.

Assessment against C182 – Schedule 2 to the Residential Growth Zone

Requirement of Clause 55	Standard	Complies / Does Not Comply / Variation Required / N/A Choose relevant option and provide comments. Delete others.
Minimum Street Setback Standard B6	As per B6 or 5 metres, whichever is lesser	✓ Complies A setback of 5 metres is provided to Herbert Road (front street).
Site coverage Standard B8	Maximum of 70%	✓ Complies Site coverage for the proposal is denoted on the plans as 66%. Less than the max. 70% site coverage requirement.
Landscaping Standard B13	70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.	✓ Complies It is considered that the proposal can provide the substantial landscaping and canopy trees sought by the Schedule. A full detailed landscaping plan will be required by condition to expand on the masterplan submitted.
Private Open Space Standard B28	As per B28; 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 living room.	! Variation requested With respect to the balconies provided, each balcony is a minimum of 10sqm and provided with a minimum width of 2 metres. All ground floor dwellings comply with the 40 Sq. metre requirements with the exception of four dwellings. It is considered that the four dwellings can comply though minor reconfiguration of the internal layout and reduction in size of the internal areas. A condition of permit will require the increase in the POS areas in order to comply with the Standard.
Front fence height Standard B32	Maximum 1.5 metre height if streets in Road Zone Category 1 1.2 metre maximum height for other streets	✓ Complies No front fence proposed

2.5 POLICY AND STRATEGY

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme

File Id:	qA336038
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Scheme Amendment C189 Explanatory Report Planning Scheme Amendment C189 Planning Report

Report Summary

A Council resolution is sought to seek authorisation from the Minister for Planning to prepare and exhibit Amendment C189 to the *Greater Dandenong Planning Scheme*.

The amendment request has been made by KLM Spatial on behalf of Yang's Agriculture & Husbandry Pty Ltd. Amendment C189 to the *Greater Dandenong Planning Scheme* affects the northern most land parcel within 250 Fernside Drive, Bangholme and seeks to make the following changes to the subject site:

- Rezone the subject site from Farm Zone to Industrial 3 Zone;
- Amend the extent of land identified as being within the Urban Floodway Zone; and
- Correction of zoning anomalies surrounding the subject site.

This report provides an overview of proposed Amendment C189 and the next steps required to facilitate the future development of the land for industrial use.

Recommendation Summary

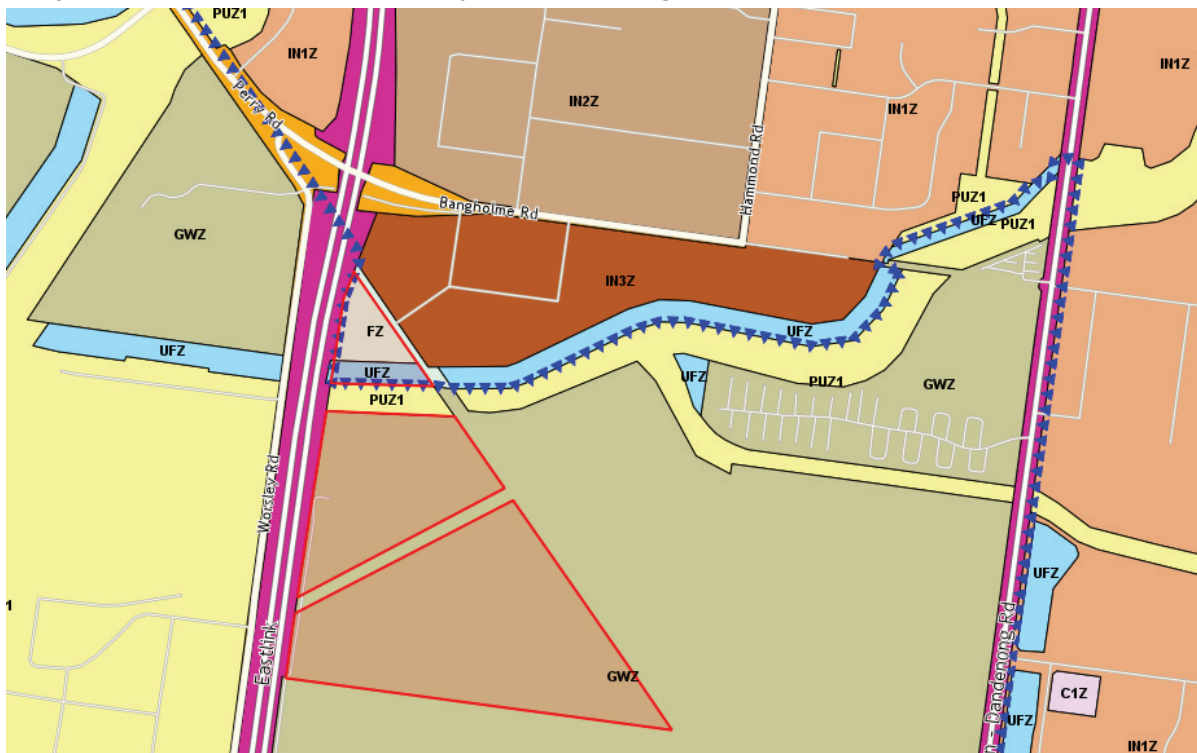
This report recommends that Council seek authorisation from the Minister for Planning to prepare Planning Scheme Amendment C189 to the *Greater Dandenong Planning Scheme*. Once Ministerial authorisation has been received, the report recommends Planning Scheme Amendment C189 be exhibited and referred to all relevant parties as required by *The Planning and Environment Act 1987*. The report also recommends that a subsequent report is provided to Council on the submissions received, with recommendations on the way forward.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**Background****Subject Site**

- The land, known as 250 Fernside Drive, Bangholme comprises three (3) land parcels totalling approximately 4.453 ha which is triangular in shape. Amendment C189 affects the northern most land parcel subsequently referred to as the 'subject site' as illustrated in Figure 1. The land affected by the amendment has a total site area of approximately 3500m², and is currently vacant. The two land parcels to the south of the Urban Growth Boundary are not affected by this amendment.
- The subject site is located within the Urban Growth Boundary (UGB) and is positioned between an industrial area (Industrial 3 Zone – IN3Z), the Eumemmerring Creek (Public Use Zone – PUZ1 and Urban Floodway Zone) and the Green Wedge Zone.
- Properties to the north-east of the subject site form part of an established industrial estate zoned Industrial 3. This industrial estate is bounded by Bangholme Road (to the north), and the Eumemmerring Creek (to the south and east). The Eastlink Toll Road (Road Zone Category 1) runs adjacent to the western boundary of the subject site. Properties further west of Eastlink and Worsley Road are within the Green Wedge Zone and primarily used for agricultural purposes.

Figure 1: Locality Plan

Subject site Urban Growth Boundary Eumemmerring Creek



2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**Why is an amendment required?**

Rezoning the subject site from Farm Zone (FZ) to Industrial 3 Zone (IN3Z) for industrial development will make the most efficient use of the parcel of land which falls within the Urban Growth Boundary.

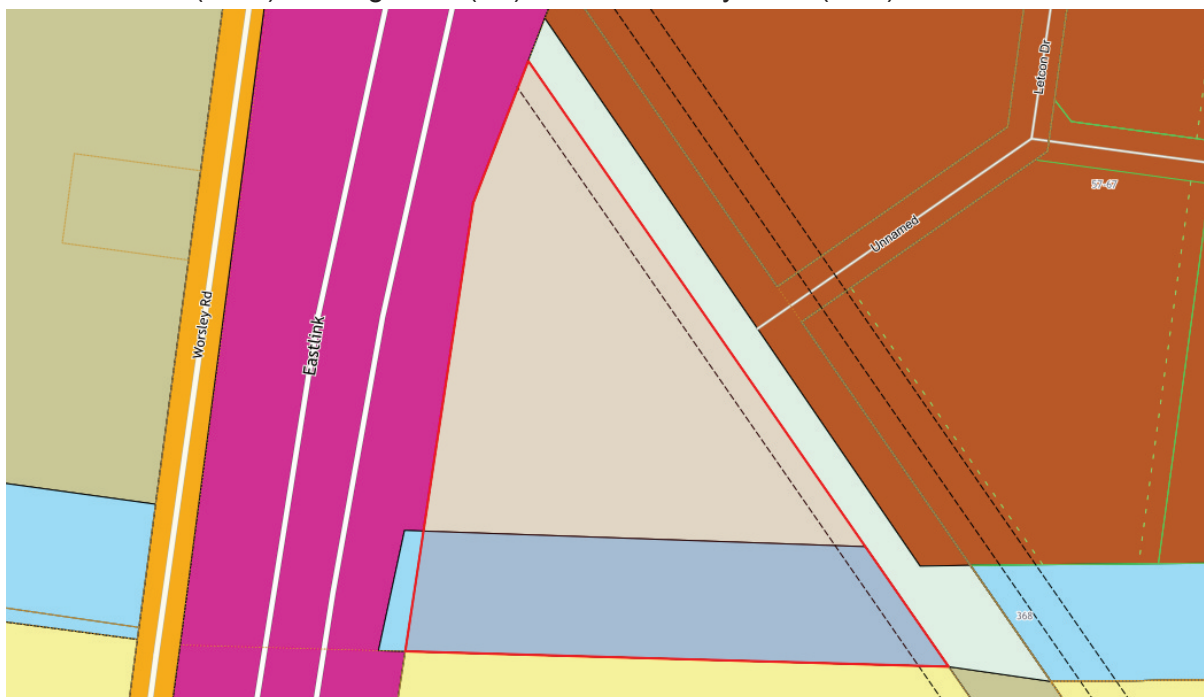
The amendment also proposes to align the Urban Floodway Zone (UFZ) on the site by reducing the width of the UFZ from 62.6 metres to 60 metres located below the proposed new Industrial 3 Zone.

Additionally, a minor adjustment to the UFZ corrects anomalies affecting a section of land located on the not yet constructed Perry Road continuation, bordering the south east corner of the subject site.

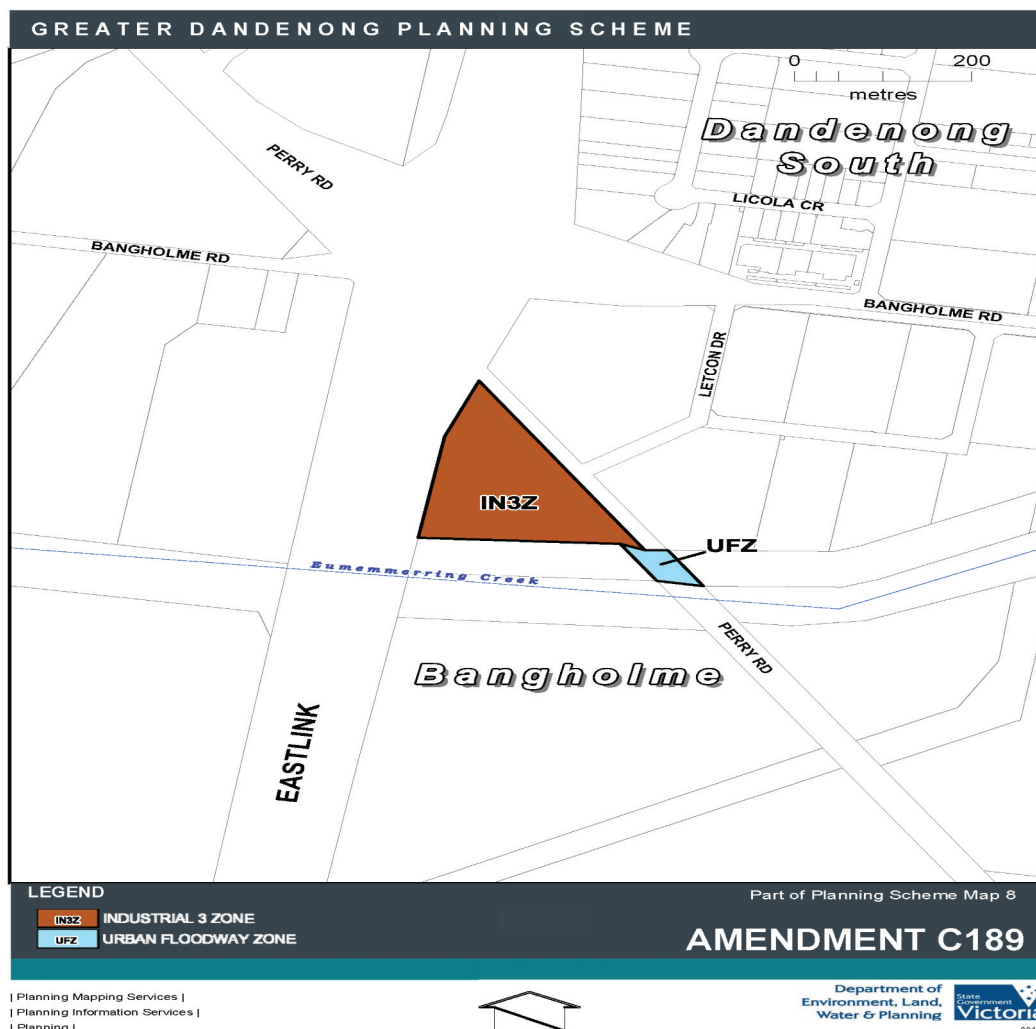
The proposed zoning changes are illustrated in Figures 2 and 3 below.

Figure 2: Current Zoning

Industrial 3 Zone (IN3Z) Farming Zone (FZ) Urban Floodway Zone (UFZ)



2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Figure 3: Future Zone Changes

Rezoning this land, which is located within the Urban Growth Boundary (UGB), is the logical last step in this area. All other lots within the UGB in this area have previously been rezoned to Industrial 3 zone, and the currently proposed rezoning would ensure there is a consistent zoning in this area of the municipality. Given the location and size of the subject site by the Eumemmerring Creek and adjacent to an existing industrial estate, it is highly unlikely the land would ever be utilised for productive farming purposes.

The subject site has access to infrastructure services such as water, sewer, telecommunications, and gas infrastructure which are all available within the Letcon Drive Road Reserve, northeast of the subject site.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

The proposed rezoning will help increase industrial land supply within the Dandenong South Industrial Precinct, which *Plan Melbourne* identifies as a State Significant Industrial Precinct (SSIP) and a National Employment and Innovation Cluster. More significantly, the land cannot be used or subdivided for industrial purposes prior to it being rezoned.

The *Industrial and Commercial Change and Demand Study (2016)* and the *Dandenong Industrial Change and Demand Study (2007)* also earmarks 'The Bangholme Precinct' as an area for further growth in the SSIP. The site is located on what the studies refer to as a 'pocket precinct' and contains approximately 10 lots and consists of a combination of distribution and light manufacturing activities.

The subject site's proximity to the Dandenong National Employment and Innovation Cluster (NEIC) means it has the opportunity to positively affect the employment and economic capacity of the area by providing amenity support and additional employment opportunities not currently available on the site. Additionally, the proposed rezoning will make use of an underutilised site.

The proponent consulted with all the relevant referral authorities including Melbourne Water, VicRoads, ConnectEast (EastLink), and Viva Energy. The referral authorities have no objection to the proposed amendment provided any future planning application or subdivision meets their requirements.

Proposal

Amendment C189 seeks to:

- Rezone the identified land from the Farming Zone (FZ) to Industrial 3 Zone (IN3Z);
- Amend the extent of land identified as being within the Urban Floodway Zone (UFZ); and
- Correct any zoning anomalies surrounding the subject site.

Planning Scheme Amendment Process

This report outlines the position that Council is ready to seek authorisation from the Minister for Planning to prepare a planning scheme amendment. Endorsement or approval of the proposed changes to the Scheme is not required from Council at this time.

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

Following the formal exhibition of the Planning Scheme Amendment C189, Council will receive a report on the submissions received and will determine if an independent Planning Panel is required. If no submissions are received Council will be asked to adopt Amendment C189 to the Greater Dandenong Planning Scheme and submit the amendment to the Minister for Planning for approval.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**Community Plan 'Imagine 2030' and Council Plan 2017-21 – 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
- *Lifecycle and Social Support* – The generations supported

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings

Opportunity

- *Education, Learning and Information* – Knowledge
- *Jobs and Business Opportunities* – Prosperous and affordable

Council Plan 2017-21

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

People

- A vibrant, connected and safe community

Place

- A healthy, liveable and sustainable city
- A city planned for the future

Opportunity

- A diverse and growing economy
- An open and effective Council

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

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

- *Greater Dandenong Planning Scheme*

Related Council Policies

Not Applicable.

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

Resource requirements are in accordance with existing budgetary allocations.

Consultation

Council must exhibit Planning Scheme Amendment C189 in accordance with the requirements of Sections 17, 18 and 19 of the *Planning and Environment Act 1987*. These requirements are designed to ensure that any person, Minister and public authority that may be affected by the proposed amendment is aware of the proposal and has the opportunity to make a submission about the proposal. Any submissions to the amendment will be referred to Council, and thereafter to an independent Panel for evaluation.

Conclusion

Proposed Amendment C189 will result in a net community benefit through facilitating an increased quantum of industrial land and economic opportunities within the UGB. The amendment will facilitate the future use and development of the site for a range of industrial, commercial and warehouse uses which will expand the municipality's economic base and provide for new employment opportunities.

It is recommended that Council seek authorisation from the Minister for Planning to prepare Amendment C189 and once this has been obtained, proceed to the exhibition of the amendment.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Recommendation

That:

- 1. Council seeks authorisation from the Minister for Planning to prepare Planning Scheme Amendment C189 to the *Greater Dandenong Planning Scheme*;**
- 2. Council authorises the exhibition and referral of Planning Scheme Amendment C189 to the *Greater Dandenong Planning Scheme* to all relevant parties in the manner required by the *Planning and Environment Act, 1987* and regulations, once Ministerial authorisation has been given; and**
- 3. following exhibition of Planning Scheme Amendment C189, a report is provided to Council on the submissions received, with recommendations on the way forward.**

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

MOTION

Moved by: Cr Sean O'Reilly

Seconded by: Cr Zaynoun Melhem

That:

1. **Council seeks authorisation from the Minister for Planning to prepare Planning Scheme Amendment C189 to the *Greater Dandenong Planning Scheme*;**
 2. **Council authorises the exhibition and referral of Planning Scheme Amendment C189 to the *Greater Dandenong Planning Scheme* to all relevant parties in the manner required by the *Planning and Environment Act, 1987* and regulations, once Ministerial authorisation has been given; and**
 3. **following exhibition of Planning Scheme Amendment C189, a report is provided to Council on the submissions received, with recommendations on the way forward.**
-

Cr Roz Blades AM foreshadowed the following motion:

That Council refuses to seek authorisation from the Minister for Planning to prepare Planning Scheme Amendment C189 to the Greater Dandenong Planning Scheme should this motion fail.

LOST (SUBSTANTIVE MOTION)

MINUTE 499

Moved by: Cr Roz Blades AM

Seconded by: Cr Tim Dark

That Council refuses to seek authorisation from the Minister for Planning to prepare an exhibit Planning Scheme Amendment C189 to the Greater Dandenong Planning Scheme.

CARRIED

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

POLICY AND STRATEGY

**PLANNING SCHEME AMENDMENT C189: NO. 250 FERNSIDE DRIVE,
BANGHOLME**

ATTACHMENT 1

**PLANNING SCHEME AMENDMENT C189 –
EXPLANATORY NOTES**

PAGES 7 (including cover)

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

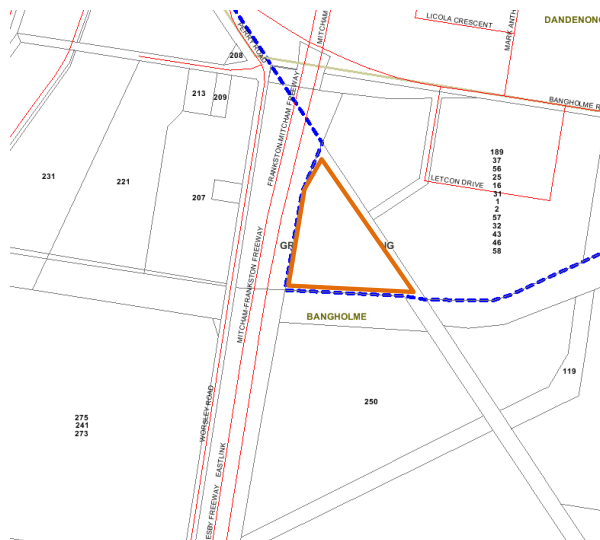
2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)*Planning and Environment Act 1987***GREATER DANDENONG PLANNING SCHEME****AMENDMENT C189****EXPLANATORY REPORT****Who is the planning authority?**

This amendment has been prepared by the City of Greater Dandenong for the Minister for Planning who is the planning authority for this amendment.

The Amendment has been made at the request of Yang's Agriculture & Husbandry Pty Ltd.

Land affected by the Amendment

The Amendment applies to the subject land which is located at 250 Fernside Drive, Bangholme. The site is also formally described on Certificate of Title as Part Lot 2 on PS524872S. The site forms part of a larger site of 250 Fernside Drive located north of Eumemmerring Creek. Land to the south of the Urban Growth Boundary is not included within this amendment. Land located within the Green Wedge Zone and Public Use Zone is also not included within this amendment.

**What the amendment does**

The Amendment seeks to rezone approximately 3.5 hectares of land to change its use from farming to industrial. The subject site is located within the Urban Growth Boundary (UGB) and is positioned between an industrial area (Industrial 3 Zone – IN3Z) and the Eumemmerring Creek (Public Use Zone – PUZ1). The rezoning will facilitate additional industrial development adjacent to an established industrial area.

The Amendment seeks to:

- Rezone the identified land from the Farming Zone to Industrial 3 Zone;
- Amend the extent of land identified as being within the Urban Floodway Zone;

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

- Melbourne Water has indicated they hold no objection to the proposed amendment and rezoning of land (from FZ to IN3Z) in an email to KLM Spatial (dated 4 August 2017). This approval is however subject to conditions being met.

These two items will need to be submitted for review/approval. Strategic assessment of the Amendment**Why is the Amendment required?**

The rezoning is required to allow approximately 3.5 ha of land to be developed for industrial use. The rezoning of the land for industrial development will make the most efficient use of land which falls within the Urban Growth Boundary. The rezoning will help increase industrial land supply within the Dandenong South Industrial Precinct, which *Plan Melbourne* identifies as a State Significant Industrial Precinct and a National Employment and Innovation Cluster. The land cannot be used or subdivided for industrial purposes without its prior rezoning.

Retention of the subject site within the Farming Zone would constitute a failure to meet the objectives of planning in Victoria, given its small size (fragmented from the balance of 250 Fernside Drive by the Eumemmerring Creek) and its location with the Urban Growth Boundary adjacent to an existing industrial estate. It is unlikely given this context, that the land will ever be utilised for commercial farming purposes, regardless of its zoning.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the objectives of Planning in Victoria by addressing the following objectives set out in Section 4 (1) and 12 (1)(a) of the *Planning and Environment Act 1987*:

- To provide for the fair, orderly, economic and sustainable use and development of land
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- To balance the present and future interests of all Victorians.

The proposal satisfies the objectives of the Act.

Specifically, the amendment provides for the fair, orderly, economic, and sustainable use and development of land by ensuring that an appropriate zoning is applied to the land to enable the future use and development of the site.

How does the Amendment address any environmental, social and economic effects?**Social Economic Effects:**

The rezoning will result in a net community benefit through facilitating an increased quantum of industrial land and opportunities which has knock on benefits on improving the local economy. The rezoning will also facilitate new opportunities for economic growth in an area adjacent to a State Significant Industrial Precinct. The amendment will facilitate the future use and development of the site for a range of industrial, commercial and warehouse uses which will expand the municipality's economic base and provide for new employment opportunities.

This rezoning will bring about social and economic benefits through the increase of direct and indirect employment opportunities, and enhanced utilisation of public and private services. In this regard, the site's location adjacent to an established industrial estate means that it has ready access to industrial infrastructure. The amendment will enable future occupants of the subject site to take advantage of its close proximity to the wider transport network, including the South Gippsland Freeway, Princes Highway, EastLink, and the Monash Freeway.

Environmental Effects:

The proposed amendment has been developed in consultation with Council as well as other relevant authorities (including Melbourne Water). As such, the environmental effects of the amendment are

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

considered negligible, with the alignment of the UFZ specifically requested by Melbourne Water Corporation (refer to correspondence in Appendix C) and no changes proposed to be made to the Land Subject to Inundation Overlay which currently affects the site.

A Stormwater Management Strategy has been undertaken by Afflux Consulting (August 2016). The report reviews the drainage requirements for the subject site, and concludes that all drainage infrastructure can be achieved on the site (although further detailed design will be required to refine the proposed concept).

The report has been reviewed by Melbourne Water Corporation (MWC), being the responsible authority for ensuring the Eumemmerring Creek's health is adequately protected in the context of developing surrounding land. MWC has stated that it does not object to the proposal subject to conditions, including the provision of a 60m wide drainage reserve (delineated by the proposed alignment of the UFZ). The proposal is therefore not considered to adversely impact upon the Eumemmerring Creek's health.

Cultural Heritage

A Cultural Heritage Management Plan (CHMP) has been prepared and approved for the proposal. It is therefore submitted that the proposed amendment (which will facilitate a future subdivision proposal) will not adversely impact upon the Aboriginal Heritage value of the site.

Does the Amendment address relevant bushfire risk?

Although the subject site is not affected by a Bushfire Management Overlay control, it is located within a designated bushfire prone area (as determined by the Minister for Planning). The building standards applicable to land in bushfire prone areas relate only to sensitive land uses (including residential, child care centres, aged care facilities etc.). Consequently, it is submitted that the proposed rezoning of the subject site for industrial purposes will have no adverse impacts on the subject site's bushfire risk potential.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment was prepared in accordance with Direction No. 11 Strategic Assessment of Amendments as well as the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act.

The amendment also addresses Ministerial Direction No. 9 - Metropolitan Planning Strategy.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment is consistent with the following State Planning Policy Framework provisions:

- Clause 11.02-1 – Supply of Urban Land:

The proposed rezoning to IN3Z would be consistent with the policy directive of clause 11.02-1 of the Greater Dandenong Planning Scheme (the Scheme). The triangular portion of land has been identified as an area primed for the future development of industry given its location adjacent an established industrial estate (zoned Industrial 3)

- Clause 11.02-3 – Planning for Growth Areas

The amendment complies with the strategic vision evident in clause 11.02-3 of the Scheme, as it responds to the immediate context of its surroundings (i.e. industrial land) whilst being sensitive to the environmental asset to the south of the site (Eumemmerring Creek). This clause encourages new development to *"provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators"*. The rezoning (from FZ to IN3Z) of the site would respond to this strategy by creating opportunities for local employment whilst expanding on an established industrial precinct.

- Clause 11.06 – Metropolitan Melbourne

The amendment is in compliance with the directive of clause 11.06-1 (Jobs and investment) of the Scheme as the rezoning to IN3Z would facilitate increased employment opportunities and foster

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

anticipated growth in the industrial sector of the local and regional economy. This is supported by clause 11.06-1 of the Scheme, which makes reference to the wider metropolitan Melbourne region to *"plan for industrial land in suitable locations to support employment and investment opportunities"*. The site is also located within the Dandenong National Employment and Innovation Cluster (NEIC) which supports a strategy to encourage people to live within relative close proximity to their places of work.

- Clause 17.02 – Industry

The proposed rezoning supports the guidelines for industry and economic development as specified at clause 17.02 of the Scheme. The site is located in an area with excellent transport links for freight vehicles, with the Eastlink tollway bordering the site's western boundary and the South Gippsland and Princes Freeways all within relative close proximity of the site. The rezoning amendment is in line with the strategic guidance provided at clause 17.02-1 of the Scheme, particularly the strategy to *"protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development"*.

- Clause 18.01-1 – Land Use and Transport Planning

As stated previously under the subheading *"Clause 17.02 – Industry"*, the site is located amongst a number of major arterial roads and freeways which service metropolitan Melbourne and connect the south-east corridor to the Central Business District (CBD). In this way the site has been carefully selected to be rezoned to IN3Z to capitalise on the high level of transport links available and situated around the site.

- Clause 18.05 – Freight

The amendment pays adherence to the objective and strategies as specified at clause 18.05-1 of the Scheme. The location of the site adjacent the Eastlink tollway would facilitate greater connections between the existing road networks, which would in turn allow for increased movements of freight and efficient processing of goods (i.e. logistics).

- Clause 19.03-2 – Water Supply, Sewerage and Drainage

The site is located in close proximity to the Eumemmerring Creek and as such any rezoning to IN3Z (from farming land zone) would need to pay due diligence to this environmental asset and ensuring the processing of water on and offsite is managed efficiently and effectively to reduce risk of contamination and water pollution. The amendment responds to this clause through the threshold distance (buffer) provided by way of the urban floodway zone (UFZ). Servicing requirements (including sewerage and drainage) would be installed in the IN3Z to manage this sensitive interface between land uses.

- Clause 19.03-3 – Stormwater

The rezoned land would effectively manage stormwater to ensure there is no potential for excessive run-off and contaminants from the industrial estate entering the waterways and catchment areas. It is noted that there already exists a large IN3Z to the immediate east of the site. The extension of this IN3Z would respond to the immediate context of the site by *"integrating stormwater treatment into the landscape"* and *"mitigating stormwater pollution from construction sites"*.

Clauses 11.06-9 and 17.02-3 identify Dandenong South's industrial precinct as being of State significance in which new employment and investment opportunities should be supported. The amendment is fully consistent with these State planning policy objectives, providing for the release of new industrial land that is well located adjacent to an established industrial estate able to accommodate threshold distances required by a range of industrial and warehouse uses.

Additionally, Direction 1.2 of *Plan Melbourne* which seeks to "improve access to jobs across Melbourne and close to where people live". In this regard, the amendment will increase the supply of industrial land in a suitable location within the Urban Growth Boundary.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The site is situated within the Dandenong Industrial Area where there is expected growth in the industrial sector. Clauses 21.02 (Municipal Profile) confirms this status and more specifically clause 21.04-3 (Industrial) acknowledge the contribution of the industrial sector to the municipality, the south-eastern suburbs, and metropolitan Melbourne as a whole. Council's vision for the industrial sector is as a pre-eminent industrial centre for Melbourne's south-east with a significant high-tech/knowledge industrial component (Clause 21.03). The Strategic Framework Map at Clause 21.03 includes the land in the 'encourage mixed industrial uses' precinct. The amendment responds to the Local Planning Policy Framework by facilitating a land use transition from vacant grazing to a range of industrial, commercial and warehouse opportunities.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the VPPs through the application of the IN3Z and UFZ. These Zones are consistent with zoning pattern in the wider locality and, as such, are considered appropriate for implementation on the subject site.

How does the Amendment address the views of any relevant agency?

The following key government agencies, land stakeholders and municipality have been consulted throughout the preparation of this amendment (noting that no objections have been received):

- VicRoads
- Viva Energy;
- City of Greater Dandenong; and
- Melbourne Water.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The *Transport Integration Act 2010* came into effect on 1 July 2010 'to create a new framework for the provision of an integrated and sustainable transport system in Victoria' that recognises the interdependency of transport and land use. Under Section 25 of the *Transport Integration Act 2010*, the Minister for Planning is required to have regard to the objectives and decision-making principles of the *Transport Integration Act 2010* when making an approval decision under the *Planning and Environment Act 1987* for any planning scheme that will have a significant impact on the transport system.

The principal purpose of the amendment is to rezone the subject site to facilitate its future use and development. The site is located immediately adjacent to an established industrial estate with excellent access to the wider transport network. Consequently, it is unlikely to have a significant impact on the local or regional transport system.

In addition, the amendment's proposal to rezone that UFZ segment of the Eastlink Road Reserve to RDZ1 will have positive implications with respect to VicRoads future management of this road. As per the attached Appendix H, VicRoads stated in a letter addressed to Council (dated 16 August 2017) that its position of support for the rezoning of the land remains unchanged. VicRoads also advised that as the site abuts EastLink, ConnectEast were required to comment on the proposed rezone as the Concessionaire to Eastlink and referral authority under the *Eastlink Project Act 2004* and the Greater Dandenong Planning Scheme. ConnectEast advised that it held no objection to the proposed amendment and maintained the authority continued to "be supportive of development proposals along the Eastlink alignment that contribute to the growth of the area".

Resource and administrative costs

- What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

The amendment will not bear a substantial increase in administration and resource costs for the Responsible Authority.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Greater Dandenong City Council
Levels 2 and 3, 225 Lonsdale St.
Dandenong VIC 3175

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment [and/or planning permit] may make a submission to the planning authority. Submissions about the Amendment [and/or planning permit] may be received. A submission must be sent to:

Strategic Planning – Amendment C189
Greater Dandenong Civic Centre
PO Box 200
Dandenong VIC 3175

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearings will be held on dates (to be confirmed) for this amendment:

- directions hearing
- panel hearing

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

POLICY AND STRATEGY

**PLANNING SCHEME AMENDMENT C189: NO. 250 FERNSIDE DRIVE,
BANGHOLME**

ATTACHMENT 2

**PLANNING SCHEME AMENDMENT C189 –
PLANNING REPORT**

PAGES 134 (including cover)

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

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Application to Amend the Greater Dandenong Planning Scheme
250 Fernside Drive, Bangholme
Ref No: 6205

PLANNING SUBMISSION

Application to Amend the Greater Dandenong Planning Scheme

250 Fernside Drive
Bangholme

Prepared by



For: Yang's Agriculture & Husbandry Pty Ltd

September 17

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Application to Amend the Greater Dandenong Planning Scheme
250 Fernside Drive, Bangholme
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2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

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Document Control

Date Prepared	Version Number	Author	Checked
26/09/2017	2	J. Hamblin 	A. J. Virquez 

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Application to Amend the Greater Dandenong Planning Scheme
250 Fernside Drive, Bangholme
Ref No: 6205



1.0 Executive Summary

This report has been prepared on behalf of Yang's Agriculture & Husbandry Pty Ltd in support of Planning Scheme Amendment C189 to the Greater Dandenong Planning Scheme. This request relates to the northern section of the property known as 250 Fernside Drive Bangholme located on the eastern side of the Eastlink Toll Road to the immediate north of Eumemmerring Creek.

The principal purpose of this Planning Scheme Amendment (PSA) is to rezone the land from Farming Zone to Industrial 3 Zone. This will also involve a rezoning of part of Perry Road, adjacent to this area of the subject site, from Farming Zone to Industrial 3 Zone. This is considered an appropriate outcome given the subject site's location within the Urban Growth Boundary, adjacent to an existing industrial estate (also Zoned Industrial 3), with excellent access to the wider road network (including the Eastlink Freeway).

Melbourne Water Corporation ("MWC") has also requested that this Amendment include a realignment of the current Urban Floodway Zone such that its width (measured along the western boundary of the site) be reduced from 62.6 metres to 60 metres, and the residual area of land also rezoned to Industrial 3. This has been confirmed via email correspondence between Melbourne Water Corporation and KLM Spatial (dated 4 August 2017) at Appendix C.

The PSA will also correct certain zoning anomalies within the Planning Scheme including:

- Rezoning the remnant Urban Floodway Zone portion of the Eastlink Freeway Reserve to Road Zone Category 1.
- Rezoning the remnant Farming Zone section of Perry Road to the immediate north of Eumemmerring Creek to Urban Floodway Zone.

The following Appendices are included in support of the proposed Amendment:

- **Appendix A** – Plan of Survey, Ref DE1 Version 1, dated 14/10/2008
- **Appendix B** – Proposed Zoning Plans
- **Appendix C** – Melbourne Water Corporation letter of no objection dated 1/12/2016 and email dated 4/8/2017
- **Appendix D** – Viva Energy Australia letter of no objection dated 1/3/2017 and email dated 30/6/2017
- **Appendix E** – Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006* on 19/09/2014
- **Appendix F** – Stormwater Management Strategy, prepared by Afflux Consulting dated August 2016
- **Appendix G** – ConnectEast letter of no objection dated 10/8/2017
- **Appendix H** – VicRoads letter of no objection dated 16/8/2017

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Application to Amend the Greater Dandenong Planning Scheme
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2.0 Introduction

This submission has been prepared for an on behalf of our client, Yang's Agriculture & Husbandry Pty Ltd in support of an application to amend the Greater Dandenong Planning Scheme to rezone portion of the land at 250 Fernside Drive, Bangholme ('the site') under Section 8A of the *Planning and Environment Act 1987* ("the Act").

The proposed amendment seeks to rezone approximately 3.5 hectares (ha) of Farming Zone land (FZ) to Industrial 3 (IN3Z). Additionally this amendment seeks to correct a few zoning anomalies, namely a realignment of the indent of Urban Floodway Zone (UFZ) along the site's western boundary to RDZ1 (Eastlink); and rezoning a portion of land south-east of the site from FZ to UFZ to form a consistent line of UFZ land (Eumemmerring Creek).

This land is located within the Urban Growth Boundary and is positioned between an established industrial area (also in the Industrial 3 Zone – IN3Z) and the Eumemmerring Creek (Public Use Zone – PUZ1). The rezoning will facilitate the future industrial subdivision and development of this land adjacent to an established industrial area.

The rezoning of the site has been the subject of various discussions with Council over the previous years. These consultations have influenced the preparation of this rezoning proposal.

2.1 Strategic Planning Background

A request to amend the Planning Scheme to rezone the subject site was originally lodged in January 2015. This request formed part of a combined planning scheme amendment and permit application, lodged with Council under Section 96A of the Act. Over the course of approximately two years following lodgement of the request, extensive discussions were held with Council and the relevant authorities (including Melbourne Water, Viva Energy (body responsible for implementation of the WAG pipeline) and VicRoads to resolve outstanding issues (including preparation of a hydraulic assessment, requested by Melbourne Water).

On 14 December 2016, Council issued a letter advising that it was no longer willing to consider a combined planning scheme amendment and permit application under Section 96A of the Act and recommended that we withdraw our original application, and re-submit the Planning Scheme Amendment request separately.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Application to Amend the Greater Dandenong Planning Scheme
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**3.0 The Subject Site & Surrounding Environment****3.1 Subject Site**

The subject site has an area of 4.453 hectares and is more particularly described as part Lot 2 on Plan of Subdivision No. 524872S (refer Certificate of Title Volume 10351 Folio 428). It forms the northern portion of three segments of land known as 250 Fernside Drive Bangholme, which are bisected by the Eumemmerring Creek and a strip of separately titled land known as Lot 1 on Title Plan No. 903256.

Access to the site is currently provided via Perry Road (to the northeast), which is an un-made government road.

A 12.49 metre wide electricity transmission easement (described as "E-3" on PS524872S) runs adjacent to the north-eastern boundary of the subject site.

**3.2 Surrounding Area**

The subject site is situated to the immediate north of the Eumemmerring Creek reserve. The Creek itself is setback from the southern boundary of the subject site by approximately 23 metres and runs in an east-west direction. Further south of the creek is land within the Green Wedge Zone used for agricultural purposes.

Properties on the north-eastern side of Perry Road forms part of an established industrial estate zoned Industrial 3. This estate is bounded by Perry Road (to the southwest), Bangholme Road (to the north), and the Eumemmerring Creek (to the south and east).

The Eastlink Toll Road (Road Zone Category 1) runs adjacent to the western boundary of the subject site. Properties further west of Eastlink and Worsley Road are within the Green Wedge Zone and primarily used for agricultural purposes.

The Eastern Treatment Plant is located approximately 140 metres to the southwest of the site. The Plant comprises an area of approximately 1,100 hectares, and treats approximately 40% of Melbourne's sewage.

The nearest sensitive land use receptor is located approximately 217 metres to the north-west of the subject site, being a residential property known as 207 Bangholme Road (in the Green Wedge Zone on the western side of Eastlink and Worsley Road).

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Application to Amend the Greater Dandenong Planning Scheme
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The subject site has ready access to infrastructure services. In this regard, water, sewer, telecommunications, and gas infrastructure are all available within the Letcon Drive Road Reserve to the northeast of the subject site. In addition, telecommunications infrastructure managed by Connect East runs along the Eastlink Road Reserve approximately 70 metres west of the subject site.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

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4.0 Project Objective

4.1 Rezone the Subject site to Industrial 3 Zone

The majority of the subject site (i.e. approximately 3.5 hectares) is Zoned Farming under the Greater Dandenong Planning Scheme, the key purpose of which is to encourage the use and development of land for rural purposes. This Zoning is no longer considered appropriate, particularly having regard to the subject site's location within the Urban Growth Boundary, the goal of which is to define the boundary of those areas which are considered suitable for urban use and development.

Discussions with representatives of Council's Strategic Planning Department prior to and during its consideration of our previous Planning Scheme Amendment (C189) request reveal that Council is supportive of the proposed re-zoning of the subject site to the Industrial 3 Zone, provided the request also includes the rezoning of that part of Perry Road adjacent to the subject site to the Industrial 3 Zone.

4.2 Realign the Boundary of the Urban Floodway Zone

Approximately 1.5 hectares of the subject site (adjacent to its southern boundary) is Zoned Urban Floodway ("UFZ") under the Greater Dandenong Planning Scheme. During discussions with Melbourne Water Corporation ("MWC") prior to lodgement of our previous Planning Scheme Amendment request, MWC requested that the width of the current UFZ boundary be reduced from 62.6 metres (measured along the western boundary of the site) to 60 metres, and the remaining area of UFZ land to be rezoned to Industrial 3. This is confirmed by email correspondence to be satisfactory (subject to conditions); please refer to email from MWC dated 4 August 2017 at Appendix C.

4.3 Correction of Zoning Anomalies

It is also proposed to correct certain zoning anomalies which have arisen as a consequence of construction of the Eastlink Freeway and implementation of the UFZ. A letter addressed to Council from 'ConnectEast' (dated 10 August 2017) acting on behalf of VicRoads confirms no objection to the amendment application currently before Council at Appendix G.

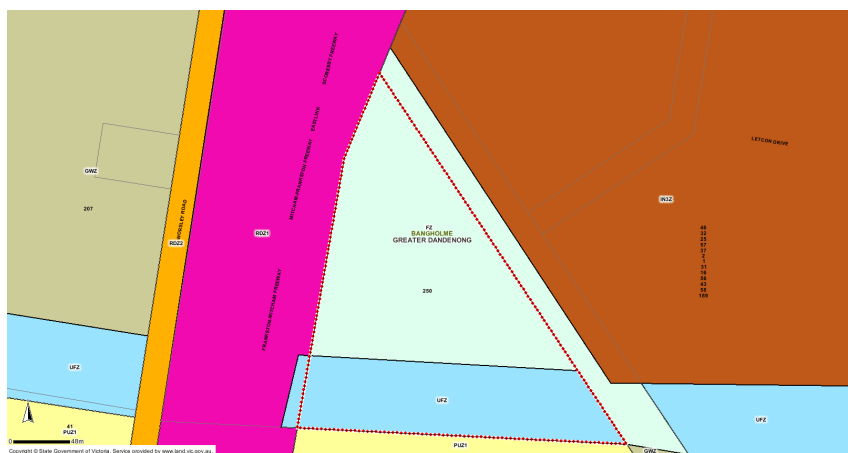
2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

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**5.0 Dandenong Planning Scheme****5.1 Existing Provisions****5.1.1 Zone**

The subject site is zoned:

- Clause 35.07: Farming Zone
- Clause 37.03: Urban Floodway Zone



Zoning Map of Subject Site (Land.vic.gov.au)

The purpose of the Farming Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for the use of land for agriculture. To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

The purpose of the Urban Floodway Zone is:

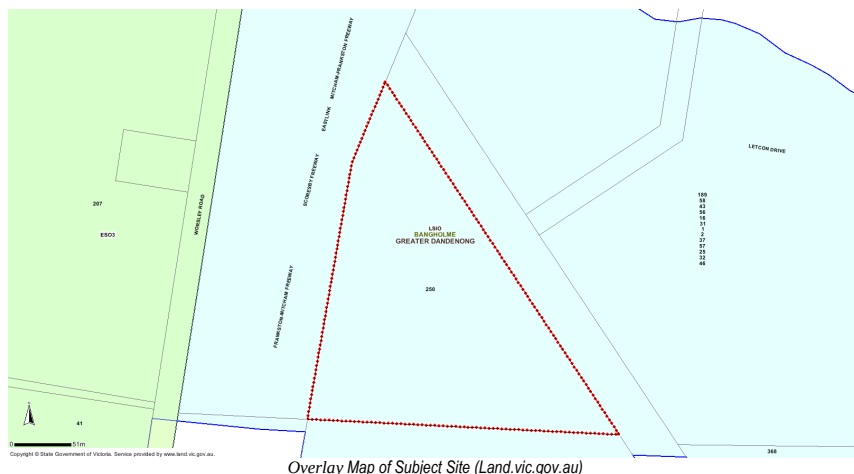
- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify waterways, major floodpaths, drainage depressions and high hazard areas within urban areas which have the greatest risk and frequency of being affected by flooding.
- To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
- To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

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**5.2.1 Overlay(s)**

The subject site is covered by Clause 44.04: Land Subject to Inundation Overlay



The purpose of the Land Subject to Inundation Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

5.1.3 State Planning Policy Framework

- Clause 11.02-1 – Supply of Urban Land
- Clause 11.02-3 – Planning for Growth Areas
- Clause 11.06 – Metropolitan Melbourne
- Clause 17.02 – Industry
- Clause 18.01-1 – Land Use and Transport Planning
- Clause 18.05 – Freight
- Clause 19.03-2 – Water Supply, Sewerage and Drainage
- Clause 19.03-3 – Stormwater.

5.1.4 Local Planning Policy

- Clause 21.02: Municipal Profile;
- Clause 21.03: A Vision of Greater Dandenong
- Clause 21.04 -3: Industrial

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

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**5.2 Proposed Provisions**

The Amendment seeks to rezone approximately 3.5 hectares of land to change its use from farming to industrial. The subject site is located within the Urban Growth Boundary (UGB) and is positioned between an industrial area (Industrial 3 Zone – IN3Z) and the Eumemmering Creek (Public Use Zone – PUZ1). The rezoning will facilitate additional industrial development adjacent to an established industrial area.

The Amendment seeks to:

- Rezone the identified land from Farming to Industrial 3 Zone;
- Amend the extent of land identified as being within the Urban Floodway Zone;

5.2.1 Zone

The purposes of the Industrial 3 Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.
- To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses to be compatible with the nearby community.
- To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations.
- To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.

The purpose of the Urban Floodway Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify waterways, major floodpaths, drainage depressions and high hazard areas within urban areas which have the greatest risk and frequency of being affected by flooding.
- To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
- To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989. To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

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6.0 Matters for Consideration

6.1 Drainage Authority

Melbourne Water Corporation has had extensive involvement in preparation of this Planning Scheme Amendment. In response to MWC's preliminary feedback, a Stormwater Management Strategy was prepared by Afflux Consulting, which is included in Appendix F to this report.

Melbourne Water has reviewed this report and, as a consequence, has provided us with confirmation that it does not object to the proposed PSA evidenced by email confirmation to KLM Spatial on 4 August 2017 as per Appendix C. This confirmation from MWC was also confirmed in earlier correspondence by a letter (with conditions) addressed to Council and dated 1 December 2016 in Appendix C.

6.2 Gas Authority

A 15.25m wide gas pipeline easement (vested in W.A.G. Pipeline Pty Ltd) is situated on site and runs outwardly adjacent the north-eastern boundary of Perry Road and traverses its currently unconstructed intersection with Letcon Drive. Given that any future industrial subdivision of the subject site will require construction of an access way from Letcon Drive over this easement, Council referred the previous joint planning scheme amendment and subdivision application to Viva Energy Australia (owner of this easement). On 1 March 2017, Viva Energy Australia wrote to the Greater Dandenong City Council, advising that it does not object to the proposed planning scheme amendment provided that it be kept informed of any future application pertaining to the subdivision of the subject site (refer Viva Energy Australia letter dated 1 March 2017 in Appendix D). This confirmation of support for the amendment to rezone farm zone land to Industrial 3 Zone was reaffirmed in a letter addressed to Council (dated 30 June 2017) and shown at Appendix D.

6.3 Road Authority

VicRoads was consulted prior to lodgement of our original Planning Scheme Amendment (C189) request due to the fact that at that time that portion of Letcon Drive providing access to the subject site from Bangholme Road, together with the Eastlink Freeway Reserve, were affected by a Public Acquisition Overlay control. Please see referral comments received in a letter from VicRoads dated 16 August 2017. (Appendix H).

ConnectEast expressed no concerns with the proposed rezoning of land in a letter of no objection dated 10 August 2017 (Appendix G).

The Public Acquisition Overlay has since been removed from both Letcon Drive and the Eastlink Freeway Reserve (upon its rezoning to Road Zone Category 1).

6.4 Aboriginal Cultural Heritage

The subject site is located within a designated area of Aboriginal cultural heritage sensitivity. A Cultural Heritage Management Plan was prepared by Urban Colours Cultural Resource Managers in August 2014 and approved by Aboriginal Affairs Victoria in September 2014. Copy of this approved CHMP is provided at Appendix E to this report.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

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**7.0 Strategic Assessment of Rezoning****7.1 Proposed Rezoning**

In assessing this proposal for a planning scheme amendment, Ministerial Direction No. 11 *Strategic Assessment of Amendments* is relevant and must be considered in accordance with Section 12(2)(a) of the *Planning and Environment Act 1987*. The purpose of this Direction is to *ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces*. The requirements under this Direction provided by the Strategic Assessment Guidelines are discussed in detail below.

1. Why is the Amendment required?

The rezoning is required to allow approximately 3.5 ha of land to be developed for industrial use. The rezoning of the land for industrial development will make the most efficient use of land which falls within the Urban Growth Boundary. The rezoning will help increase industrial land supply within the Dandenong South Industrial Precinct, which Plan Melbourne identifies as a State Significant Industrial Precinct and a National Employment and Innovation Cluster. The land cannot be used or subdivided for industrial purposes without its prior rezoning.

Retention of the subject site within the Farming Zone would constitute a failure to meet the objectives of planning in Victoria, given its small size (fragmented from the balance of 250 Fernside Drive by the Eumemmerring Creek) and its location with the Urban Growth Boundary adjacent to an existing industrial estate. It is unlikely given this context, that the land will ever be utilised for commercial farming purposes, regardless of its zoning.

2. How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the objectives of Planning in Victoria by addressing the following objectives set out in Section 4 (1) and 12 (1) (a) of the *Planning and Environment Act 1987*:

- To provide for the fair, orderly, economic and sustainable use and development of land
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victoria's and visitors to Victoria.
- To balance the present and future interests of all Victorians.

The proposal satisfies the objectives of the Act.

Specifically, the amendment provides for the fair, orderly, economic, and sustainable use and development of land by ensuring that an appropriate zoning is applied to the land to enable the future use and development of the site.

3. How does the Amendment address any environmental, social and economic effects?**Social & Economic Effects:**

The rezoning will result in a net community benefit through facilitating an increased quantum of industrial land and opportunities which has knock on benefits on improving the local economy. The rezoning will also facilitate new opportunities for economic growth in an area adjacent to a State Significant Industrial Precinct. The amendment will facilitate the future use and development of the site for a range of industrial, commercial and warehouse uses which will expand the municipality's economic base and provide for new employment opportunities.

This rezoning will bring about social and economic benefits through the increase of direct and indirect employment opportunities, and enhanced utilisation of public and private services. In this regard, the site's location adjacent to an established industrial estate means that it has ready access to industrial infrastructure. The amendment will enable future occupants of the subject site to take advantage of its close proximity to the wider transport network, including the South Gippsland Freeway, Princes Highway, EastLink, and the Monash Freeway.

Environmental Effects:

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

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The proposed amendment has been developed in consultation with Council as well as other relevant authorities (including Melbourne Water). As such, the environmental effects of the amendment are considered negligible, with the alignment of the UFZ specifically requested by Melbourne Water Corporation (refer to correspondence in Appendix C), and no changes proposed to be made to the Land Subject to Inundation Overlay which currently affects the site.

A Stormwater Management Strategy has been undertaken by Afflux Consulting (August 2016). The report reviews the drainage requirements for the subject site, and concludes that all drainage infrastructure can be achieved on the site (although further detailed design will be required to refine the proposed concept).

The report has been reviewed by MWC, being the responsible authority for ensuring the Eumemmerring Creek's health is adequately protected in the context of developing surrounding land. MWC has stated that it does not object to the proposal subject to conditions, including the provision of a 60m wide drainage reserve (delineated by the proposed alignment of the UFZ). The proposal is therefore not considered to adversely impact upon the Eumemmerring Creek's health.

Cultural Heritage:

A Cultural Heritage Management Plan has been prepared and approved for the proposal. It is therefore submitted that the proposed amendment (which will facilitate a future subdivision proposal) will not adversely impact upon the Aboriginal Heritage value of the site.

4. Does the Amendment address relevant bushfire risk?

Although the subject site is not affected by a Bushfire Management Overlay control, it is located within a designated bushfire prone area (as determined by the Minister for Planning). The building standards applicable to land in bushfire prone areas relate only to sensitive land uses (including residential, child care centres, aged care facilities etc.). Consequently, it is submitted that the proposed rezoning of the subject site for industrial purposes will have no adverse impacts on the subject site's bushfire risk potential.

5. Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment was prepared in accordance with Direction No. 11 Strategic Assessment of Amendments as well as the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act.

The amendment also addresses Ministerial Direction No. 9 - Metropolitan Planning Strategy.

6. How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment is consistent with the following State Planning Policy Framework provisions:

- Clause 11.02-1 – Supply of Urban Land:

The proposed rezoning to IN3Z would be consistent with the policy directive of clause 11.02-1 of the Greater Dandenong Planning Scheme (the Scheme). The triangular portion of land has been identified as an area primed for the future development of industry given its location adjacent an established industrial estate (zoned Industrial 3).

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

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- Clause 11.02-3 – Planning for Growth Areas

The amendment complies with the strategic vision evident in clause 11.02-3 of the Scheme, as it responds to the immediate context of its surroundings (i.e. industrial land) whilst being sensitive to the environmental asset to the south of the site (Eumemmerring Creek). This clause encourages new development to “provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators”. The rezoning (from FZ to IN3Z) of the site would respond to this strategy by creating opportunities for local employment whilst expanding on an established industrial precinct.

- Clause 11.06 – Metropolitan Melbourne

The amendment is in compliance with the directive of clause 11.06-1 (Jobs and investment) of the Scheme as the rezoning to IN3Z would facilitate increased employment opportunities and foster anticipated growth in the industrial sector of the local and regional economy. This is supported by clause 11.06-1 of the Scheme, which makes reference to the wider metropolitan Melbourne region to “plan for industrial land in suitable locations to support employment and investment opportunities”. The site is also located within the Dandenong National Employment and Innovation Cluster (NEIC) which supports a strategy to encourage people to live within relative close proximity to their places of work.

- Clause 17.02 – Industry

The proposed rezoning supports the guidelines for industry and economic development as specified at clause 17.02 of the Scheme. The site is located in an area with excellent transport links for freight vehicles, with the Eastlink tollway bordering the site’s western boundary and the South Gippsland and Princes Freeways all within relative close proximity of the site. The rezoning amendment is in line with the strategic guidance provided at clause 17.02-1 of the Scheme, particularly the strategy to “protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development”.

- Clause 18.01-1 – Land Use and Transport Planning

As stated previously under the subheading “Clause 17.02 – Industry”, the site is located amongst a number of major arterial roads and freeways which service metropolitan Melbourne and connect the south-east corridor to the Central Business District (CBD). In this way the site has been carefully selected to be rezoned to IN3Z to capitalise on the high level of transport links available and situated around the site.

- Clause 18.05 – Freight

The amendment pays adherence to the objective and strategies as specified at clause 18.05-1 of the Scheme. The location of the site adjacent the Eastlink tollway would facilitate greater connections between the existing road networks, which would in turn allow for increased movements of freight and efficient processing of goods (i.e. logistics).

- Clause 19.03-2 – Water Supply, Sewerage and Drainage

The site is located in close proximity to the Eumemmerring Creek and as such any rezoning to IN3Z (from farming land zone) would need to pay due diligence to this environmental asset and ensuring the processing of water on and offsite is managed efficiently and effectively to reduce risk of contamination and water pollution. The amendment responds to this clause through the threshold distance (buffer) provided by way of the urban floodway zone (UFZ). Servicing requirements (including sewerage and drainage) would be installed in the IN3Z to manage this sensitive interface between land uses.

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▪ Clause 19.03-3 – Stormwater

The rezoned land would effectively manage stormwater to ensure there is no potential for excessive run-off and contaminants from the industrial estate entering the waterways and catchment areas. It is noted that there already exists a large IN3Z to the immediate east of the site. The extension of this IN3Z would respond to the immediate context of the site by *"integrating stormwater treatment into the landscape"* and *"mitigating stormwater pollution from construction sites"*.

Clauses 11.06-9 and 17.02-3 identify Dandenong South's industrial precinct as being of State significance in which new employment and investment opportunities should be supported. The amendment is fully consistent with these State planning policy objectives, providing for the release of new industrial land that is well located adjacent to an established industrial estate able to accommodate threshold distances required by a range of industrial and warehouse uses.

Additionally, Direction 1.2 of *Plan Melbourne* which seeks to "Improve access to jobs across Melbourne and close to where people live". In this regard, the amendment will increase the supply of industrial land in a suitable location within the Urban Growth Boundary.

7. How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The site is situated within the Dandenong Industrial Area where there is expected growth in the industrial sector. Clauses 21.02 (Municipal Profile) confirms this status and more specifically clause 21.04-3 (Industrial) acknowledge the contribution of the industrial sector to the municipality, the south-eastern suburbs, and metropolitan Melbourne as a whole. Council's vision for the industrial sector is as a pre-eminent industrial centre for Melbourne's south-east with a significant high-tech/knowledge industrial component (Clause 21.03). The Strategic Framework Map at Clause 21.03 includes the land in the 'encourage mixed industrial uses' precinct. The amendment responds to the Local Planning Policy Framework by facilitating a land use transition from vacant grazing to a range of industrial, commercial and warehouse opportunities.

8. Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the VPPs through the application of the IN3Z and UFZ. These Zones are consistent with zoning pattern in the wider locality and, as such, are considered appropriate for implementation on the subject site.

9. How does the Amendment address the views of any relevant agency?

The following key government agencies, land stakeholders and municipality have been consulted throughout the preparation of this amendment (noting that no objections have been received):

- VicRoads
- Viva Energy
- City of Greater Dandenong; and
- Melbourne Water

10. Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The *Transport Integration Act 2010* came into effect on 1 July 2010 'to create a new framework for the provision of an integrated and sustainable transport system in Victoria' that recognises the interdependency of transport and land use. Under Section 25 of the *Transport Integration Act 2010*, the Minister for Planning is required to have regard to the objectives and decision-making principles of the *Transport Integration Act 2010* when making an approval decision under the Planning and Environment Act 1987 for any planning scheme that will have a significant impact on the transport system.

The principal purpose of the amendment is to rezone the subject site to facilitate its future use and development. The site is located immediately adjacent to an established industrial estate with excellent access to the wider transport network. Consequently, it is unlikely to have a significant impact on the local or regional transport system.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Application to Amend the Greater Dandenong Planning Scheme
250 Fernside Drive, Bangholme
Ref No: 6205



In addition, the amendment's proposal to rezone that UFZ segment of the Eastlink Road Reserve to RDZ1 will have positive implications with respect to VicRoads' future management of this road. As per the attached Appendix H, VicRoads stated in a letter addressed to Council (dated 16 August 2017) that its position of support for the rezoning of the land remains unchanged. VicRoads also advised that as the site abuts EastLink, ConnectEast were required to comment on the proposed rezone as the Concessionaire to Eastlink and referral authority under the *Eastlink Project Act 2004* and the Greater Dandenong Planning Scheme. ConnectEast advised that it held no objection to the proposed amendment and maintained the authority continued to *"be supportive of development proposals along the Eastlink alignment that contribute to the growth of the area"*.

11. Assess the impact of the new planning provision on the resource and administration costs of the responsible authority.

It is not anticipated that the proposed planning scheme amendment will bear a significant impact upon the resource and administration costs of the responsible authority, given that it is for a rezoning of the subject site and immediate surrounds consistent with the current zoning pattern in the wider locality.

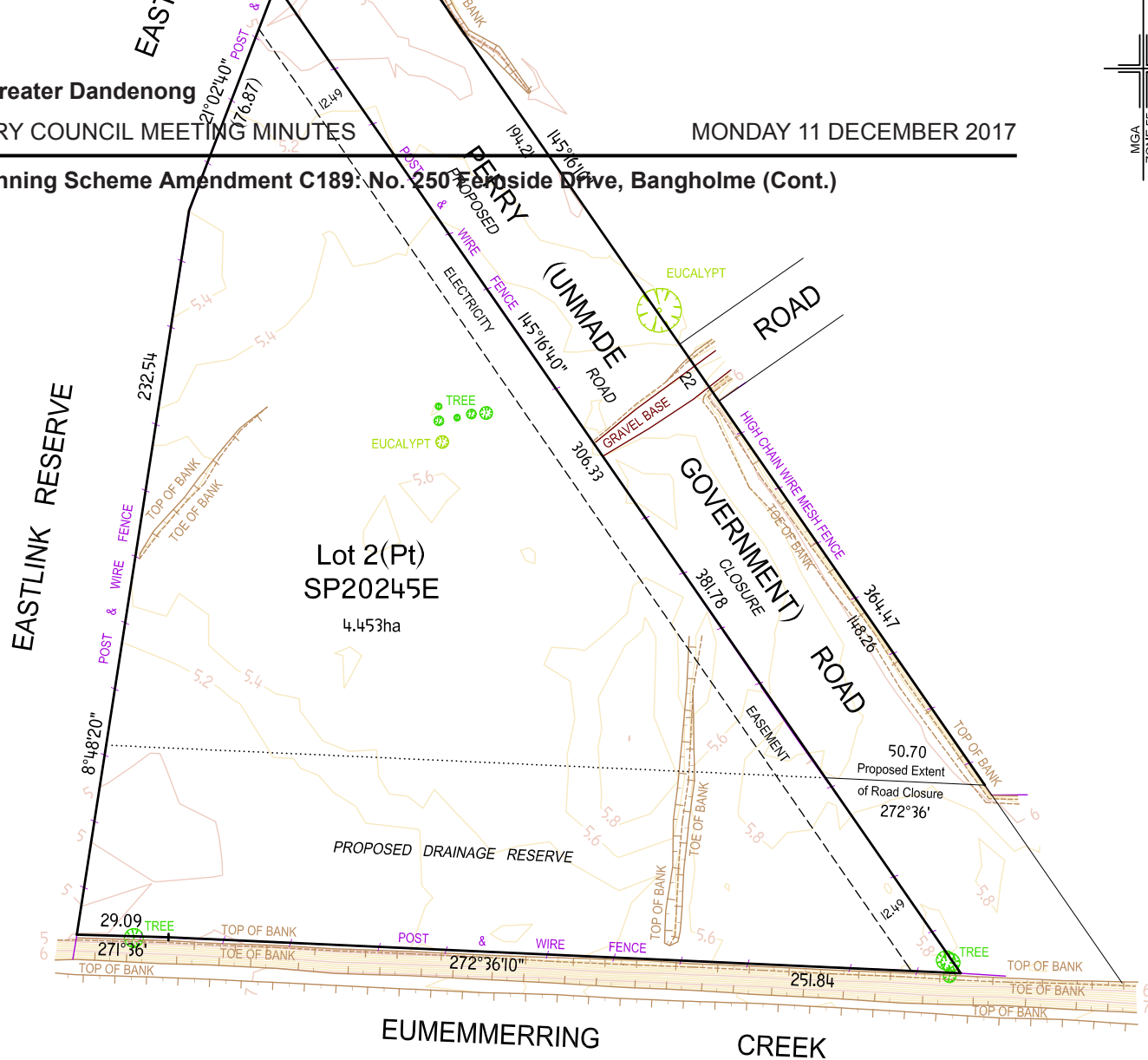
Conclusion

The proposal is to rezone the subject site to facilitate its future use and development for industrial purposes, as well as to address certain zoning anomalies pertaining to the current alignment of the Urban Floodway Zone.

This proposal has already achieved support by all relevant authorities (including Greater Dandenong City Council, Melbourne Water, VicRoads and Viva energy and satisfies the requirements of the relevant Ministerial Directions and local and state planning policies.

It is respectfully requested, therefore, that the proposed planning scheme amendment be considered in a timely and favourable manner.

2.5.1 Planning Scheme Amendment C189: No. 250 Fenside Drive, Bangholme (Cont.)



Contour intervals are at 0.20 metres.

DATUM NOTATION:

TITLE BOUNDARIES HAVE BEEN RE-ESTABLISHED BY VIDE SP 20245D AND PS 50459IP.
MGA ZONE 55 DATUM VIDE: PM 540 & M
ORIGIN OF CO-ORDINATES PM 540
AHD LEVELS DERIVED FROM PM 544 RL
CONFIRMED BY: PM 540 RL 5.298

CLIENT:

Sophertra Say

LOCATION:

Lot 2 (Part) PS 524872S
Letcon Drive
Bangholme

REFERENCE: 4416_DE1

VERSION: 1 14-10-2008

DATE OF SURVEY: 12-10-2008

SHEET 1 OF 1 MELWAY:

SCALE: 1:1500 SHEET SIZE:

Checked by: Date: Initials:

IMPORTANT NOTE

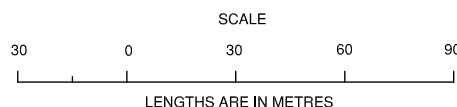
Services shown hereon have been located where possible by field survey. If not able to be so located, known services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

Where permission has been granted any reproduction of this information in other plans requires the authorship of KLM Spatial to be noted on that plan and a statement that the information has not been altered.

This note is an integral part of this plan.

This plan must not be passed on to any third party or reproduced in any documentation without the written approval of KLM Spatial.

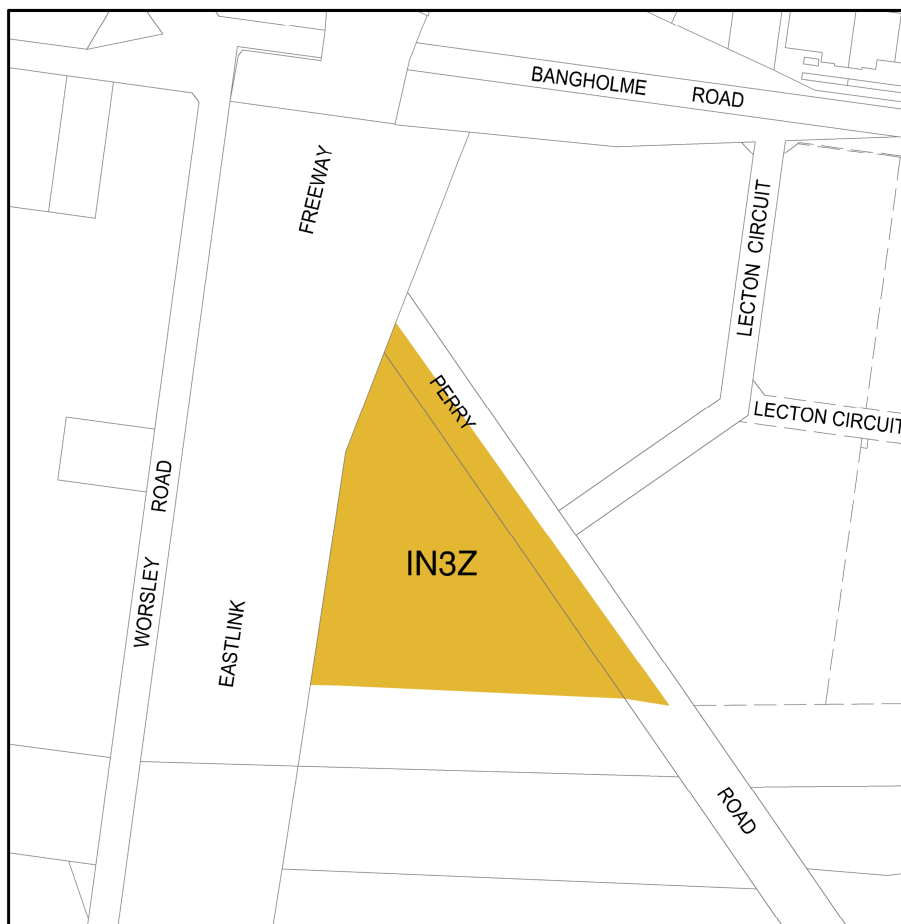


2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

APPENDIX B

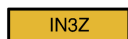
GREATER DANDENONG PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map

LEGEND

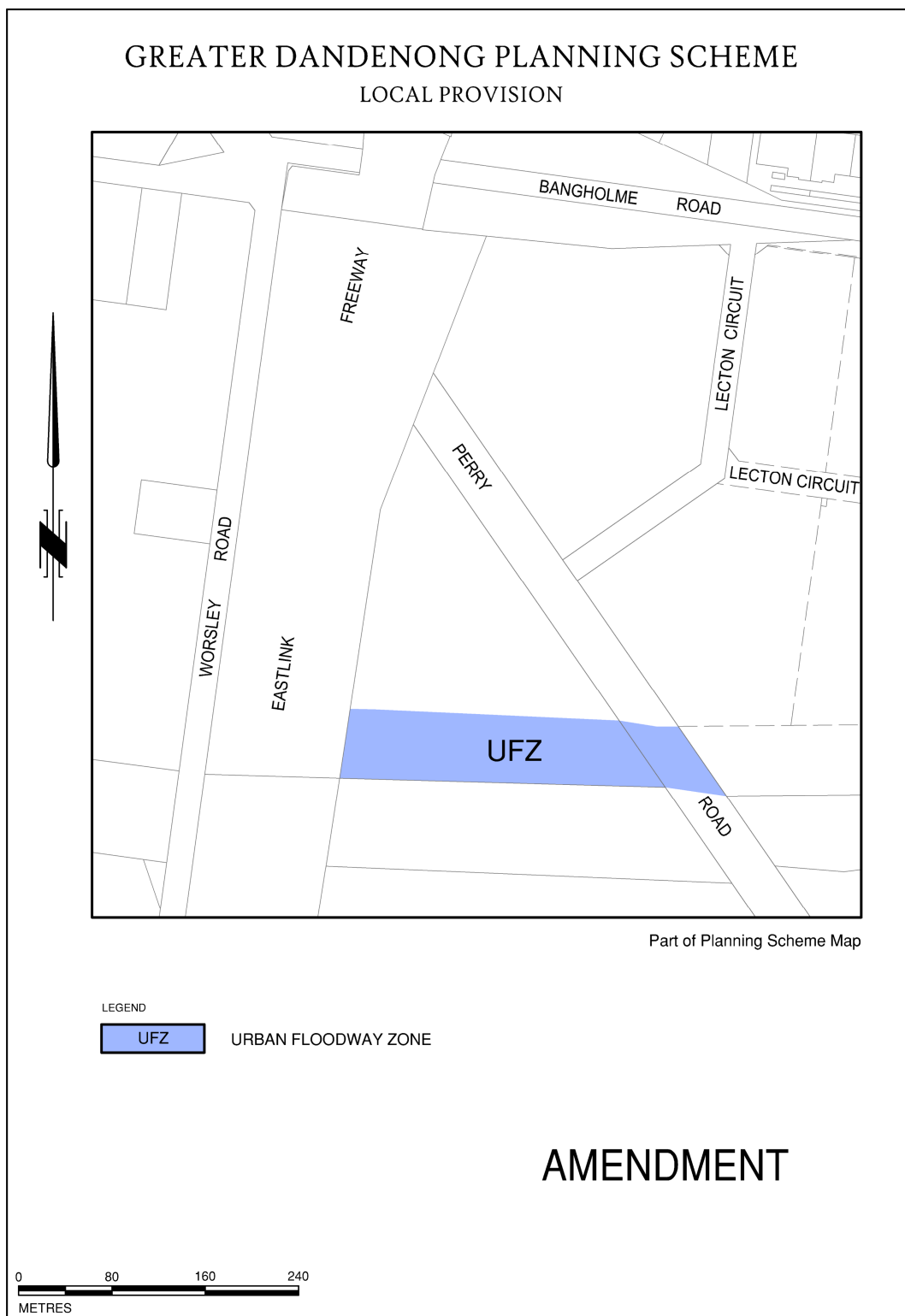


INDUSTRIAL 1 ZONE

AMENDMENT



2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)



2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

APPENDIX C

250573_655434_375133.pdf



01 December 2016

Mr Mitchell Seach
Greater Dandenong City Council
PO Box 200
Dandenong, VIC 3175
mseach@cgd.vic.gov.au

Dear Mr Mitchell Seach

Proposal: Subdivision x 6 (see also Planning Scheme Amendment C189)
Property: 250 Fernside Drive Bangholme 3175
Council Ref: PLN15/0046
Melb Water Ref: 250573

Thank you for your referral of a town planning application with the above details.

Melbourne Water, pursuant to Section 56 (1) of the Planning and Environment Act 1987, **does not object** to the proposal (including Amendment C189), subject to the following conditions and footnotes:

1. Prior to the issue of a Statement of Compliance, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
2. Prior to the issuing of a Statement of Compliance, engineering plans of the subdivision (in electronic format) are to be forwarded to Melbourne Water for comment/approval. A Certified Survey Plan may be required following our comments on the engineering drawings.
3. Before the issuing of a Statement of Compliance, a certified survey plan (CSP) prepared by or under the supervision of a licensed land surveyor, showing levels reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the land has been filled in accordance with Melbourne Water's requirements, to the satisfaction of Melbourne Water.
4. The subdivision is to make provision for overland flows from the upstream catchment utilising roads and/or reserves.
5. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria either in accordance with Melbourne Water's standards



2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

250573_655434_375133.pdf

6. Prior to the issuing of a Statement of Compliance, a Site Management Plan detailing pollution and sediment control measures, must be submitted to Melbourne Water for approval. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.

7. Prior to the issue of a Statement of Compliance, a separate application direct to Melbourne Water, must be made for any works on or around our mains, drains and waterways or new or modified connections to our drainage network.

8. Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the Subdivision Act 1988.

Footnote(s) to be placed on Permit

If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference **250573**.

If you have any enquiries, please contact me on telephone 9679 7517 or e-mail ashley.campbell@melbournewater.com.au.

Yours sincerely



Ashley Campbell
Urban Growth Services

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

APPENDIX D



City of Greater Dandenong
PO Box 200,
Dandenong, Victoria, Australia, 3175

30 June 2017

By email: Genna.Walkley@cgd.vic.gov.au

Dear Genna,

RE: 250 Fernside Drive, Bangholme Vic 3175
Planning Scheme amendment C189 - W.A.G Pipeline Referral

Viva Energy Australia Pty Ltd own and operate a high pressure licenced pipeline the W.A.G Pipeline Pty Ltd (the pipeline). The Pipeline is in close proximity to the future development of an industrial estate at 250 Fernside Dr Bangholme, any new entrance to the site will require a new road to be built over our pipeline.

Viva Energy have no objection to the application for rezoning of the land to industrial 3 zone. However for any other (Current or New) planning application, subdivision, earthworks, roads or development of the land, to safeguard the integrity of the pipeline, environment and community, we would appreciate the council keeping us informed of any other applications. All other applications will be required to meet our conditions in accordance with the Pipelines Act and Regulations at cost to the developer.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Linda Busbridge".

Linda Busbridge
Commercial Lead
Viva Energy Pty Ltd

WAG Pipeline Pty Ltd (ABN 73 004 784 310) is a subsidiary of Viva Energy Australia Pty Ltd

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

APPENDIX E

Cultural Heritage Management Plan 250 Fernside Drive, Bangholme

Industrial subdivision

Plan number: 12998



SPONSOR:

Mr Khay Taing

CULTURAL HERITAGE ADVISOR:

Annette Xiberras

AUTHORS:

Jenny Fiddian and Adam Lovett

DATE:

20 August 2014



urban colours
cultural resource managers

www.urbancolours.com.au

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Title page

250 Fernside Drive, Bangholme

Eight-lot subdivision

Cultural Heritage Management Plan Number: 12998

Activity size:	Medium
Assessment:	Desktop, Standard and Complex
Sponsor:	Mr Khay Taing
Cultural Heritage Advisor:	Annette Xiberras
Authors:	Jenny Fiddian and Adam Lovett
Date:	20 August 2014

Front page shows the activity area facing southwest (Photo: Jenny Fiddian)

Acknowledgements

On behalf of Urban Colours Cultural Resource Managers, the authors would like to acknowledge and thank the following people and organisations for assisting with the development of this CHMP:

KLM Spatial

Guillermo Cabala

Wurundjeri Tribe Land and Compensation Cultural Heritage Council Inc.

Kirsty Lewis and Michael Xiberras

Bunurong Land Council Aboriginal Corporation

Sonia Murray and Izzy Pepper

Boon Wurrung Foundation Ltd

James Hughes

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Aboriginal Heritage Act 2006 Section 65		
Cultural Heritage Management Plan – Notice of Approval		
CHMP NAME: 250 FERNSIDE DRIVE, BANGHOLME, INDUSTRIAL SUBDIVISION		
CHMP NUMBER: 12998		
SPONSOR: Mr Khay Taing	ACN/ABN:	
Cultural Heritage Advisor(s): Annette Xiberras		
Author(s): Jenny Fiddian and Adam Lovett		
Cover date: 20 August 2014	Pages: 90	
Received for approval: 20 August 2014		
TO BE COMPLETED BY THE SECRETARY (OR DELEGATE)		
I have considered the Evaluation Report for this CHMP and:		
I am satisfied that the CHMP has been prepared in accordance with the standards prescribed for the purposes of section 53 (in the Aboriginal Heritage Regulations 2007 and the Approved Form).	Yes	No
I am satisfied that the CHMP adequately addresses the matters set out in section 61.	Yes	No
In considering this application, I consulted with and considered the views of Aboriginal persons or bodies I considered relevant to the application.	Yes	No
I have given proper consideration to any relevant human rights	Yes	No
I, Angela Singh, Executive Director, Office of Aboriginal Affairs Victoria, acting under authority delegated to me by the Secretary, Department of Premier and Cabinet, and pursuant to section 65(2) of the Aboriginal Heritage Act 2006 hereby <u>approve</u> / <u>refuse to approve</u> this cultural heritage management plan.		
Signed:  ANGELA SINGH		
Dated: 19/7/2014		
- The notice of approval should be inserted after the title page and bound with the body of the management plan. - The recommendations in this management plan are now compliance requirements. Officers from the Department of Premier and Cabinet may attend the subject land to monitor compliance with the recommendations.		

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Executive summary

This mandatory Cultural Heritage Management Plan (CHMP) for 250 Fernside Drive, Bangholme, has been produced on behalf of the Sponsor, Mr Khay Taing. The Sponsor proposes to develop an industrial subdivision on the 6.095 hectare site. This CHMP presents the results of a desktop assessment, standard assessment and complex assessment. It assesses the impact of the proposed activity on any cultural heritage material present within the activity area.

This CHMP has been prepared in accordance with the requirements of the *Aboriginal Heritage Act 2006* (the Act) and the *Aboriginal Heritage Regulations 2007* (the Regulations to the Act). The purpose of this CHMP is to ensure that the development of the proposed activity proceeds in a way that avoids having an impact on cultural heritage material, S.61(a) of the Act, or attempts to minimise any impact on cultural heritage, S.61(b).

The reason for preparing the CHMP

The preparation of a CHMP is mandatory when a proposed land use activity is located in an area of cultural heritage sensitivity and when the activity is a high impact activity. In this case, the landform has been identified as sensitive, due to Regulation 23(1) of the *Aboriginal Heritage Regulations 2007*, which states that land within 200 metres of a named waterway is an area of cultural heritage sensitivity. The activity area is located within 200 m of Eumemmering Creek.

The activity is also a high impact activity under the *Aboriginal Heritage Regulations 2007*, due to Regulation 46(2) which states that the subdivision of land into two or more lots in an industrial zone is a high impact activity.

The Sponsor, Khay Taing, proposes to subdivide the activity area into an eight-lot industrial subdivision. The Sponsor is proposing to make a submission to council under S.96A of the *Planning and Environment Act 1987* to rezone the activity area from the current zoning, part Farming Zone (FZ) and part Urban Floodway Zone (UFZ), to part Industrial 3 Zone (IN3Z) and part Urban Floodway Zone (UFZ). It is planned to purchase land owned by the Government (disused portions of Perry Road) and to subdivide the land into eight lots and create road and drainage reserves (Figure 1 – Proposed Subdivision Plan).

This activity area was previously the subject of a discontinued CHMP (10816) in 2009 (see Section 5.9.2). Since that time the nature of the proposed activity and the size of the activity area have changed.

The RAP responsible for the activity area

At the beginning of the preparation of this CHMP, no Registered Aboriginal Party (RAP) had been appointed for the area. Three Aboriginal organisations who had applied for RAP status were invited to participate in the preparation of the CHMP: Bunurong Land Council Aboriginal Corporation (BLCAC); Boon Wurrung Foundation Ltd (BWF); and Wurundjeri Tribe Land and Compensation Cultural Heritage Council Inc. (WTL&CCHCI).

Representatives from the BLCAC, the BWF and the WTL&CCHCI participated in the field program.

As there has been no RAP appointed for the activity area at the time the CHMP was commenced, in accordance with S.54 of the *Aboriginal Heritage Act 2006*, a Notice of Intent to Prepare a Cultural Heritage Management Plan was submitted to the Office of Aboriginal Affairs Victoria (OAAV) by the consultant on behalf of Khay and Yang

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Pty. Ltd. (Appendix 1) as the Sponsor of this CHMP. AAV notified the Sponsor that it would evaluate the CHMP and allocated the number 12998 to the project.

The assessment undertaken

The methodology was developed to meet the requirements for a CHMP. This comprised:

- A desktop assessment which involved research and analysis of the known Aboriginal archaeology of the region and local setting; a description of the ethno-history applicable to the activity area; description of the environment, geology and geomorphology of the activity area and its surrounding landscape; and a review of the land use history of the activity area, and implications for the cultural heritage sensitivity of the activity area.
- A standard assessment, which involved a pedestrian survey of the entire activity area. This was to determine whether any surface cultural material was evident, and to identify any areas of archaeological sensitivity. The activity area was walked over in systematic transects by the field team in order to examine as much of the area as possible. Any areas of possible cultural sensitivity were identified and recorded, and areas of disturbance as well as extent and causes of disturbance were noted. The field team recorded the amount of ground surface visibility available. On completion of the standard assessment, further consultation took place between all parties and it was agreed that a complex assessment would be required for Areas 1 and 3, but that Area 2 had been extensively tested by Adams et al in 2009 and did not require additional testing.
- A complex assessment which comprised one 1 x 1 m manually excavated test pit, followed by a series of 16 shovel probe holes measuring between 30x30cm and 40x40cm along systematic transects was carried out across Areas 1 and 3. This was to determine whether any sub-surface cultural material was present, to clarify the origin of the sandy rise in Area 1 and to determine whether the site boundaries for previously recorded site VAHR7921-0576 could be defined.

Results of the assessment*Desktop assessment summary*

Background research of the activity area and wider geographical region indicated that three previous archaeological assessments had been carried out in the activity area. These were undertaken by Vines (2003), Murphy and Amorosi (2003) and Adams et al (2009). During Vines' survey (2003), one Aboriginal site was recorded in the activity area (VAHR7921-0576). This was an artefact scatter located on a sandy rise in the south east of the property. It was unclear whether the rise was natural or the result of stockpiling following levelling of the land, but was thought to be the latter.

Murphy and Amorosi (2003) carried out a survey of the drainage reserve immediately north of the activity area, and including the north-western section of the current activity area. No Aboriginal cultural material was located and Murphy and Amorosi did not identify any areas of archaeological potential.

Adams et al undertook a CHMP (10816) for the activity area, during which standard and complex assessments were completed. Despite extensive sub-surface testing, Adams et al did not locate any of the artefacts from VAHR7921-0576, nor was any other cultural material located. Adams et al considered that there was a low possibility that cultural material was present in the activity area. Following excavation on the sandy rise, Adams et al concluded that the sandy rise was probably the result of scraping and stockpiling of soil in preparation for the model aeroplane runways, rather than a natural feature.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Assessments carried out within the geographical region have resulted in a number of sites being recorded, and the site prediction model that was developed, taking into account landforms and the results of these archaeological assessments, suggested that it was possible that Aboriginal cultural material was present in the activity area.

Standard assessment summary

No Aboriginal cultural heritage material was located on the surface of the activity area during the standard assessment, including any material belonging to site VAHR 7921-0576 previously recorded by Vines (2003). Within the activity area, the origin of an apparent sandy rise (designated Area 1) had also to be clarified as the possible remains of a dune or sand sheet, or the result of stockpiling graded soil. This would aid in determining the level of cultural sensitivity of the area.

Complex assessment summary

No Aboriginal cultural material was recorded during the standard or complex assessments outlined in this CHMP. The surface scatter site VAHR 7921-0576 identified by Vines (2003) was not located and no subsurface presence of any possibly associated cultural material was found. The shovel probe excavations revealed significant and high levels of disturbance of soil stratigraphy at least in upper deposits of the sandy rise/spoil heap, partly confirming previous assertions by Vines (2003) that the area has been heavily modified.

No cultural material was located in the gazetted Perry Road reserve (Area 3). One test pit and two transects containing a total of 11 shovel probes indicated that this section of the activity area was swampland prior to drainage. The western section of the road reserve is still very damp and evidently still subject to inundation. It is highly unlikely that cultural material is present in the gazetted Perry Road reserve.

However, the data collated during these assessments suggests that the activity area may still contain Aboriginal cultural heritage, although the likelihood of this is low. If cultural material is found during works, the contingencies outlined in Section 11 of this CHMP will advise the required course of action.

Recommendations*Recommendation 1: VAHR 7921-0576 Collection of artefacts*

No Aboriginal cultural material was found during the standard and complex assessments. Although site VAHR 7921-0576 was previously recorded in the activity area, no surface or subsurface material was found during the standard and complex assessments. Extensive subsurface testing has been carried out across the activity area, and particularly within the site boundaries and as no cultural material was located, no further archaeological assessment is required.

However, a representative from WTLCHC Inc, the BLCAC and the BWF should be present at the commencement of ground works within the site boundaries (100x50m, see Map 6) to walk over the site after vegetation clearance and again at the completion of ground disturbance to collect any artefacts that may be present. Any artefacts collected would then be reburied at the completion of works at a location agreed on by the three organisations and the Sponsor, following analysis and cataloguing of the assemblage.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Recommendation 2: Onsite staff to receive training prior to commencement of activity

Prior to the commencement of the activity, the nominated contractor/s must be advised by the Sponsor of the terms of the plan and their broader responsibilities to the *Aboriginal Heritage Act 2006*. The induction training for on-site staff should include:

- training in Aboriginal cultural heritage sensitivity
- clear advice on the identity and contact details of the Sponsor's project delegate and contact details for a cultural heritage advisor
- clear advice on staff responsibilities under the contingency plans contained within this report, in particular regarding the discovery of Aboriginal cultural material and human remains (Section 11).

The on-site training should be conducted by a Cultural Heritage Advisor. A copy of this CHMP should be kept on site during works so that it can be referred to if required.

Recommendation 3: Approval required for changes to the proposed activity

Should any changes be made to the activity in terms of the nature and extent that the ground is to be impacted, the Sponsor must obtain statutory approval and may be required to submit a new CHMP (Section 52(1) *Aboriginal Heritage Act 2006*).

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

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Part 1 | Assessment

1 INTRODUCTION

This Cultural Heritage Management Plan (CHMP) presents the results of a desktop CHMP, a ground surface survey (standard assessment) and a subsurface investigation (complex assessment). It was prepared in relation to a proposed eight-lot industrial subdivision to be located at 250 Fernside Drive, Bangholme. It has been prepared by Urban Colours Cultural Resource Managers (Urban Colours) for the Sponsor of the CHMP, Mr Khay Taing. The activity area is approximately 32 kilometres east-south-east of Melbourne in the Parish of Eumemmerring, falling within the City of Greater Dandenong Planning Scheme.

This CHMP is a mandatory plan under s.46(a) of the *Aboriginal Heritage Act* 2006. This section states that a CHMP is required for a proposed activity if the Aboriginal Heritage Regulations 2007 require it, in accordance with r.43(1)(b)(ii). The Sponsor was advised by the City of Greater Dandenong Council that a CHMP under the *Aboriginal Heritage Act* 2006 was necessary before a planning permit could be approved. A Notice of Intent was lodged with the Office of Aboriginal Affairs Victoria (OAAV), which allocated CHMP number 12998 to the project.

1.1 Location of the activity area

The activity area is located at 250 Fernside Drive, Bangholme. Bangholme is located south-west of Dandenong, approximately 32 km east-south-east of Melbourne. The activity area is bounded by the north side of the gazetted Perry Road to the north, Eumemmerring Creek to the south, Lettieri Industrial Estate to the east and the EastLink motorway to the west (see Map 1).

The property is owned by Graeme John Brough. Previously the property address was 85 Worsley Road, Bangholme, but since construction of Eastlink it is now 250 Fernside Drive, Bangholme.

1.2 Reason for preparing a Cultural Heritage Management Plan

The preparation of a CHMP is mandatory when a proposed land use activity is located in an area of cultural heritage sensitivity and when the activity is a high impact activity. In this case, the landform has been identified as sensitive, due to Regulation 23(1) of the Aboriginal Heritage Regulations 2007, which states that land within 200 metres of a named waterway is an area of cultural heritage sensitivity.

The activity area is located within 200 m of Eumemmerring Creek, which is identified as an area of sensitivity under the Aboriginal Heritage Regulations 2007, r.23:

The activity is also a high impact activity under the Aboriginal Heritage Regulations 2007, due to Regulation 46(2) which states that the subdivision of land into two or more lots in an industrial zone is a high impact activity.

Mr Khay Taing proposes to subdivide the activity area into an eight-lot industrial subdivision. The Sponsor is proposing to make a submission to council under S.96A of the *Planning and Environment Act* 1987 to rezone the activity area from the current zoning, part Farming Zone (FZ) and part Urban Floodway Zone (UFZ), to part Industrial 3 Zone (IN3Z) and part Urban Floodway Zone (UFZ). It is planned to purchase land owned by the

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Government (disused portions of Perry Road) and to subdivide the land into eight lots and create road and drainage reserves (Figure 1 – Proposed Subdivision Plan).

This activity area was previously the subject of a discontinued CHMP (10816) in 2009. Since that time the size of the activity area has changed.

1.3 RAP Responsible for the Activity Area

At the beginning of the preparation of the CHMP, no Registered Aboriginal Party (RAP) had been appointed for the area. The following Aboriginal organisations had applied for RAP status:

- Bunurong Land Council Aboriginal Corporation (BLCAC)
- Boon Wurrung Foundation Ltd (BWF)
- Wurundjeri Tribe Land and Compensation Cultural Heritage Council Inc (WTL&CCHCI)

The Victorian Aboriginal Heritage Council declined the BLCAC and BWF RAP applications on 27 August 2009. However, the Council acknowledged that both BLCAC and BWF represented traditional owners of 'Boonwurrung country'. The BLCAC submitted an updated application to the VAHC on 4 November 2010. This application was also declined on 1 August 2011. The WTL&CCHCI application over the area including the activity area has yet to be determined, therefore there is currently no RAP responsible for the activity area and the Secretary of the Department of Premier and Cabinet is required to evaluate this plan.

Consultation was conducted with the WTL&CCHCI, BLCAC and BWFL as advised by OAAV.

Since completion of complex assessment, the Bunurong Land and Sea Association Incorporated (BLSAI) has applied for RAP status over Bun wurrung lands including the activity area.

1.4 Aims of the Assessment

The aims of the CHMP are:

- To determine the archaeological sensitivity of the activity area.
- To determine the location, distribution and significance of the previously registered Aboriginal cultural heritage place VAHR 7921-0576.
- To determine the location, distribution and significance of additional cultural heritage material or places where identified.
- To make an assessment of the cultural and scientific significance of any Aboriginal Places identified within the activity area.
- To determine whether harm to Aboriginal Places can be avoided through design or management.
- To develop a framework for managing Aboriginal cultural heritage material or places prior to, during and subsequent to proposed development related activities at 250 Fernside Drive, Bangholme, Victoria.

This CHMP has been undertaken in accordance with the *Guide to Preparing Cultural Heritage Management Plans* (OAAV 2010).

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

1.5 The Sponsor

The Sponsor of the CHMP is:

Mr Khay Taing
1 Sarah Crescent,
Templestowe, Victoria 3106.

The contact person for the Sponsor is:

Guillermo Cabala
KLM Spatial
03 9794 1607
guillermoc@klms.com.au

1.6 Personnel Involved

The Cultural Heritage Advisor for this CHMP is Annette Xiberras. Annette has a vast knowledge and understanding of the cultural heritage of south-eastern Australia. Annette is a Wurundjeri Elder who has worked in Aboriginal archaeology and cultural heritage management for more than 25 years. She has qualifications in Aboriginal cultural heritage and natural resources and environmental management (see Appendix 2). In addition to providing cultural heritage advice to the project, Ms Xiberras managed stakeholder communications and project logistics.

Jenny Fiddian and Adam Lovett are the authors of the plan. Jenny has a Bachelor of Arts (Honours) degree in Archaeology and a Master of Arts degree in Archaeology, and over 15 years' experience working as a cultural heritage consultant in Victoria, as well as NSW, Queensland and Tasmania. Adam has over 24 years' experience working in Aboriginal cultural heritage in Victoria, as an archaeologist, site inspector, site officer, field representative and Native Title regional co-ordinator. Jenny supervised the fieldwork.

Details of the qualifications of the main personnel involved in preparing this CHMP are listed in Appendix 2.

1.7 Report Submission

The CHMP was submitted to the Secretary, Office of Aboriginal Affairs Victoria for evaluation under Section 62 *Aboriginal Heritage Act 2006*) on 20 August 2014.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

2 ACTIVITY DESCRIPTION

A general site plan has been developed with no particular details on depth of impact on the site. However, this disturbance will be high impact as it is intended to erect industrial buildings, causing excavation of greater than one metre in places. The area is being sold as an eight-lot subdivision. Figure 1 details the lot subdivision plan. The total subdivision area is 38,658 m² and the lot sizes vary between approximately 2,500 m² and 9,500 m². There is a water reserve area that takes up an additional 18,304 m² and the road reserve area is an additional 3,994 m² (the road is proposed to be 14 m in length). In total, the activity area measures 60,956 m² (6.095 ha).

The plan for the activity area is a subdivision and does not include the individual plans for each lot (Figure 1). Noted are ground disturbance works associated with the development of roadways to extend from Letcon Street (which also appears as Lettieri Circuit on some maps), carriageways, footpaths and associated infrastructure such as cabling for electricity. Future developments in the individual lots will affect the subsurface of the majority of the activity area.

3 EXTENT OF ACTIVITY AREA

The activity area is a triangular 6.095 hectare property that lies within the suburb of Bangholme, south of Dandenong, on the edge of the Carrum Swamp. Bangholme is located south-west of Dandenong, approximately 32 km east-south-east of Melbourne. Many areas of past land practices in this greater region, such as grazing, dairying and market gardens, are currently being developed into industrial estates.

Dandenong Creek is located to the west of the activity area; this section is known as the Lower Dandenong Creek. The catchment has a strong urban and industrial influence, although semi-rural zones still exist around Bangholme and Keysborough.

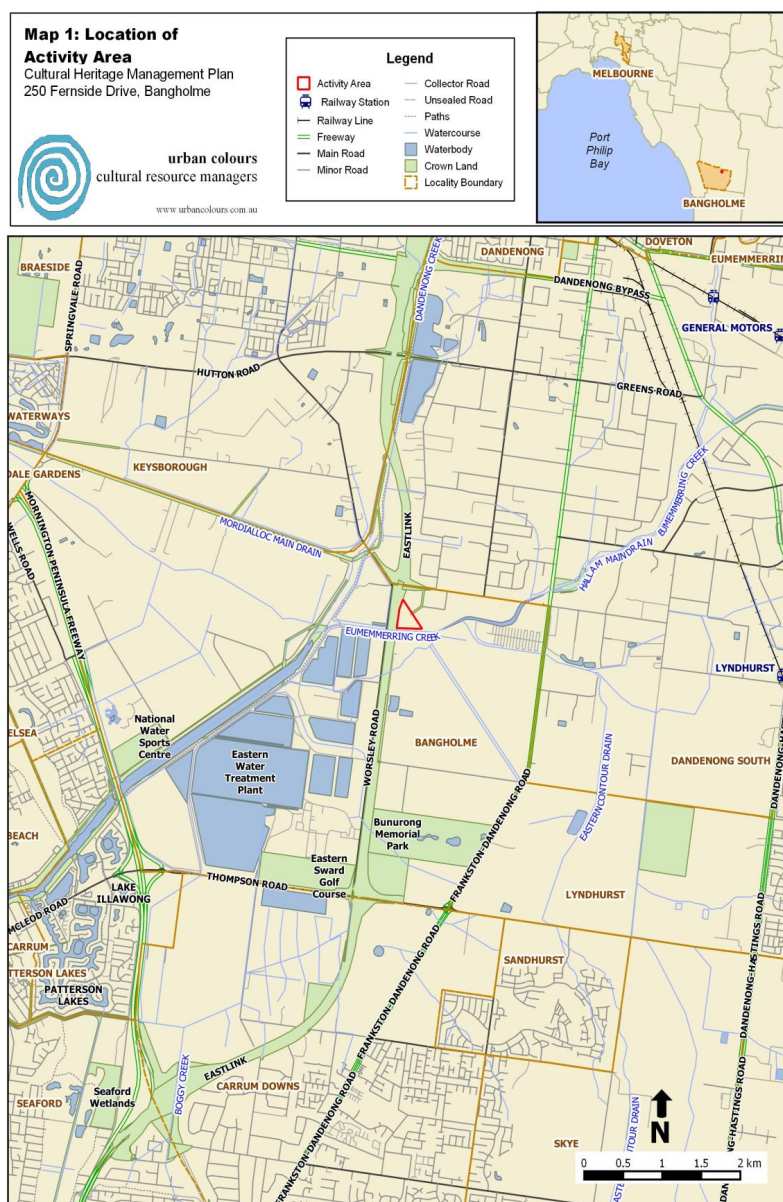
Eumemmerring Creek flows adjacent to the southern boundary of the activity area (Map 2). Eumemmerring Creek is a major tributary of the Dandenong Creek and they are part of the same catchment. The creek has been heavily modified in its middle sections to provide flood protection in once extensive wetland areas, as have its upstream tributaries including the Hallam Main Drain and Narre Warren and Troups Creeks. Both of these creeks flow into the Carrum Swamp, which was subjected to modifications when the swamp was drained in the late 1800s (Vandenberg 1973; Vines 2003).

Table 1: Cadastral information

Cadastral Information	Description
Address	250 Fernside Drive, Bangholme, Victoria
Location	Bangholme
Local Government Authority	City of Greater Dandenong
Lot/Plan no.	2/PS524872
Parish	Eumemmerring

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Map 1: Location of activity area



2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Map 2: Activity area showing existing conditions



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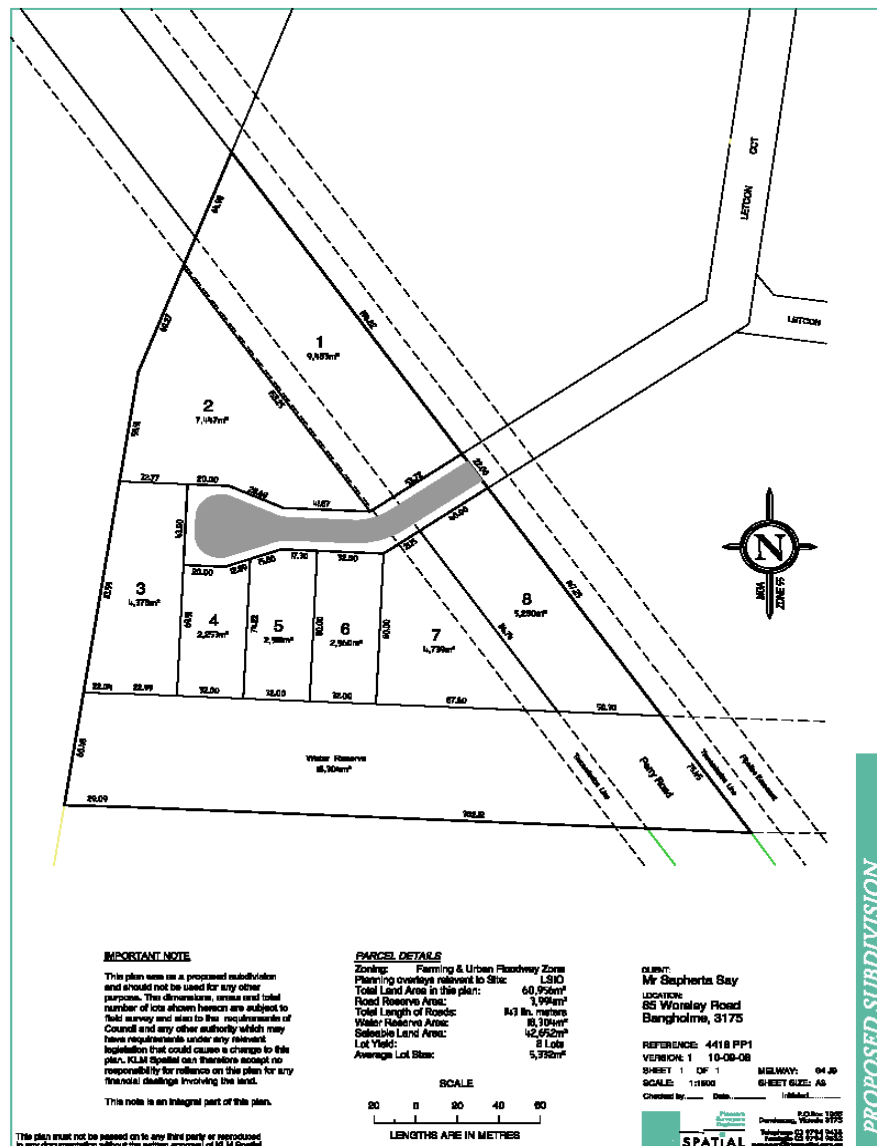


Figure 1: Lot subdivision plan

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

4 DOCUMENTATION OF CONSULTATION

4.1 Consultation in relation to the assessment

When the Notice of Intent to Prepare a Cultural Heritage Management Plan was lodged, there was one RAP applicant (WTL&CCHCI) but no RAP had been appointed. Therefore the CHMP will be submitted to the Secretary, Department for Planning and Community Development in accordance with S5(1)(b).

Three organisations had previously applied for RAP status over the land within which the activity area is located: Wurundjeri Tribe Land and Compensation Cultural Heritage Council Inc (WTL&CCHCI), the Bunurong Land Council Aboriginal Corporation (BLCAC) and the Boon Wurrung Foundation Ltd (BWF) (see Section 1.3 above for information about the status of the RAP applications). The WTL&CCHCI application over the area including the activity area has yet to be determined.

Consultation was conducted with the WTL&CCHCI, the BLCAC and the BWF as advised by OAAV. All three organisations provided field representatives for the fieldwork.

4.2 Participation in the conduct of the assessment

The WTL&CCHCI was represented in the field by Michael Xiberras. The BLCAC was represented in the field by Izzy Pepper. The BWF was represented in the field by James Hughes.

Table 2: Documentation of consultation with RAP applicants

Date	From	To	Type of correspondence	Details of correspondence
5/3/14	Urban Colours Annette Xiberras	Boon Wurrung Bunurong Land Council WTL&CCHCI	email	Worker request for standard & complex assessments
12/3/14	Urban Colours Jenny Fiddian, Adam Lovett	Bunurong Land Council WTL&CCHCI	fieldwork, discussion re background, methodology & recommendations	standard & complex assessments
13/3/14	Urban Colours Jenny Fiddian, Adam Lovett	Boon Wurrung WTL&CCHCI	fieldwork, discussion re background, methodology & recommendations	standard & complex assessments

The proposed complex assessment methodology, comprising a combination of 1m² hand-excavated test pits and shovel probe holes, was discussed with all representatives on site. Following the standard assessment, the field team discussed where to place test pits and shovel test pits in order to optimise excavations on particular landforms and target any identified areas of archaeological sensitivity. Locations in this investigation were agreed on based on the presence of previously registered Aboriginal cultural heritage place VAHR 7921-0576 as well as the sandy rise in the south-east of the activity area.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**4.3 Consultation in relation to the recommendations**

Upon completion of the complex assessment the RAP applicant representatives expressed satisfaction with the outcomes of the amount of excavation that had been undertaken across the activity area. They also noted that a large part of the activity area (particularly the central and northern section of the activity area) is swamp, geomorphologically connected to flood regimes of Dandenong Creek. All participants were satisfied that sufficient testing had been undertaken, and that no further testing is required. Recommendations were discussed and agreed on with the representatives on site.

4.4 Summary of outcomes of consultation

Consultation with WTL&CCHCI, BLCAC and BWF was conducted at key points during the preparation of this CHMP. A summary of the consultation process and outcomes of consultation is provided below and summarised in Table 2.

- The field assistants were involved in the discussions in the field regarding survey methodology for the standard assessment, subsurface testing methodology and locations to be tested during complex assessment.
- On completion of standard and complex assessments the field representatives were consulted regarding the results. Discussions were held regarding the extent of subsurface testing undertaken.
- The field representatives and archaeologists agreed that the site located by Vines (2003) was a locally distributed artefact scatter, and it was considered unlikely that dense concentrations or broadly distributed cultural heritage material would be present. The field representatives were satisfied that subsurface cultural material was unlikely to be present, and that no further assessment was required.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

5 DESKTOP ASSESSMENT

In accordance with S53 (2) of the *Aboriginal Heritage Act* 2006, a desktop assessment was conducted for the activity area. This included a search and analysis of the OAAV Heritage Registry, an ethno-history of the activity area and surrounds, and a review of the landforms of the activity area. Analysis and discussion are included on the likely impact of the planned activity on the cultural heritage values of the activity area.

5.1 Landforms and geology in the geographic region

The landform of the activity area and the surrounding region has been formed by tens of thousands of years of continual, gradual change. During that time, sea levels changed and the temperature fluctuated. Between 14,000 and 10,000 years ago, climatic conditions became warmer and as a result sea levels rose; Port Phillip Bay flooded about 10,000 years ago and the current coastline stabilised about 4,000 years ago. The dune barrier that developed blocked the discharge points for various waterways, producing the Carrum Swamp. The seasonal wetland (now drained) nearest to the activity area was about one kilometre away.

The most extensive geological features in the region are the sand deposits shaped into low ridges, the 'Cranbourne Sands'. These sand deposits date from the Pleistocene, corresponding to the low sea level phase between 15,000 and 20,000 years ago (Birch 2003). Underlying the Cranbourne Sands is a Pliocene deposit known as 'Baxter Sandstone' comprised of sandstone, sandy clay and ligneous clay sediments (Birch 2003).

The activity area is located on an undulating landscape that was located between two no longer extant swamps: Carrum to the west and Koo Wee Rup to the east (Bell 2006: 5). This raised area was commonly referred to as the "Cranbourne Massif" corridor by both the *Bun wurrung* (Thomas' journal in Cannon 1983) and early Europeans (Bell 2006: 5).

5.2 Climate

The climate of the activity area is characterised by cool, wet winters and moderate summers with short dry periods. The average rainfall is slightly in excess of 750 mm per annum; the average temperature ranges from a winter minimum of 3 degrees Celsius to a summer maximum of 26 degrees Celsius (LCC 1991: 60).

5.3 Native vegetation and fauna

Remnant vegetation is usually a good indicator of the degree of ground disturbance and therefore the likelihood of in situ Aboriginal archaeological deposits, at least in shallow deposits. In addition, vegetation can also highlight the range of plant species available for use by the local Aboriginal groups during pre-Contact times.

The vegetation within the activity area consists of swamp scrub; this is a widespread area where soils are poorly drained along creeks and drainage lines in lowland areas. The tree canopy can be absent, but when it is present the main component is *Eucalyptus viminalis* (mann gum) and *E. Ovata* (swamp gum). The structure may vary from open forest to woodland to open woodland to closed scrub (Gray & Knight 2001: 10). The area featured swamp paperbark (*Melaleuca ericifolia*), dense tea-tree scrub (*Leptospermum spp*) and *Acacia verticillata* (LCC 1991: 100–103). Swamp gums (*E. ovata*) were common on the less well-drained soil and along drainage lines and open woodland dominated the drier Cranbourne plains (LCC 1991: 100–103). The woodland included

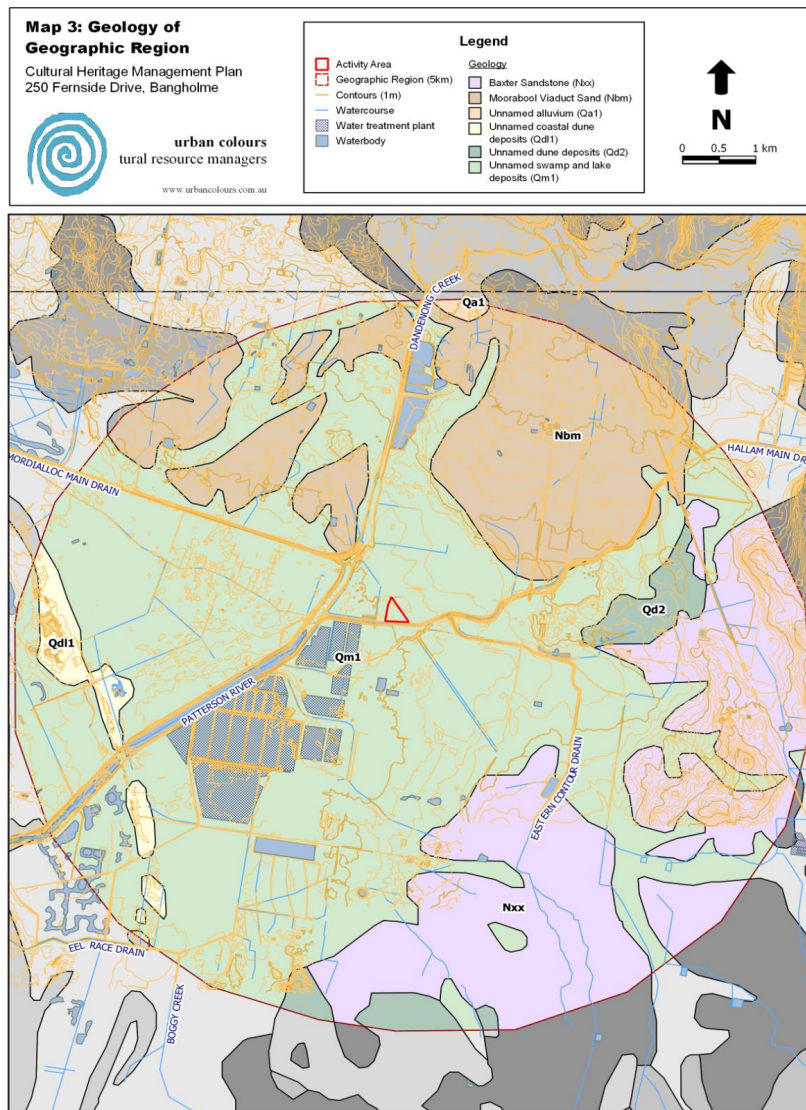
2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

manna gum (*E. viminalis*) and narrow-leaved peppermint (*E. radiata*) and in the understorey silver banksia (*Banksia marginata*), prickly tea-tree (*Leptospermum juniperinum*) and austral bracken (*Pteridium esulentum*) were present (LCC 1991: 100–103).

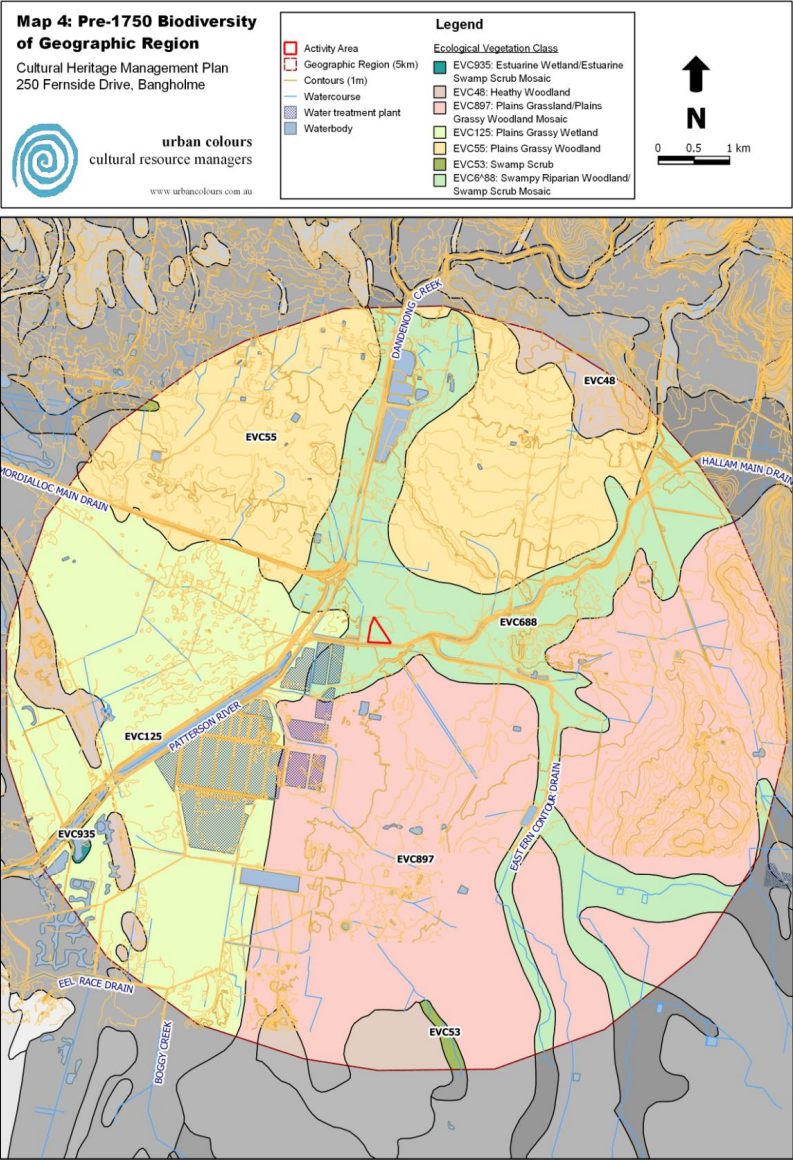
The activity area and surrounding region once supported a great diversity of arboreal and land mammals. Some of those that were common were eastern grey kangaroo, swamp wallaby, potoroo, eastern native cat, brushtail possum, ring-tail possum, horseshoe bat, tiger quoll, native rat, echidna and koala. In the wetlands and waterways, eels, black swans, ducks, ibis and quail were common. There were large amounts of fish and crustaceans. The following can be consulted for further information regarding the flora and fauna of the region: Gaughwin (1981), Gott (1983), Presland (1994) and Sullivan (1981) and for a list of bird species see Lyon (1974: 61).

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Map 3: Geology of the geographic region



2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)



Map 4: Ecological Vegetation Classes for the geographic region

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**5.4 Natural resources used in the pre-Contact period**

A great diversity of edible animal and plant species was fundamental to the traditional Indigenous economy. The unique environment of Port Phillip Bay gave local clans "one of the richest and most reliable food resource zones in the State" (Coutts 1981: 16). The riparian swamps of the region in question in this time frame added to this resource base (Map 4).

The diet of the Kulin people was based on various types of flora and fauna. The Kulin did eat big game meat; however, the plants and smaller animals that the women caught and collected on a day-to-day basis provided the food that sustained the tribe (Coutts 1981: 6). Roots such as murnong (*Microseris lanceolata*) and native carrot, as well as seeds and fruits, were important staples in the diet (Gott 1999: 41). Oral histories and archaeological evidence demonstrate that "plants were the mainstay of the Aboriginal diet" in Victoria and that many hundreds of species were exploited.

Large-scale hunts were organised between clans for ritual purposes as much as they were for food. Large numbers of people would gather together, form a circle of several kilometres in diameter and then move inwards, driving the animals into traps for slaughter (Coutts 1981: 6). Animals were not only taken for food; the skins of kangaroo and possum, for example, were processed and used for clothing. Bone was used for tools and utensils as well as for body adornment, and stomach lining was used for fishing line (Coutts 1981: 14–15, 18). Reeds and other grasses were used for making fishing nets and baskets (Coutts 1981: 14–15, 18). All of these plant and animal resources were fundamental to everyday life and would have been easily accessed within close proximity of the present study area (Gott 1999: 41).

Yams, roots and tubers were roasted in hot coal-fired earth ovens or ground up, mixed with water and formed into dough that was baked in the ovens. Recent research has also uncovered how Indigenous people used fire strategically and purposefully to increase the germination of valuable tuberous plant sources such as the vanilla lily (Salleh 2005).

Early observers such as R.B. Smyth noted that traditional dwelling places were carefully situated within a day's reach of several different environments, for example, woodlands, grassy plains and river or coastal areas. This meant groups could be flexible about finding food and resources from a range of sources (Coutts 1981: 17, 52).

The traditional owners of the activity area and surrounds would have utilised the abundance of water sources, resources and floral and faunal species in their daily activities (Map 4). Timber was used to make a variety of utensils, tools and weapons such as coolamons, boomerangs, digging sticks, shields and spears (Coutts 1981: 61–95).

5.5 Ethno-history

Archaeological evidence suggests that Aboriginal peoples have occupied south-eastern Australia for many tens of thousands of years. The oldest dated archaeological sites in Victoria include Bend Road, located in Keysborough, a site which suggests ephemeral occupation from c. 35,000 years ago onwards, throughout the Pleistocene and early Holocene. The Bend Road 2 site yielded dates of c. 35,000 years ago, making it probably the oldest known site in Victoria (Allen et al. 2008: 18). At Keilor, north-west of Melbourne, charcoal from a hearth excavated in 1973 has been dated to 31,000 years BP (Flood 1995: 286).

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

The information used to establish pre-settlement Aboriginal spatial organisation is mostly based on observations made by Europeans during the initial period of Contact and subsequent settlement of the activity area (Barwick 1984; Clark 1990; Goulding 1998 in LCC 1991: 14–32; Presland 1994).

The activity area lies within an area close to the boundaries between the traditional lands of the *Bun wurrung* and the *Woi wurrung* (commonly known as Wurundjeri today) who, along with three other groups, comprise the Kulin nation (Presland 1994: 85). The Kulin nation was a confederation of five language groups: the *Bun wurrung*, *Woi wurrung*, *Taung wurrung*, *Jajo wurrung* and *Watha wurrung*. Early recorders had difficulty recording boundaries, as these were not always defined by natural features. Also, the defining characteristic of a border may be anything from 3–16 km wide and comprise country not used by either tribe (Tindale 1976: 12–29).

The Bunurong were among the first recorded of the Kulin groups to encounter Europeans, at Sorrento in 1803. Prior to this, early contact occurred with sealers, who abducted and kept native women at their camps (Massola 1969:153). A missionary called Langhorne reported that the Aboriginal people had the “occasional affray” with the sealers and whalers and he believed this had greatly reduced their numbers (Thomas ML: 61). Most early explorers did not come into direct contact with the Aboriginal population of the Westernport region, although they did make observations of campsites, fires and artefacts (Bass 1895; Weatherall 1827). A census conducted in 1839 by Thomas indicates that the *Bun wurrung* may have comprised about 500 people or “six square miles per person” (Thomas ML 9: 47).

The Kulin tribes sometimes met for the purposes of intermarriage and the exchange of goods (Sullivan 1981: 36). One such gathering took place in 1844; groups of *Woi wurrung* camped on the future MCG site and groups of *Bun wurrung* camped on the future site of Government House (Presland 1994: 47). The *Woi wurrung* traded greenstone from the Mount William quarries to the *Bun wurrung* (McBryde 1984). Some tribes within the Kulin were more inclined to trade with certain other tribes. The *Bun wurrung* had ceremonial links and were more likely to trade wives with members of the *Taung wurrung* and the *Watha wurrung* (Gaughwin 1981: 59); however, such alignments did not prevent warfare between those tribes (Thomas ML 1, 23 March 1839).

The *Ngaruk William* are the Woiworung clan that accesses the area (Howitt 2001:127). They are said to have covered the south side of the Dandenong Ranges. The *Bun wurrung* clan was the *Mayune bulug* (Clark 1990: 364–5). Their territory is thought to have been “Carrum Swamp, the coastal strip at the head of Western Port Bay, and the upper portion of the Mornington Peninsula” (Barwick 1984: 177).

Gunson (1974: 10) stated that members of the *Mayone bulug* usually camped beside waterholes and creeks and at coastal locations. Early settlers of the Western Port region also noted that Aboriginal campsites containing huts were often found beside rivers and creeks (Sullivan 1981: 33). There are no burial sites recorded within a five-kilometre radius of the activity area; however, Thomas saw a burial location beyond the Torbinerker (Lang Lang) in 1885 (Gunson 1974: 10). Members of the Kulin were known to both bury their dead and place them in tree hollows that were often subsequently burnt; Thomas noted that:

Wood was pulled up to a height of 3 feet and the ground burnt all around, this was of long standing as the woods were literally decayed and dirt over them, I suppose there were 50 sticks laid horizontal thus. At the end was a large dead trunk and hollow burnt in it as if not done by chance. I examined it but could not trace anything worthy of remark further than it appeared to have been many years previous (in Gunson 1974: 10).

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**5.6 Post-Contact history**

The post-Contact settlement of the Dandenong area by Europeans was largely by timbercutters, as the area was rich in red gums (Massola 1969: 162). The first squatters in the region, the Ruffy brothers, arrived from Tasmania in 1836. They took up the pastoral lease of the Tomaque run to the west of Cranbourne in 1836 and held it until 1850; they then took up the lease of the 32,000 acre Mayune run two miles to the east of Tomaque (Billis & Kenyon 1974). The activity area is located in the Ballymarang pastoral run to the west of Tomaque. Ballymarang was first held by H.G. Ashurst, a Melbourne merchant; his resident manager between 1841 and 1844 was James Horsfall (Presland 1994).

The Wedge brothers acquired the Bangam and Ballymarang stations and managed them as a combined run until 1852; the combined area was 42 square miles and stretched from Ruffy's Road to Frankston. The homestead was located at the edge of the Carrum Swamp, close to what is now the Dandenong–Frankston Road. At that time the run seems to have been referred to as the "Banyan Waterholes" (Gunson 1974: 34). An early description of the run was given by Richard Howitt in 1843:

a squatting station I had seen long before I reached it, appearing taller and larger through the trees with which it was surrounded, the new weatherboard house. Cattle were sprinkled over the country – this part of Western Port being too wet in the rainy season for sheep ... This valley (swamp) is knee-deep in water, almost the whole length of it, in the wet season; yet during summer, there is no other water than what saturates the deep boggy soil of the tea-tree – at intervals – covered valley (Gunson 1974: 35).

During 1898, bushfires swept through the activity area and in a broad band between Tooradin, Frankston and Cranbourne (Gunson 1974: 171). Although most homesteads surrounding the activity area were saved, virtually all the post-and-rail fences in the area were lost, along with outhouses, haystacks, crops, orchards and thousands of head of livestock (Gunson 1974: 171). After the First World War, the dominance of Cranbourne as a market town began to decline, principally due to the development of Dandenong as a market town in the Western Port region.

Prior to Contact, strict social rules and customs organised the ways that people from different language groups entered each other's lands and utilised each other's resources. The massive disruption unleashed on these long-standing codes by people being forcibly relocated, rounded up onto missions and either becoming reliant on handouts or being reduced to near-slavery was reflected in the catastrophic decline in the Indigenous population that occurred by 1851 and continued thereafter (Coutts 1981: 98–100, 209).

5.7 Recent and current land uses in the activity area

A power easement that is 12.49 m wide runs from the south-east section of the property to the north-west section.

The activity area is currently a vacant block that has a boundary fence around it; the majority of the land is low-lying mudflats, but a potential sandy rise does exist in the south-east section.

The property has in the past been subject to draining and has been utilised predominantly for agricultural purposes such as the grazing of livestock. While there is no existing infrastructure, the activity area was

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

extensively used as a model-aeroplane airfield (Vines 2003), and contained hangars and other structures associated with the airfield (Adams et al 2009). Furthermore, the activity area would not have remained unaffected by large adjacent infrastructure projects such as the construction of EastLink along the western boundary and earlier subdivisions of the original farmland into industrial estates along the northern and eastern boundaries. The recently consolidated and raised Eumemmerring Creek bank comprises the southern boundary of the activity area.

On inspection, the entire property showed some degree of ground surface damage by various past land management practices, including:

- the clearing of original native vegetation that would have consisted of swamp scrub;
- cattle and horse grazing, horse acreage;
- the laying of drainage channels and irrigation pipes;
- use of the area as a model airfield, with levelling out of land for landing strips;
- subsequent movement of topsoils to spoil heaps (Vines 2003);
- roadway into the model-airfield entrance way from Worsley Road [now Fernside Drive];
- surface disturbance (up to 15 cm deep) due to grazing of livestock and ploughing of the ground surface; and
- construction of factories and EastLink on bordering properties; EastLink has blocked the original entrance way to Worsley Road and the current entrance way is from Letcon Street.

The previous land use means it is likely that much of the surface cultural heritage material would either have been disturbed in some way or possibly destroyed. Any subsurface material located may be in a disturbed context. The clearing of the land and ploughing processes would have affected the area.

5.8 Search of the Victorian Aboriginal Heritage Register

Jenny Fiddian accessed the VAHR on 8 March 2014. A search was conducted for previously registered Aboriginal Places and prior Aboriginal cultural heritage assessments within a 5 km radius of the activity area and within the geographic region within which the activity area is located.

5.9 Aboriginal Places in the geographic region

There have been numerous previously recorded Aboriginal cultural heritage sites in the surrounding area of Dandenong South and Bangholme (Table 2). There has been a previous site recorded at the current activity area, VAHR 7921-0576; this site consists of a low-density artefact scatter. The table provides information about the Aboriginal cultural heritage material that has been previously located in the area and what types of sites have been previously recorded. This information assists in the development of a site prediction model for the activity area.

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Table 3: Previously recorded Aboriginal archaeological sites located on the OAAV database, within a 5 km radius of the activity area; site VAHR 7921-0576 is listed in bold.

Site number	Site name	Site type
7921-1073	Clifton Grove LDAD	Artefact scatter
7921-0025	Green acres 1	Scarred tree
7921-0026	Green acres 2	Scarred tree
7921-0333	Hewitt 1	Scarred tree
7921-0336	Schirmer 1	Scarred tree
7921-0337	Schirmer 2	Scarred tree
7921-0343	Abbots Rd 1	Scarred tree
7921-0370	Postregna scarred tree	Scarred tree
7921-0371	Lynbrook 5	Scarred tree
7921-0394	Bayliss Rd scarred tree 1	Scarred tree
7921-0398	Kelly bros ss	Artefact scatter
7921-0399	Kelly bros ia	Artefact scatter
7921-0855	St (2)	Scarred tree
7921-0856	St (75)	Scarred tree
7921-0857	St (45)	Scarred tree
7921-0858	St (1)	Scarred tree
7921-0859	St no. 3	Scarred tree
7921-0410	St no. 4	Scarred tree
7921-0411	St (16)	Scarred tree
7921-0412	D/hs Rd s.s.	Artefact scatter
7921-0413	St (60)	Scarred tree
7921-0414	St (41)	Scarred tree
7921-0434	Mondous ss	Artefact scatter
7921-0435	Gas easement St	Scarred tree
7921-0436	Mondous ia	Artefact scatter
7921-0437	Mondous St 1	Scarred tree
7921-0438	Mondous St 2	Scarred tree
7921-0443	Koorio1	Artefact scatter
7921-0444	Koorio 2	Artefact scatter
7921-0445	Koorio 3	Artefact scatter
7921-0446	Koorio 4	Artefact scatter
7921-0448	Yagoo	Artefact scatter
7921-0467	Valentine Park 1	Artefact scatter
7921-0468	Valentine Park 2	Artefact scatter
7921-0481	Parham site 1	Scarred tree
7921-0482	Parham site 2	Scarred tree

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Site number	Site name	Site type
7921-0483	Parham site 3	Scarred tree
7921-0484	Parham site 4	Artefact scatter
7921-0485	Parham site 5	Scarred tree
7921-0488	Valentine Park 3	Artefact scatter
7921-0489	Valentine Park 4	Artefact scatter
7921-0585	Thompsons Rd ia 1	Artefact scatter
7921-0541	Thompsons Rd ia 2	Artefact scatter
7921-0548	Anco northwest	Artefact scatter
7921-0549	Anco central	Artefact scatter
7921-0550	Anco dam	Artefact scatter
7921-0551	Anco southeast	Artefact scatter
7921-0559	Valentine Park 5	Artefact scatter
7921-0563	Eclipse Park 1	Artefact scatter
7921-0564	Eclipse Park 2	Artefact scatter
7921-0565	Eclipse Park 3	Artefact scatter
7921-0570	Lynbrook station 1	Artefact scatter
7921-0576	Air club	Artefact scatter
7921-0611	Hr 1 scarred tree	Scarred tree
7921-0619	Hr 2 scarred tree	Scarred tree
7921-0666	Marriot as 1	Artefact scatter
7921-0667	Marriot as 2	Artefact scatter
7921-0672	Colemans Rd as1	Artefact scatter
7921-0686	45 Glasscocks Rd st	Scarred tree
7921-0795	Thompsons tree 1	Scarred tree
7921-0796	Thompsons tree 2	Scarred tree
7921-0797	Thompsons tree 3	Scarred tree
7921-0798	Thompsons tree 4	Scarred tree
7921-0809	Kelly 1 (Colemans Rd)	Artefact scatter
7921-0810	Kelly 2 (Colemans Rd)	Artefact scatter
7921-0811	Kelly 3 (Colemans Rd)	Artefact scatter
7921-0812	Kelly 4 (Colemans Rd)	Artefact scatter
7921-0813	Kelly 5 (Colemans Rd)	Artefact scatter
7921-0814	Colemans Road scarred tree 1	Scarred tree
7921-0815	Colemans Road scarred tree 2	Scarred tree
7921-0906	Bayliss Rd scarred tree 2	Scarred tree
7921-0910	Thompsons Road corner 1	Artefact scatter
7921-0922	85 Glasscocks Road	Artefact scatter
7921-0939	Thompsons Road north 1	Artefact scatter

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Site number	Site name	Site type
7921-0956	Bayliss Road 2	Artefact scatter
7921-0957	Bayliss Road 3	Artefact scatter
7921-0958	Bayliss Road 4	Artefact scatter
7921-0959	Bayliss Road 5	Artefact scatter
7921-0027	Thompson 1	Scarred tree
7921-0028	Thompson 2	Scarred tree
7921-0029	Thompson 3	Scarred tree
7921-0030	Thompson 4	Scarred tree
7921-0031	Thompson 5	Scarred tree
7921-0214	Dandenong 1	Scarred tree
7921-0218	Dandenong 5	Scarred tree
7921-0237	Dandenong 7	Scarred tree
7921-0263	Lynbrook 2	Scarred tree
7921-0264	Lynbrook 3	Scarred tree
7921-0322	Ms Fryer 1	Scarred tree
7921-0322	Ms Fryer 2	Scarred tree
7921-0268	Keys 3	Scarred tree
7921-0269	Keys 4	Scarred tree
7921-0270	Keys west 1	Scarred tree
7921-0271	Keys west 2	Scarred tree
7921-0272	Keys 6	Scarred tree
7921-0273	Morison 1	Scarred tree
7921-0274	Morison 3	Scarred tree
7921-0275	Morison 5	Scarred tree
7921-0276	Morison 6	Scarred tree
7921-0277	Morison 7	Scarred tree
7921-0278	Fryer 1	Scarred tree
7921-0279	Fryer 2	Scarred tree
7921-0280	Beyer 1	Scarred tree
7921-0281	Beyer 2	Scarred tree
7921-0282	Bowman 1	Scarred tree
7921-0283	Bowman 2	Scarred tree
7921-0284	Bowman 3	Scarred tree
7921-0306	Bowman 4	Scarred tree
7921-0307	Bowman 5	Scarred tree
7921-0308	Bowman 6	Scarred tree
7921-0309	Bowman 7	Scarred tree
7921-0310	Fryer 3	Scarred tree

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Site number	Site name	Site type
7921-0311	Fryer 4	Scarred tree
7921-0312	Fryer 7	Scarred tree
7921-0313	Fryer 9	Scarred tree
7921-0314	Fryer 10	Scarred tree
7921-0315	Fryer 11	Scarred tree
7921-0316	Fryer 12	Scarred tree
7921-0317	Fryer 13	Scarred tree
7921-0318	Fryer 14	Scarred tree
7921-0319	Glenn Fryer 1	Scarred tree
7921-0320	Glenn Fryer 2	Scarred tree
7921-0321	Glenn Fryer 3	Scarred tree
7921-0324	Fryer 15	Scarred tree
7921-0325	Fryer 16	Scarred tree
7921-0326	Golf 1	Scarred tree
7921-0327	Golf 2	Scarred tree
7921-0328	Golf 3	Scarred tree
7921-0329	Golf 4	Scarred tree
7921-0330	Golf 5	Scarred tree
7921-0331	Golf 6	Scarred tree
7921-0332	Golf 7	Scarred tree
7921-0334	Park 1	Scarred tree
7921-0335	Park 2	Scarred tree
7921-0338	Golf 8	Scarred tree
7921-0339	Bowman north	Artefact scatter
7921-0385	Bowman south	Artefact scatter
7921-0341	Fryer wallow	Artefact scatter
7921-0342	Keys golf stone	Artefact scatter
7921-0355	Nicole Way	Scarred tree
7921-0357	K1	Scarred tree
7921-0393	Hutton Rd reserve 1	Earth feature
7921-0466	Perry Road 1	Artefact scatter
7921-0474	Island Road 1	Scarred tree
7921-0584	Braeside governor	Scarred tree
7921-0660	Fryer ridge	Artefact scatter
7921-0719	Olive Grove scarred tree 1	Scarred tree
7921-0724	Kirkham Rd st 1	Scarred tree
7921-0725	Kirkham Rd st 2	Scarred tree
7921-0735	Bend Road 1	Artefact scatter

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Site number	Site name	Site type
7921-0736	Bend Road 2	Artefact scatter
7921-0785	Church Road 1	Artefact scatter
7921-1011	Chandler Road 1	Artefact scatter
7922-0725	Cheltenham St 1	Scarred tree
7922-0726	Cheltenham ia 1	Isolated artefact
7921-0039	Chelsea Heights 2	Artefact scatter
7921-0085	Chelsea Heights 3	Artefact scatter
7921-0175	Chapel Road 1	Scarred tree
7921-0176	Hutton Road 1	Scarred tree
7921-0177	Hutton Road 2	Scarred tree
7921-0178	Hutton Road 3	Scarred tree
7921-0179	Hutton Road 4	Scarred tree
7921-0180	Bean factory 1	Scarred tree
7921-0182	Lyndhurst 1	Artefact scatter
7921-0216	Dandenong 3	Scarred tree
7921-0217	Dandenong 4	Scarred tree
7921-0236	Dandenong 6	Scarred tree
7921-0266	Keys 1	Scarred tree
7921-0267	Keys 2	Scarred tree

5.10 Previous work in the geographic region

The archaeological studies described below include a number of regional studies within which site prediction models are developed, based on the landforms that are present within the area of Bangholme, the importance of a fresh water source and the impact that development has had on cultural heritage in the surrounding areas. In addition, many assessments have been carried out across the geographic region, many within a 2 km radius of the current activity area. These are described below.

5.10.1 Regional studies

Gaughwin (1981) conducted a study of the Western Port catchment area; this included the Dandenong foothills. The study was mostly confined to the coastal region and limited surveys were carried out in the northern regions of the study area. Although 264 archaeological sites were recorded, fewer than 1% are located away from the coast or coastal plains. Proximity to water is the most important factor that influenced site locations; 45% of sites are located within 100 m of water (Gaughwin 1981: 92–95). Gaughwin predicted that those sites that are located inland would be located on the slopes or crests of the undulating hills of the Dandenong Ranges.

Sullivan (1981) conducted an archaeological survey of the Mornington Peninsula. The survey incorporated an area of 70,000 hectares, within which 289 sites were recorded. There is a high density of sites along the Bass Strait coastline. The sites indicate that shellfish exploitation was the predominant activity; however, the presence

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and quantity of lithic material indicate that land-based fauna was also being exploited. Sullivan described the lithic industry as being “flake and blade” (1981: 96), dating the sites to the past 6,000 years.

Smith (1989) undertook a regional Aboriginal archaeological investigation of the Berwick to Bunyip corridor. The activity area lies at the western end of that corridor. A total of 62 Aboriginal archaeological sites were recorded during the survey; 32 surface scatters of stone tools, 15 scarred trees and 15 isolated artefacts. The highest densities of artefacts and the highest densities of sites were located on sandy ridges in the Cranbourne area, close to watercourses. That finding is consistent with those of Gaughwin (1981) and Presland (1983: 89).

Murphy (1997) conducted a desktop Aboriginal archaeological investigation of an area described by the City of Casey as the “Urban and Non-Urban Foreshore”; the area stretched from Cranbourne to Western Port. The predictive archaeological model generated by the study indicated that surface scatters and isolated artefacts are the most likely type of site to occur within the area covered by the investigation; also, sites are most likely to occur within 100 m of either a past or present water source. Sites located inland and on the Cranbourne Sands landform are likely to be much older than those located near the present coastline.

Rhodes (2001) undertook an Aboriginal heritage study of the City of Greater Dandenong; the study reviewed all ethnographic and archaeological investigations that had been undertaken to date within the city boundaries. Rhodes conducted a cursory ground survey and recorded two new Aboriginal archaeological sites: a scarred tree and an isolated artefact. Areas of greatest potential for sites were considered to be those on undisturbed elevated ground, those close to water and those containing pre-Contact red gums.

5.10.2 Local studies

Vines (2003) completed an archaeological survey and geotechnical monitoring program for the Mitcham–Frankston Freeway (EastLink). Vines’ study area included the current activity area as part of the freeway reservation, within which he recorded an artefact scatter, VAHR 7921-0576. The site was located on the runway and spoil heap of the former model aircraft club in the south-east section of the activity area. Vines noted that the site contained approximately 50 artefacts made from silcrete, quartz and red chert, and these were spread across the bare patches of runway and in the spoil heap. He considered that the site had been extensively disturbed as a result of the ground being levelled and soil stockpiled on the east side of the site.

The site card lodged with VAHR for this site has an attached component form indicating that mechanical excavation was carried out in July 2003. The transect was excavated within the Eastlink road reserve, and not on the sandy rise within the activity area. Eight artefacts were found during the sub-surface testing, between 25cm–75cm depth. The scraped transect measured 25 x 0.6m. Artefacts were made from silcrete, quartzite, mudstone and fine-grained basalt. The assemblage contained one Bondi point, one angular fragment and six broken flakes. No further information is detailed on the site card.

A scarred tree, VAHR 7921-0575, was recorded approximately 2 km south along Worsley Road near Thompsons Road.

Murphy and Amorosi (2003) prepared a Cultural Heritage Assessment of a property on the south-east corner of Perry and Bangholme Roads. The study area extended to approximately 30 m from the Eumemmerring Creek Drain in the south-east. This study area is adjacent to the current activity area, located immediately north and east, and included the gazetted Perry Road reserve that is part of the current activity area. The consultants noted that the study area had been used for grazing and dumping of fill on the eastern side; this reached 1.5–3 m in

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height. Other sections of the activity area contained exposures of the original ground surface and post-Contact (20th-century) structures were evident, including foundations, a post-World War 2 house and a stormwater drain. No Aboriginal sites or areas of sensitivity were identified, and Murphy and Amorosi noted that the activity area was part of Carrum Swamp. Consequently, the recommendations were that work could proceed unhindered.

Adams et al (2009) carried out standard and complex assessment for the current activity area, south of the gazetted Perry Road (CHMP 10816). Their standard assessment included a comprehensive pedestrian survey of the activity area, during which they noted ground visibility conditions and levels of ground disturbance. They identified the sandy rise noted by Vines, but did not locate any surface Aboriginal cultural material. They subsequently carried out a complex assessment across Areas 1 and 2 of the activity area. This involved manual excavation of two test pits and 25 shovel probe holes. The two 1x1m test pits and four of the shovel probes were located on the sandy rise (Area 1). No Aboriginal cultural material was located, and Adams et al concluded that the rise was probably the result of stockpiling scraped soil during construction of the runways for the model aeroplanes. The CHMP was discontinued.

Murphy (2005) undertook a Cultural Heritage Assessment of a site at 59–87 Ordish Road, Dandenong South, approximately 1.5 km north of the current activity area. The site had been used as a dumping ground for fill and rubbish. Murphy found that the earth had been disturbed down to clay and therefore there was no chance of finding Aboriginal archaeological sites and definitely no artefacts in situ. A pedestrian survey indicated that the ground had indeed been disturbed and also that there were no mature trees on the site. The recommendation was that work could proceed but that in the unlikely case that remains were found, then contact must be made with the appropriate people.

Stone (2007) undertook a Cultural Heritage Management Plan of proposed wetlands that would run parallel to Eumemmering Creek, south-east of the current activity area. The wetlands were to be made up of four connected basins, one of which was probably on the site of a waterhole that had been used by Aboriginal people to catch eel and possum. The survey did not locate any Aboriginal archaeological sites. It was thought that this was due to extensive works that had already been carried out. Based on the results of the survey and consultation with the local Aboriginal community, it was recommended that work could proceed.

Barker (2007) undertook a series of subsurface tests at Colemans Road, South Dandenong, uncovering a number of substantial subsurface artefact scatters, VAHR7921-0809–0813 inclusive (Kelly 1–5). These sites (which are less than 5 km from the activity area) were substantial in terms of their high scientific value because of their suggested artefact provenance and, like Bend Road (Allen, Hewitt & De Lange 2008), subsequent rare representativeness in the Greater Melbourne region. These sites occurred on extant sandy rises and presumed deflated sandy rises adjacent to alluvial plains. These sites remain salient archaeological examples of past Indigenous use of the region in general and the lower Eumemmering Creek floodplain in particular. The stone artefact assemblage recovered from the sites at Colemans Road indicate Indigenous presence in the area stretching continuously back into the Pleistocene, some 20,000 to 30,000 years ago.

White (2012) completed a desktop CHMP for a warehouse construction at 147–151 Ordish Road, Dandenong South, approximately 1.5 km north of the current activity area. White concluded that the activity area had undergone substantial disturbance and was formerly part of the Carrum Swamp. She considered it unlikely that Aboriginal cultural material would remain in the activity area and recommended that no further assessment was required.

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Kennedy and Crocker (2013) prepared a CHMP for drainage infrastructure along Perry Road and Mordialloc Main Drain, within 1 km north-west of the current activity area at its closest point. No Aboriginal cultural material was found during standard or complex assessments. This was attributed to the fact that the activity area is on a low-lying plain that would have been subject to inundation and therefore not conducive to Aboriginal habitation.

Stevens (2014) completed a CHMP for a property at 345–385 Perry Road, during which one artefact scatter was located (VAHR 7921-1073). This property is located less than 1 km north-west of the current activity area. Stevens noted that part of the activity area was floodplain and two sand ridges were also located within the activity area. The artefact scatter was found on one of the sand ridges. Stevens also noted that the land had undergone ground disturbance through previous use of the land for grazing and market gardening activities, as well as construction of sheds and dams in the southern part of the activity area.

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The desktop assessment indicates that site VAHR 7921-0576 – an Aboriginal artefact surface scatter – has been located within the activity area (Vines 2003).

Of the previously recorded sites within 5 km of the activity area that are registered on the VAHR, the most common site types are artefact scatters and scarred trees. As the activity area has been cleared of all native vegetation, scarred trees are unlikely there. Minimal cultural material has been located; the most likely sites are isolated artefacts or low-medium artefact scatters along waterways, on the higher grounds of the swamp and within sandy ridges. More substantial sites as evidenced by Colemans Road (Barker 2007) are possible if the right landforms are present. The standard and complex assessments will determine whether these landscape conditions exist in the activity area. Waterways are generally sensitive areas in regard to cultural heritage material and Aboriginal cultural sites are likely to be located within 200 m of water sources.

There has been major road infrastructure constructed adjacent to the activity area and past land uses such as levelling out for model plane runways, and as a result the activity area has been subjected to some considerable ground disturbance. The activity area runs adjacent to the realigned Eumemmerring Creek, which is considered to be culturally sensitive as denoted on the OAAV's Western Port indicative map. The activity area also contains two separate landforms, of particular interest an apparent sandy rise in the central and east section. This apparent sandy rise must be assessed with regard to its integrity as a landform, as this will contextualise any further artefact finds. If the apparent sandy rise is more than a spoil heap as described by Vines (2003), then it may be a landform associated with past behaviour as evidenced by the artefacts previously recovered. The remainder of the activity area is a lower-lying plain that is part of the former Carrum Swamp.

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6 ABORIGINAL CULTURAL HERITAGE ASSESSMENT

The standard and complex assessments for this CHMP were carried out on 12th and 13th March 2014. The activity area had been the subject of a standard and complex assessment in 2009 but the CHMP (10816) was discontinued. The current CHMP incorporates the same activity area as that assessed in 2009, with the addition of the gazetted government road, Perry Road, the southern boundary of which formed the previous northern activity area boundary.

The previous assessment was taken into consideration when developing a methodology for the current CHMP, and it was agreed by all parties that additional assessment would be required in the previously designated Areas 1 and 2 as well as in the additional section, the gazetted Perry Road (designated Area 3).

6.1 Aims of the standard assessment

The objectives of the standard assessment of the 250 Fernside Drive site were to:

- locate the surface scatter site (VAHR 7921-0576) and find the site's context and extent;
- detect the presence of any other cultural heritage material not related to VAHR 7921-0576 on the ground surface within the activity area;
- assess landform integrity with regard to predictive modelling and research design;
- establish the potential for Aboriginal archaeological material across the entire activity area, including the potential for buried deposits;
- develop a methodology to locate and identify areas that might contain cultural heritage material or places; and
- assess past disturbances to the ground surface level and the impact this would have had on the potential for and context of cultural heritage material present.

6.2 Standard assessment

In the Aboriginal Heritage Regulations 2007, r.58 (1) identifies when a standard assessment is required and r.59 (1) sets out what must be involved in this assessment. A standard assessment involves a ground survey of all or part of the activity area to detect evidence of Indigenous cultural heritage in or associated with an activity area. It may also involve the collection and review of oral history relating to an activity area.

After an analysis of the background research, the cultural heritage advisor recommended to the Sponsor that a field survey be conducted to assess the potential cultural sensitivity of the activity area. Specifically, the field team sought to relocate the previously recorded site (VAHR 7921-0576) and clarify its extent, and further to test whether any other Aboriginal cultural heritage material is present within the activity area.

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6.2.1 Standard assessment methodology

Standard assessment commenced in Area 3, the gazetted Perry Road, which was walked over in transects by the field team spaced at 2 m intervals (Map 6).

The entire parcel of land east of the entrance driveway was pedestrian surveyed in this manner. Ground surface visibility was zero across the activity area due to thick grass which had been recently slashed. The only areas of visibility were located on four shallow machine scrapes, which measured approximately 3 m x 1.7 m with depths of 10–30 cm. These were thought to be geotechnical testing locations, but the Sponsor was unaware of them as they had not been commissioned by KLM Spatial or Khay and Yang Pty. Ltd.

On the western side of the entrance driveway, vegetation was much denser and ground surface visibility was zero. The uneven surface of the land and the evidence of late 20th-century structural material along the northern boundary (Murphy & Amorosi 2003) indicated that the land has been subjected to considerable disturbance. The vegetation present was consistent with swamp vegetation, supporting the evidence that the activity area was part of Carrum Swamp and indicating that the ground in this section of the activity area is still holding water.

The survey in the western section of Area 3 was opportunistic, by necessity. Parts of this section were inaccessible, so surveying was carried out where possible. On the far western side, there were several exposures with a ground surface visibility of 10%, and these were examined carefully for evidence of Aboriginal cultural material. No cultural material was located in this section of the activity area.

The remainder of the activity area (Areas 1 and 2) had been subjected to a standard assessment in 2009, but the field team resurveyed the activity area south of the gazetted road, walking 10 m apart to maximise survey coverage. One person can generally survey a 5 m radius effectively, so spacing people 10 m apart provides optimal coverage.

Ground surface visibility was almost uniformly zero, with occasional patches of ground exposure due to rabbit or vehicle activity. Particular attention was paid to these areas. In particular, the location on which site VAHR 7921-0576 had been recorded in the southern section of the activity area was examined closely. Transects placed 2 m apart were walked across the site location and any areas of ground surface visibility were examined carefully. On the rise in the south-east section of the activity area (Area 1), and on which much of site VAHR7921-0576 was located, any ground surface visibility was provided by rabbits, which had burrowed extensively. These locations offered ground surface visibility of 100% over patches measuring 1–2 m x 1 m. No Aboriginal cultural material was identified during the surface survey.

Archaeological visibility is noted here to refer to the amount of clear ground surface that is clearly visible for site inspection. The greater the ground surface visibility, the more effective are surface surveys. Examples of high surface visibility are road and pedestrian tracks, general erosion and areas which do not encourage vegetation growth; and examples of poor visibility are areas of heavy vegetation cover (0–10% per m²) – often exotic grasses. The high 'visibility' of archaeological sites may be the result of high disturbance. For example, weathering, overgrazing or ploughing of the soil removes vegetation and may bring subsurface artefact material to the surface.

All mature trees were examined to determine the presence or absence of cultural scars (r.59(3)(b) Aboriginal Heritage Regulations 2007). No culturally scarred trees were identified.

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No caves, rock shelters or cave entrances were identified within the activity area (r.59(3)(c) Aboriginal Heritage Regulations 2007).

6.3 Results of the ground survey

The following observations were made during the standard assessment:

- Eumemmerring Creek provides the southern and eastern boundaries of the activity area. To the west the activity area is bounded by EastLink. To the north the activity area is bounded by the Lettieri Industrial Estate.
- The activity area is adjacent to a built-up creek bank (up to 3 m) which suggests past flooding in the area.
- There is a slight apparent sandy rise (Area 1) in the south-eastern section of the activity area; this landform accounts for approximately 5–10% of the total activity area. Closer inspection supports Vines' assertion that this area was a "spoil heap"; however, it was not possible to be sure without subsurface testing due to substantial exotic grass coverage.
- The slight apparent sandy rise is situated adjacent to Eumemmerring Creek on an area of shallow deflated land (Area 2) which comprises the remainder of the activity area.
- Ground surface visibility was zero during the current assessment, apart from where rabbits had burrowed, vehicles had moved and mechanical scrapes had been placed, as described above.
- The ground surface consists of exotic grasses.
- Until a few years ago – before the building of Lettieri Industrial Estate and the M3 (Eastlink) – the area was used as a model airfield (Figures 2–5) and before that, horse acreage.



Plate 1: Areas 1 & 2 of activity area, facing west towards EastLink and Eumemmerring Creek.

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Plate 2: Area 3, western side, facing south-west



Plate 3: Area 3, eastern side, facing south-west

No Aboriginal cultural material was found during the standard assessment. No trace of the previously recorded site (VAHR 7921-0576, Air Club SAS) (Vines 2003) was found. Consequently there was no further information recovered regarding the site's context or extent. The landscape integrity of the apparent sandy rise could not be determined because of the extensive covering of long thick grass. However, it was noted that the ground surface was highly uneven, supporting Vines' assertion that this area was in fact a spoil heap (Vines 2003: 42).

Poor ground surface visibility was observed across the activity area except where rabbits had been burrowing, and where mechanical scrapes had exposed patches of ground surface in Area 3. Area 1 is the sandy rise/spoil heap to the east of the activity area. Area 2 comprises all other low-lying areas of the activity area south of the southern side of the gazetted Perry Road, which may have been subject to frequent alluvial inundation in the

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past. Area 3 includes the gazetted road and road reserve to its northern boundary. This area was also evidently swampland in the past.

Detailed notes were made and photographs taken during the survey. As mentioned above, the activity area was treated as three survey units for the purposes of this assessment. The three survey units reflect the different levels of disturbance and in this case potentially different landform types (Table 4) – although this aspect itself is a matter for investigation and could affect the complex assessment results.

Table 4: Survey areas and effective survey coverage

Survey area	Description	Ground surface visibility	Effective survey coverage
Area 1 – sandy rise. Approx. 10% of activity area	One slightly elevated sandy rise in activity area (Plate 1) described by Vines as a "spoil heap" (2003: 42) in the south east of the activity area. The rise is less than 1 m above the surrounding landscape. Soils in this survey unit are sand/surface sandy clays, no naturally occurring stone. GSV very low due to vegetation cover and uneven ground surface levels. < GSV at rabbit burrow locations. Possible that artefacts may be associated with the sandy rise given the proximity to present Eumemmerring Creek (and its past river courses). Little potential for in situ surface archaeological sites in this area, however subsurface in situ deposits may be present.	Generally very poor (0–5%).	10%
Area 2 – low-lying undulating plain. Approx. 70% of activity area	Area 2 comprises all land outside areas 1 & 3. It is gently undulating to level land that was used as horse acreage and airfield. Aerial photographs over the past 10 years reveal significant disturbance. Little potential for in situ surface or subsurface archaeological sites in this area. Very poor GSV.	Generally Very poor (0–10%). Localised areas of higher visibility (90–100%)	10%
Area 3 – low-lying undulating plain, west side is a depression. Approx. 20% of activity area	Area 3 consists of the land within the gazetted road (Perry Road) and extends from Area 2's north boundary to the property boundary south of the industrial complex at Lettieri Industrial Estate. The western side of Area 3 is lower lying swampland. Little potential for cultural material remains.	Almost totally 0% visibility, a few small patches of higher GSV on western side and four scraped areas on east side	5%

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The limitations to the standard survey were the following:

- The ground surface visibility of the activity area in total was <10%. There was therefore little visible ground surface throughout the general activity area.
- Evidence of disturbance, including the building up of the Eumemmerring Creek bank and horse acreage/training facilities, remains of old fencing and the highly uneven/undulating surface of Area 1. Evidence of the old model-aeroplane airfield was not apparent during ground survey.

6.5 Discussion

There has been disturbance to soil profiles within the activity area. The activity area was subject to years of grazing and tending of livestock as a horse acreage, and recently served as a model aeroplane airfield with graded runways. The activity area has also most likely been affected by the recent construction of EastLink to the west and Lettieri Industrial Estate to the north, and the building up of the Eumemmerring Creek bank to the south and east. The ground surface level of Area 1 is highly undulating and uneven, suggesting the possible dumping of waste sands from recent construction/development/modification, and supporting Vines' description of Area 1 as a "spoil heap" (Vines 2003: 42).

Area 2 is mostly comprised of shallow deflated land units and mudflats that, in certain places (to the south-west and east of Area 1), have been overlain with sands and industrial gravels. In general, the activity area appears noticeably modified and disturbed.

Area 3 is lower lying than Area 2 and contains vegetation including bulrushes (Plate 2), indicating the soil is wet. The area has also borne impact from dumped demolition waste along the northern boundary of the activity area.

The nature of disturbance to the area is apparent from recent aerial photographs (Figures 2–5) which depict stages of construction of the nearby EastLink and Lettieri Industrial Estate. The centre of the activity area appears to have been cleared for a model aeroplane airfield and large amounts of earth may have had to be moved. The sandy rise (Area 1) seems to have been affected. It is not clear whether this rise pre-dated these considerable earthworks (the airfield clearings) or is a result of them. The complex assessment will address this issue.

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Figure 2: Aerial view of activity area dated 2004. The activity area is being used as a model-aircraft airfield. The 'runways' are apparent. Lettieri Circuit Industrial Estate and EastLink have yet to be built. However, the building up of the Eumemmerring Creek bank has occurred. Note the activity area has been dissected by the M3 EastLink reserve and the original entrance to the property is still apparent. Area 1 (the "sandy rise") is apparent in the photo as is the circle of tyres. Satellite image courtesy of Victorian Department of Primary Industries (Adams et al 2009).

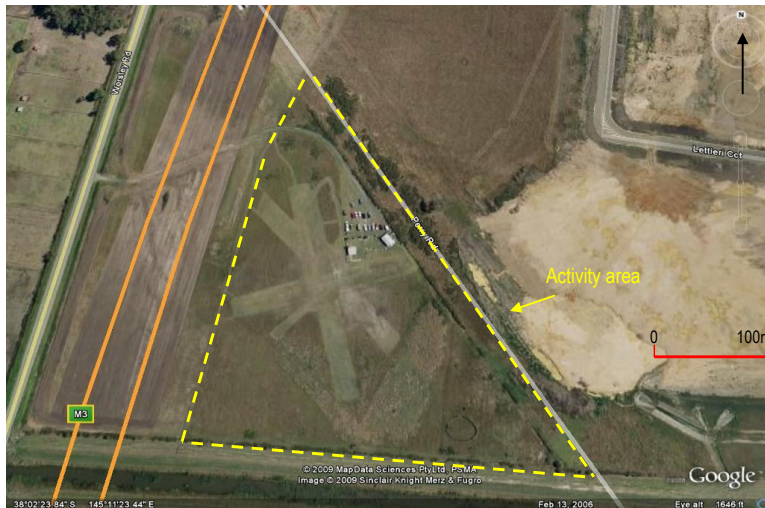
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Figure 3: Aerial view of activity area dated Feb 2006. The activity area is still being used as a model-aircraft airfield. The 'runways' are apparent and have been remodelled. The foundations have been laid for Lettieri Circuit Industrial Estate and EastLink. Photo source Google Earth (Adams et al 2009).



Figure 4: Aerial view of activity area dated 2008. Lettieri Circuit Industrial Estate and EastLink have begun to be built, while the model airfield is fading and hangars/offices have been removed. There is no longer access from Worsley Road (Adams et al 2009).

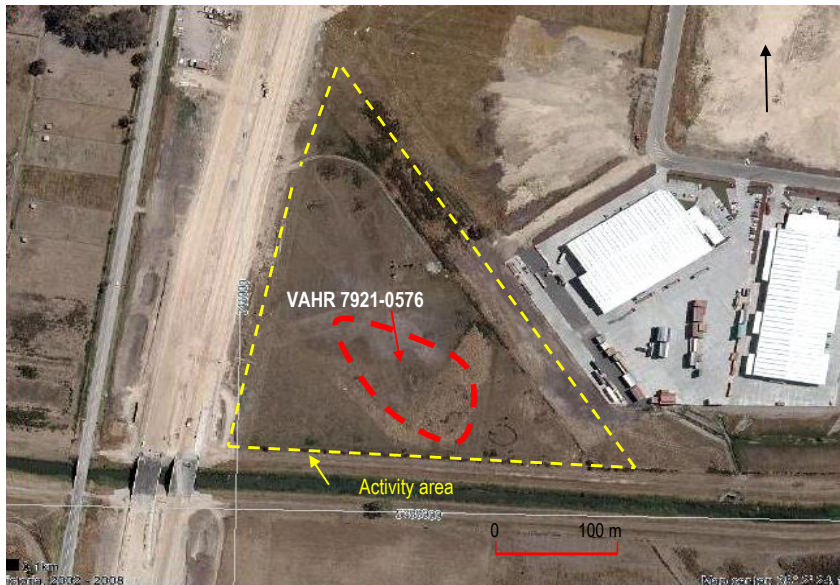
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Figure 5: Aerial photo of activity area (dashed yellow line) with approximation (dashed red line) of artefact surface scatter site, VAHR 7921- 0576 (Vines 2003) as discernible from site card. Photo courtesy of Victorian Department of Primary Industries (Adams et al 2009).

6.6 Conclusion

Most if not all of the activity area has been subject to considerable past ground surface disturbance, from older pastoral development when the activity area was first cleared of trees and shrubs and from subsequent use as a paddock and later as a model (hobby) aeroplane airfield. The more recent local and surrounding significant infrastructure developments (the airfield, EastLink, Lettieri Estate, Eumemmerring Creek bank) would have resulted in a considerable degree of soil disturbance.

The origin of the sandy rise, or Area 1, is unclear and complex assessment (excavation) is required to determine whether it is a natural landform or a comparatively recent consequence of surrounding development (a spoil heap) as suggested by Vines (2003), or some aspect of both. The lack of any visible cultural materials in the area seems not to support the proposed sensitivity of the landscape of the activity area outlined in the desktop assessment. Therefore, subsurface testing is required.

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Map 6: Standard assessment



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7 COMPLEX ASSESSMENT

Complex assessment was supervised by Jenny Fiddian (archaeologist). Michael Xiberras represented the WTL&CCHCI, James Hughes represented the BWF and Izzy Pepper represented the BLCAC during the 12–13th March 2014 excavation program. Adam Lovett (Urban Colours) and Hannah Lovett (field assistant) provided archaeological assistance.

7.1 Aims and design of the subsurface testing

A subsurface testing program was undertaken as part of this CHMP due to the presence of Aboriginal cultural heritage site VAHR 7921-0576 in the south-east of the activity area and the possibility that the apparent sandy rise on which many of the artefacts were located is a natural feature (Figure 5). The standard assessment was unable to determine the nature of the rise and complex assessment was required to clarify whether, as suspected, the rise was a spoil heap and also to determine the nature and extent of site VAHR 7921-0576.

Adams et al (2009) carried out complex assessment in Areas 1 and 2, during which two test pits and 25 shovel probes were excavated across the activity area. No cultural material was found during complex assessment. This previous complex assessment was taken into consideration when the methodology was being developed for the current complex assessment. The results of the previous complex assessment (Adams et al 2009) indicated that no further complex assessment was required in Area 2, as no cultural material had been located and Adams et al had undertaken a systematic and thorough assessment, and considered it unlikely that sub-surface cultural material was present in Area 2. It was considered that additional excavation was required in Area 1 during the current CHMP assessment to determine the nature of the rise, and to test areas associated with site VAHR 7921-0576, where artefacts had been previously recorded. Complex assessment was also required in Area 3 as this had not previously been assessed. The current complex assessment, therefore, concentrated on Areas 1 and 3.

A total of 16 shovel probes (SPs) and one 1 x 1 m test pit (TP) were excavated over two days, 12th and 13th March 2014 (Map 7) across Areas 1 and 3. Area 1 was tested with five shovel probe holes, in order to sample further the nature of the apparent sandy rise. Adams et al had excavated two 1x1m test pits on Area 1, as well as five shovel probes, so the field team strategically placed the current shovel probe holes in untested sections of the rise.

One 1x1m test pit and two transects totaling eleven shovel probe holes were excavated across Area 3. Test Pit 1 and Transect 1, containing seven shovel probe holes, were excavated on the east side and Transect 2, containing four shovel probe holes, was excavated on the west side (Map 7).

Data from the excavated test pit and shovel probes is presented in Tables 5 - 8.

Map 8 shows the locations of test pits and shovel probes from the assessment by Adams et al (2009) as well as the current assessment, to illustrate the comprehensive testing that has been completed in the activity area.

7.2 Methodology of the subsurface testing

Complex assessment commenced in Area 3, on the east side of the access driveway, where a series of seven

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shovel probe holes comprising Transect 1 were excavated at 20m intervals. One 1x1m test pit was also excavated on the east side. Four shovel probe holes comprising Transect 2 were excavated on the west side of the access driveway in Area 3, within the low-lying swampland. These were placed opportunistically, as vegetation cover was very heavy and access was very limited. However, it was possible to place the shovel probe holes 10–20 m apart, thus sampling across Area 3 on the west side (Map 7). No cultural material was found in any of the shovel probe holes or within the test pit. The soil on the east side in Area 3 was sandy silt and was former swamp. The soil on the west side in Area 3 was increasingly damp clayey loam, with high plasticity.

Transect 3 was placed across the sandy rise that constitutes Area 1, within the site boundaries of VAHR 7921-0576, and comprised five shovel probe holes placed across the eastern section of the rise. (Map 7). These were excavated to a depth of up to 92 cm. The shovel probe holes were placed in sections of the rise not previously tested by Adams et al (2009) in order to sample the rise more intensively, to determine the nature of the rise and whether any cultural material is present sub-surface.

All shovel probe holes and the test pit were manually excavated using shovels and trowels in 10 cm spits. All soil was sieved through 5 mm mesh steel sieves at least 1m away from the excavated pit. A Munsell chart was referred to in order to accurately record soil colour, and pH levels were recorded for at least one shovel probe hole per transect, and for the test pit. All excavated holes and the test pit were backfilled following completion of excavation and recording.

If artefacts had been found in an excavation pit, a series of radial shovel probes would have been excavated at a distance of 10 m along the cardinal points (north, east, south and west). This process continues in all prescribed directions until no more artefacts are found.

7.3 Results of the subsurface testing

No Aboriginal cultural heritage material was identified in any of the shovel probe holes or test pit during complex assessment and the field team considered it unlikely that any remains in the activity area. Previously recorded site VAHR 7921-0576 (Air Club SAS) was not relocated. Soil on the apparent sandy rise, as noted by Adams et al (2009) and also originally by Vines (2003), was disturbed soil from the graded Area 2, evidently stockpiled during preparation for the model aeroplane runways. The current standard and complex assessment results are consistent with those of Adams et al, and support Vines' contention that the sandy rise is a spoil heap, and not a natural rise.

Soil in Area 3 is consistent with swamp deposit, and is evidently still subject to inundation. It is considered highly unlikely that cultural material is present in Area 3.

7.3.1 Stratigraphy

For the purposes of this complex assessment, the activity area has been divided into the apparent sandy rise or spoil heap (Area 1), the lower lying shallow deflated land units/mudflats (Area 2) and the gazetted Perry Road reserve (Area 3). The stratigraphic profile of the activity area as revealed during the complex assessment is varied. The stratigraphic profile of the apparent sandy rise (Area 1) suggests substantial disturbance, as detailed below. The stratigraphic profile of Area 3 is consistent with swampland, containing damp, and at times saturated, compact clayey loam deposits on the west side and sandy silt on the east side. Stratigraphy data is provided in Tables 5 - 8 below.

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Environmental Vegetation Class (EVC) modelling (Map 4) sourced from the Department of Sustainability and Environment reveals the activity area as part of a larger swampy riparian woodland or scrub that existed prior to European arrival. The comparatively recent draining of these extensive wetlands (Carrum Swamp) is a significant modification of the landscape. Subsurface evidence from Area 1 will determine whether this apparent sandy rise existed prior to European arrival or is simply a recent artefact of landscape modification.

Table 5: Test pit data (Area 3) Perry Road reserve

Test Pit	Landform	Disturbance	Profile description	pH	Munsell	GPS cords GDA94 MGA Zone 55	Artefacts	Dimensions metre
TP 1	swamp (Area 3)	high	<u>Unit 1:</u> 0–10 cm grey-brown sandy silt. <u>Unit 2:</u> 10–30 cm grey-brown sandy silt. <u>Unit 3:</u> 30–65 cm grey-brown sandy silt. Small clay deposit west wall, clay at base.	6.5	2.5YR 3/1	341244E 5788111N	–	1x1x0.65

7.3.2 Shovel probe transects

Shovel probe transects were placed across Areas 1 and 3. Data from the shovel probe excavations is provided in Tables 6–8.

Table 6: Area 3, Transect 1 shovel probe data

Shovel probe	Landform	Disturbance	Soil profile description	pH	Munsell	GPS co-ords GDA94 MGA Zone 55	Artefacts	Dimensions cm
1	Swamp (Area 3)	High	0–50 cm: dark-brown sandy loam, < compact with depth. Consistent with swamp deposit	6.5	7.5YR 3/3 dark brown	341274.757E 5788089.789N	–	40x37x50
2	Swamp (Area 3)	High	0–45 cm: dark-brown sandy loam, < compact with depth.		7.5YR 3/3 dark brown	341263.380E 5788104.086N	–	37x34x45
3	Swamp (Area 3)	High	0–36 cm: dark-brown sandy loam, < compact with depth.		2.5YR 3/2 dusky red	341252.117E 5788122.467N	–	40x37x36
4	Swamp (Area 3)	High	0–39 cm: dark-brown sandy loam, < compact with depth.		2.5YR 5/2 weak red	341240.792E 5788136.879N	–	37x35x39
5	Swamp (Area 3)	High	0–40 cm: dark-brown sandy loam, < compact		2.5YR 4/1 dark reddish	341230.871E 5788154.984N	–	37x42x40

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Shovel probe	Landform	Disturbance	Soil profile description	pH	Munsell	GPS co-ords GDA94 MGA Zone 55	Artefacts	Dimensions cm
			with depth. Very compact at bottom. Swamp deposit. Sandstone & clay fragments.		grey			
6	Swamp (Area 3)	High	0–19 cm: dark-brown sandy loam, < compact with depth. Very compact at bottom. Swamp deposit.		7.5YR 3/2 dark brown	341220.319E 5788171.358N	–	35x35x19
7	Swamp (Area 3)	High	0–13cm: dark brown sandy loam, < compact with depth.		2.5YR 4/2 weak red	341202.013E 5788196.611N	–	47x42x13 cm

Table 7: Area 3, Transect 2 shovel probe data

Shovel probe	Landform	Disturbance	Soil profile description	pH	Munsell	GPS co-ords GDA94 MGA Zone 55	Artefacts	Dimensions cm
1	Swamp (Area 3)	High	0–22 cm: damp clayey loam – high plasticity. Very compact. Worms.	6.5	7.5YR 2.5/1 black	341080.241E 5788360.702N	–	31x31x22
2	Swamp (Area 3)	High	0–27 cm: damp clayey loam – high plasticity. Very compact.		7.5YR 2.5/1 black	341095.556E 5788342.815N	–	30x30x27
3	Swamp (Area 3)	High	0–27 cm: slightly drier sandy loam.		7.5YR 2.5/1 black	341117.557E 5788320.757N	–	32x31x27
4	Swamp (Area 3)	High	0–26 cm: damp clayey loam – high plasticity. Very compact.		7.5YR 2.5/1 black	341131.671E 5788269.90N	–	34x29x26

Table 8: Area 1, Transect 3 shovel probe holes – VAHR 7921-0576

Shovel probe	Landform	Disturbance	Soil profile description	pH	Munsell	GPS co-ords GDA94 MGA Zone 55	Artefacts	Dimensions cm
1	"sandy rise" (Area 1)	High	0–45 cm: dark grey-brown sandy silt. Compact at bottom	7	2.5YR 3/1	341189.480E 5788076.279N	–	36x35x45
2	"sandy rise" (Area 1)	High	0–92 cm: dark grey-brown sandy silt. Compact orange-brown clay at bottom		2.5YR 3/1	341185.972E 5788113.911N	–	37x38x92

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Shovel probe	Landform	Disturbance	Soil profile description	pH	Munsell	GPS co-ords GDA94 MGA Zone 55	Artefacts	Dimensions cm
3	"sandy rise" (Area 1)	High	0–53 cm: dark grey-brown sandy silt, slightly damper orange-brown clay with depth.		2.5YR 3/1	341169.095E 5788108.797N	–	46x45x53
4	"sandy rise" (Area 1)	High	0–57 cm: dark grey-brown sandy silt, slightly damper compact orange-brown clay with depth.		2.5YR 3/1	341177.035E 5788123.538N	–	43x56x57
5	"sandy rise" (Area 1)	High	0–32 cm: dark grey-brown sandy silt, slightly damper orange-brown clay with depth.		2.5YR 3/1	341162.159E 5788075.655N	–	35x31x32

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Map 8: Locations of Adams et al (2009) and current complex assessment – test pits and shovel probes



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Plate 4: Area 3, TP 1, Spit 2 facing north



Plate 5: Area 3, Transect 1, shovel probe hole 3 facing west



Plate 6: Area 3, Transect 2, shovel probe hole 4 facing west

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Plate 7: Area 1, Transect 3, shovel probe hole 2 facing west

7.4 Discussion

The soil profiles observed during complex assessment of Areas 1 and 3 correspond with those recorded by Adams et al for Area 2 (Adams et al 2009). Soil was consistently grey-brown sandy silt overlying orange-brown clay. The exception is the western side of Area 3 which was swamp deposit.

The stratigraphy of the Area 1 sandy rise can be generally characterised as very disturbed grey-brown sands down to 50–60 cm in depth, overlying more compact sands which overlie compact brown-orange-brown clay at 70–80 cm. The ground surface of Area 1 is unusually uneven and undulating. The ground surface of Area 2 is generally very even, evidence of its use as an airfield and the removal of top soils for levelling.

Adams et al (2009) noted that soil in Area 2 consisted of grey-brown sands overlying brown-orange clay. The sands continued for some depth in a number of shovel probe holes, but this was attributed to the close proximity of the shovel probe holes to the built up embankment along the modified Eumemmering Creek. Adams et al (2009) noted that the soil profiles in the test pits and shovel probes exhibited a high level of disturbance that suggested rapid accumulation of deposits (Adams et al 2009: 61). This is consistent with grading of the ground surface during construction of runways, and stockpiling of the soil in Area 1.

Soils in Area 3 were consistent with swamp deposits. On the eastern side of Area 3, soil was grey-brown sandy silt throughout the depth of excavation, and became increasingly clayey and compact with depth. Four shallow machine scrapes on the eastern side of Area 3 also exhibited sandy silt consistent with the excavated pits. These four exposures were thought to be geotechnical locations, although enquiries by the consultant failed to determine the reason for their excavation or any information regarding their purpose. However, they provided the field team with four areas of 100% ground exposure and confirmation of soil content.

Soil on the west side of Area 3 consisted of heavier clays with high plasticity. This soil was quite damp, becoming increasingly damp with depth with an increase in compact clayey loam, and indicated that the landform retained water. The western side is a lower lying depression and the vegetation across the area is indicative of swampland.

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Examination of the use of the activity area evident in Figures 2-5 (above) clearly show the graded runways which terminate at the edge of the sandy rise. The sandy rise exhibits straight edges along its northern side and in Figure 3 it is evident that the main central north-south runway has intruded and "squared off" the sandy rise. This suggests that the runways were graded, pushing the soil into a heap south of the runways. Figure 2 (dated 2004) shows three runways, while Figure 3 (dated 2006) shows that a fourth runway had been constructed, terminating at the western point of the rise. It is also evident in Figures 2 and 3 that the locations for the hangars and offices, as well as vehicle tracks, were graded prior to construction. Soil from this area was probably also placed on the spoil heap, away from the runways.

No cultural material was found on the ground surface or during sub-surface testing in any of the Areas 1, 2 or 3, despite Vines' findings. If the rise was a natural landform, it is likely to have been targeted as a higher, drier location on which to undertake activities such as tool manufacture, food preparation or woodworking. This has been demonstrated by Stone (2007), Barker (2007) and Stevens (2014), who assert that low-lying sand dunes in the vicinity of Eumemmering and Dandenong Creeks are likely to contain Aboriginal cultural material, and have demonstrated through archaeological investigation that this is the case. Stone (2007) noted that Late Quaternary aeolian sand dunes overlie the Baxter Sandstone on the *south-eastern* side of Eumemmering Creek, and that low sandy rises are also present on the floodplain of Eumemmering Creek *upstream* of the activity area (Stone 2007: 7).

Despite the recording of an artefact scatter by Vines during his 2003 investigation (prior to the construction of EastLink), evidence from the current investigation – the lack of stone artefacts and the significantly disturbed nature of soil deposits; the lack of occupation deposits or features or other significant criteria – supports Vines' hypothesis in 2003 that Area 1, the apparent sandy rise, is the result of grading and stockpiling soil during construction of the model aeroplane runways. Excavation has shown that the landforms in the activity area lack integrity and therefore are of low sensitivity. This is borne out by the lack of significant artefact finds in all archaeological assessments carried out within the activity area.

7.5 Conclusion

As a result of the investigations, the following conclusions for the activity area of 250 Fernside Drive, Bangholme, are presented:

- A total of 16 shovel probes (SPs) and one 1 x 1 m test pit (TP) were excavated over a period of two days on the 12th and 13th March 2014 at the activity area (after a standard assessment survey on 12th March 2014) (Map 7).
- Two 1x1m test pits and 25 shovel probes were excavated by Adams et al (2009) across Areas 1 and 2. (Map 8, including the current complex assessment).
- Previously recorded site VAHR 7921-0576 (Air Club SAS) was not relocated during these assessments.
- No Aboriginal cultural heritage material was retrieved from the survey or excavations. The test pit excavations revealed high levels of disturbance of stratigraphic soil deposits, at least in upper deposits. The data support the hypothesis that the sandy rise is a spoil heap and artefacts are unlikely to be present. However, the proposed development of the activity area may still reveal Aboriginal cultural material, as it is the location of a previously recorded site (VAHR 7921-0576). Should artefacts or other

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cultural heritage material be found during works, contingencies for the management of the material are detailed in Section 11 below.

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8 DETAILS OF ABORIGINAL CULTURAL HERITAGE IN THE ACTIVITY AREA

No Aboriginal cultural heritage was located during the standard and complex assessments and it is considered unlikely that any is present in the activity area. However, as the activity area has previously had an Aboriginal Place recorded within it [VAHR 7921-0576 (Air Club SAS)], a significance assessment has been undertaken here.

8.1 Assessment of Aboriginal cultural heritage

As the previously recorded site VAHR 7921-0576 (Air Club SAS) was not able to be relocated, no discussion may be undertaken of site formation processes or artefact analysis for this place. Only a general assessment of the significance of the activity area as a whole is possible.

Two main criteria are used when assessing the significance of Aboriginal cultural heritage sites. These are social/cultural and scientific/archaeological criteria.

8.2 Social/cultural significance

Aboriginal social/cultural significance can only be assessed by the relevant Indigenous community or communities. For Aboriginal people, there are many different kinds of cultural values associated with the landscapes that were once lived in by their ancestors. These include the tangible values normally recorded during archaeological investigations, such as artefact scatters and scarred trees. These places are physical reminders of the cultural lives of Aboriginal ancestors and a special connection therefore exists between those places and contemporary Aboriginal peoples. This special connection underpins the high significance of these places. Once they are destroyed, the connection is largely destroyed. There are other values that the Wurundjeri and Bun wurrung people connect to in landscapes such as the Bangholme activity area. These may include landforms associated with cultural practices or beliefs such as waterways, stands of vegetation and habitats, and these form part of the cultural landscape.

8.3 Scientific/archaeological significance

Scientific significance can be assessed by a suitably qualified archaeologist and cultural heritage advisor. Scientific value assessments are generally informed by the rarity, quality and representativeness of cultural heritage sites to research or research potential (Australian ICOMOS 1999: 2). There are three primary criteria used to assess the scientific significance and research potential of Aboriginal cultural heritage sites (Table 9).

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Rating description	Rating	Description
Site contents – The site contents refer to all material and organic remains present that are the result of past human behaviour or that are associated with past human behaviour or that can shed light on past human behaviour. Site contents also refer to the structure of the site including its size, the distribution or patterning of material remains within the site, the presence of any stratified deposits and the rarity of the material remains. The site condition affects its site significance and sites are assessed on the basis of the degree to which they have been disturbed.	0	No cultural material
	1	Small number of artefacts or a limited range of cultural materials with no evident stratification
	2a	A large number, but limited range, of cultural materials and (or)
	2b	Some intact stratified deposits
	3a	A large number of a diverse range of cultural materials and (or)
	3b	A largely intact stratified deposit and
	3c	Surface spatial patterning of cultural materials that still reflects the way in which the materials were deposited
Site condition – The site condition refers to the degree of disturbance that has affected the cultural heritage site.	0	Site in a deteriorated condition and with a high degree of disturbance but some cultural materials remain
	1	Site destroyed
	2	Site in a fair-to-good condition, but with some disturbance
	3	Site in an excellent condition, with little or no disturbance
Representativeness – The representativeness refers to the local or regional distribution of a particular site type and is assessed on whether the site is common, rare or unique in a given region. Assessments of representativeness are hence subjective and constantly changing as they are biased by current knowledge of the distribution and numbers of archaeological sites in a region. This varies from place to place depending on the extent of previous archaeological research. Consequently, a site which is assigned low significance values for contents and condition, but a high significance value for representativeness, can only be regarded as significant in terms of current knowledge of the local or regional archaeology. Any such site should be subject to reassessment as additional archaeological research is undertaken. Assessment of representativeness also takes into account the contents and condition of a particular site. For example, in any region there may only be a limited number of sites of any type that have suffered minimal disturbance. Such sites would therefore be given a high significance rating for representativeness, even though they are a common occurrence in the region (Bowdler 1981, p. 12, pp. 123–133).	1	Common occurrence
	2	Occasional occurrence
	3	Rare occurrence
Overall scientific significance – Overall scientific significance ratings for sites based on a cumulative score for site contents, site integrity and representativeness are given as follows:	1–4	Low scientific significance
	5–7	Moderate scientific significance
	8–9	High scientific significance

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VAHR Number & Name	Criteria	Rating
Air Club SAS (VAHR 7921-0576)	Contents	1
	Condition	0
	Representativeness	1
	Overall significance rating	2

8.4 Statement of significance

The activity area is generally situated with the Cranbourne Sands landform, in what was before drainage predominantly a large wetland. The activity area appears to have been highly disturbed since European arrival. Little if anything can be said about the soil deposits with any certainty. Surface soil deposits seem to have been highly disturbed by the constant development and modification of the activity area. No further Aboriginal cultural heritage was recovered from the subsurface testing. The site (VAHR 7921-0576) previously located within the activity area (Vines 2003) could not be relocated. Therefore little contextual information can be added to previous data. No further sites were found or recorded. The activity area displays non-specific cultural significance. The activity area displays a scientific significance rating of 2 – low scientific significance (Table 10).

In general, the activity area has low scientific and non-specific cultural value compared to other known regional cultural heritage sites. The proposed activity is unlikely to harm any significant Aboriginal cultural heritage.

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9 CONSIDERATION OF SECTION 61 MATTERS – IMPACT ASSESSMENT

This section assesses the potential for any future development in the activity area to impact on Aboriginal cultural heritage. CHMPs are required to address matters raised in Section 61 of the *Aboriginal Heritage Act 2006*. These matters concern the management of Aboriginal cultural heritage prior to, during, and after the activity. A discussion of these matters is provided below.

9.1 Can harm to Aboriginal cultural heritage in the activity area be avoided?

No Aboriginal cultural heritage was identified in the activity area at 250 Fernside Drive, Bangholme, during the field assessment. The previously recorded site, Air Club SAS (VAHR 7921-0576) could not be relocated and most likely has been destroyed. However, as the site has been recorded, it is an Aboriginal Place. Harm to VAHR 7921-0576 cannot be avoided as the development plans for the activity area involve an 8-Lot industrial subdivision, two Lots of which cross the site boundaries. As no cultural material was found during standard or complex assessment, and the site could not be relocated, alteration of development plans to avoid the site or to minimise harm to the site are considered to be warranted.

9.2 Are specific measures needed for the management and mitigation of harm to Aboriginal cultural heritage in the activity area?

No Aboriginal cultural heritage was identified during the complex assessment in the activity area and previously recorded site VAHR 7921-0576 has a scientific significance rating of 2. Therefore no specific management recommendations are required in order for the activity to minimise harm to known Aboriginal cultural heritage.

9.3 Are there particular contingency plans that might be necessary?

Processes to be followed in relation to disputes, delays and other obstacles are outlined in the contingency plans (Section 11). However, as no RAP is currently functioning for the activity area and the OAAV is the approval authority for this CHMP, no dispute resolution process is provided for here. Procedures are outlined for other factors that may affect the conduct of the activity. These include contingency plans in the event that suspected human remains are discovered and safety requirements, located in Section 11.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Part 2 | Cultural Heritage

Management Recommendations

Note: These recommendations become compliance requirements once this Cultural Heritage Management Plan is approved.

10 SPECIFIC CULTURAL HERITAGE MANAGEMENT REQUIREMENTS

10.1 Recommendation 1: VAHR7921-0576 Collection of artefacts

No Aboriginal cultural material was found during the standard and complex assessments. Although site VAHR 7921-0576 was previously recorded in the activity area, no surface or subsurface material was found during the standard and complex assessments. Extensive subsurface testing has been carried out across the activity area, and particularly within the site boundaries and as no cultural material was located, no further archaeological assessment is required.

However, a representative from WTLCHC Inc, the BLCAC and the BWF should be present at the commencement of ground works within the site boundaries (100x50m, see Map 6) to walk over the site after vegetation clearance and again at the completion of ground disturbance to collect any artefacts that may be present. Any artefacts collected would then be reburied at the completion of works at a location agreed on by the three organisations and the Sponsor, following analysis and cataloguing of the assemblage.

10.2 Recommendation 2: Onsite staff to receive training prior to commencement of activity

Prior to the commencement of the activity, the nominated contractor/s must be advised by the Sponsor of the terms of the plan and their broader responsibilities to the *Aboriginal Heritage Act 2006*. The induction training for on-site staff should include:

- training in Aboriginal cultural heritage sensitivity
- clear advice on the identity and contact details of the Sponsor's project delegate and contact details for a cultural heritage advisor
- clear advice on staff responsibilities under the contingency plans contained within this report, in particular regarding the discovery of Aboriginal cultural material and human remains (Section 11).

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

The on-site training should be conducted by a Cultural Heritage Advisor. A copy of this CHMP should be kept on site during works so that it can be referred to if required.

10.3 Recommendation 3: Approval required for changes to the proposed activity

Should any changes be made to the activity in terms of the nature and extent that the ground is to be impacted, the Sponsor must obtain statutory approval and may be required to submit a new CHMP (Section 52(1) *Aboriginal Heritage Act 2006*).

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

11 ABORIGINAL CULTURAL HERITAGE MANAGEMENT – CONTINGENCIES

A checklist is provided at Appendix 3 to assist with the management of the contingencies outlined below.

11.1 Contingency – Aboriginal Cultural Heritage Sites

If any Aboriginal cultural heritage sites are located during the proposed works at 250 Fernside Drive, Bangholme, the following actions must be undertaken;

- All works within 10 m of the known extent of the relevant discovery area must cease immediately and protective fencing must be erected around the relevant area.
- The person making the discovery shall immediately notify the nominated project delegate for the RAP (or OAAV in the absence of a RAP) and the nominated project delegate for the Sponsor.
- While works are suspended, the nominated project delegates and the Cultural Heritage Advisor must evaluate the Aboriginal cultural heritage.
- An appropriately qualified Cultural Heritage Advisor must be engaged by the Project Sponsor to record and assess the findings and advise on possible management strategies (see Section 11.5: Contingency plan regarding non-compliance).

As far as practicable, the Cultural Heritage Advisor and representative of the RAP or RAP applicant must inspect the site within 24 hours of being notified. During this inspection the management of any Aboriginal cultural heritage will be discussed and agreed to. The Cultural Heritage Advisor will be required to record the nature and extent of the site during the initial inspection or, if this is not possible, as soon as practical after the initial inspection is undertaken. Documentation of the site may include subsurface testing to establish the temporal and spatial extent of the site. If the Aboriginal cultural heritage is determined to be significant (i.e. an intact cultural deposit), the RAP or RAP applicant may require site protection measures. If this is not possible, a sample salvage excavation, undertaken by a suitably qualified and experienced archaeologist, may be required to obtain adequate data prior to works proceeding.

The RAP or RAP applicant will advise the Sponsor's delegate when suspended construction works can recommence.

Failure of parties to reach an agreed course of action will be classed a dispute (see Section 11.4).

Work may recommence within the 10 m buffer of the known extent of the site when:

- Appropriate protective measures have been undertaken.
- The relevant records for the Aboriginal cultural heritage have been completed by the heritage advisor.
- Any dispute has been resolved.

The Cultural Heritage Advisor, the Sponsor and the RAP or interested Aboriginal organisation must ensure that all these measures are followed and that legal obligations and requirements are complied with at all times.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

The Cultural Heritage Advisor must submit all relevant site records including VAHR forms to OAAV within fourteen days of completing the assessment of the cultural heritage site.

In the situation that salvage is required then the following process/methodology will be applied by a suitably Cultural Heritage Advisor (i.e. a qualified and experienced archaeologist):

- The soil from each spit will be placed in a bucket within the square, weighed and then deposited directly into one of the sieves operating. All soil (100%) will be sieved through 5 mm sieve screens. All soils are to be 100% sieved to basal level (e.g. 120 cm on the sand ridge and up to 60 cm on the slope of the ridge). Excavations will continue until culturally sterile deposits have been reached. At the completion of each spit basal photographs will be taken and excavation sheets will be completed, noting changes in stratigraphic horizons (soil colour and texture), rocks, gravel and other materials not of cultural origin. Munsell (soil colour) and pH levels will also be taken. Sieving will be conducted at a reasonable distance from the excavation area to avoid backfilling of the square. Disturbance around the excavation areas will be kept to a minimum, with only the excavator and excavation recorder present while soil extraction is in progress.
- Upon the completion of the excavation to a sterile layer, stratigraphic horizons will be identified and profiles of two of the trench walls (north perspective and east perspective) will be drawn to provide a concise schematic representation of the stratigraphy as well as to complement the photographs and relate stratigraphic horizons to excavation notes and descriptions.
- Following this, the trenches will be backfilled to the requirements of the developer and the satisfaction of the Aboriginal field assistants.
- All artefacts will be bagged with date, spit number and site name clearly labelled. An extensive analysis of any collected material will be conducted at a location to be decided upon by the Aboriginal field assistants and the Cultural Heritage Advisors.
- A detailed artefact analysis will be conducted by the archaeologist and the Cultural Heritage Advisor. Analysis methodology will be formalised at a later date; however, it is expected that analysis of artefacts will be concerned with the presence or absence of striking platforms, bulbs of percussion, termination types, raw material type, number of negative flake scars, artefact types, type of reduction technique, edge damage etc. Length, width and weight scales will also be recorded and conjoining analysis will also be undertaken. Use-wear analysis will be conducted using either X20 or X40 magnification on a stereomicroscope. Images of any edge damage or use-wear will be provided and detailed in the salvage report. This will facilitate determinations of which type of stone raw materials were used at the site, the type of artefact technologies manufactured from them and what function (if any) the artefacts may have performed. Artefact types and attributes will be identified using Holdaway and Stern (2004) and artefact terminology will derive from the same source.
- The archaeological material located will be curated and stored appropriately; this is a matter for discussion between the cultural heritage advisor and the relevant Aboriginal community.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

- If sufficient samples can be recovered during the salvage program, then any charcoal or other datable material must be collected in the appropriate manner and submitted for radiocarbon (C14) dating. If no charcoal samples are available then soil (sand) samples will be acquired for Optically Stimulated Luminescence (OSL) dating. The cost of this testing is to be met by the Sponsor. Collection of these samples will follow recommendations by Dr Alan Hogg from the Laboratory at the University of Waikato. This institution is very prompt (7 days if necessary) with their determinations and very competitively priced when compared with other dating laboratories. The dating of charcoal samples is priced at NZ \$475 a sample. Dates can be obtained from charcoal samples of 1g; however, an 8–10 g sample is deemed optimal. Any faunal remains that may be excavated can also be utilised for dating purposes. The minimum sample weight for C14 radiometric dating of bone is 50 g, with the ideal sample weight being 100–200 g. For smaller samples of charcoal or faunal skeletal remains, AMS (Accelerator Mass Spectrometry) dating is also available. In this case the minimum sample size for charcoal is 100 mg, while for bone it is 1.0–5.0 g.
- A summary review of the information gathered will be given to all stakeholders. Copies of all reports associated with the salvage program will be lodged with the Office of Aboriginal Affairs Victoria. This must be completed 60 days after the completion of the salvage excavations.

11.2 Contingency – Aboriginal Cultural Heritage Material

Any Aboriginal cultural heritage recovered or salvaged during works at 250 Fernside Drive, Bangholme, would ordinarily remain the property of the RAP (if appointed). The custody and management of Aboriginal cultural heritage during the course of the activity should comply with the requirements established by the *Aboriginal Heritage Act 2006* and be assigned according to the following order of priority: the RAP; any relevant registered native title holder; any relevant native title party; relevant Aboriginal person with traditional or familiar links; an Aboriginal body with historical or contemporary links; the owner of the land; the Museum of Victoria.

For this activity area it will be the responsibility of the Cultural Heritage Advisor to:

- catalogue the Aboriginal cultural heritage;
- label and package the Aboriginal cultural heritage with reference to provenance;
- arrange storage of the Aboriginal cultural heritage in a secure location together with copies of the catalogue and assessment documentation.

Contact details for the Office of Aboriginal Affairs Victoria are:

Office of Aboriginal Affairs Victoria
GPO Box 2392
Melbourne, Vic 3001
Phone: 1800 762 003
Fax: (03) 9208 3292
aboriginalaffairs@dpc.vic.gov.au

11.3 Contingency – Human Burials

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

If any suspected human burial remains are exposed at any stage of the proposed development, then all works must cease and Victoria Police and the State Coroner's Office should be notified immediately.

If there are reasonable grounds to believe that the remains may be Aboriginal, the State Control Centre must be contacted immediately on **1300 888 544**.

The following contingency plan is provided in the event of any such discovery within the activity area at 250 Fernside Drive, Bangholme.

11.3.1 Discovery

All activity in the vicinity of the suspected human remains must cease to ensure minimal damage to the remains.

The remains must be left in place and protected from harm or damage.

11.3.2 Notification

The State Coroner's Office and Victoria Police must be notified immediately. The State Coroner's Office may be contacted at any time on **1300 309 519**. The State Control Centre must be contacted on **1300 888 544**.

The details of the location and nature of the human remains must be provided to the relevant authorities.

If it is confirmed by these authorities that the discovered remains are Aboriginal skeletal remains, the person responsible for the activity must report the existence of human remains to The Secretary (DPC) in accordance with s.17 of the Act.

11.3.3 Impact Mitigation of Salvage

The Secretary, after taking reasonable steps to consult with any Aboriginal person or body with an interest in the Aboriginal human remains, will determine the appropriate course of action as required by s.18(2)(b) of the Act.

Note: In consultation with any relevant RAP, a Sponsor may consider incorporating a contingency plan to reserve an appropriate area for reburial of any recovered human remains that may be discovered during the activity. This may assist the Secretary in determining an appropriate course of action.

11.3.4 Curation and Further Analysis

The treatment of human remains must be in accordance with the direction of the Secretary and in accordance with s.18 (2) (b) of the *Aboriginal Heritage Act 2006*.

11.3.5 Reburial

Any reburial site(s) must be fully documented by an experienced and qualified archaeologist and clearly marked and all details provided to the Office of Aboriginal Affairs Victoria (OAAV).

Appropriate management measures must be implemented to ensure that the remains are not disturbed in the future.

Do not touch or otherwise interfere with the remains, other than to safeguard them from further disturbance.

Do not contact the media.

11.4 Contingency – Dispute Resolution

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Should any or all parties have any concerns regarding non-compliance with this CHMP, they are advised to immediately consult with the cultural heritage advisor and with the Office of Aboriginal Affairs Victoria.

11.5 Contingency – Non-compliance with the Cultural Heritage Management Plan

Although no further archaeological investigation has been recommended in this CHMP, it is possible that cultural heritage material may be uncovered during the proposed works. In order to inform the Sponsor of their legal responsibilities in regards to cultural heritage management, specific legislative requirements are provided below.

In addition, a checklist referring to matters that must be complied with under the CHMP is included in Appendix 3.

The monetary value of all listed penalties is current at the time of writing.

Aboriginal Cultural Heritage

Causing harm to Aboriginal cultural heritage is an offence under the *Aboriginal Heritage Act 2006*. Under section 81, the Minister may order a cultural heritage audit to be carried out if there is reason to believe that the sponsor has contravened, or is likely to contravene, the recommendations contained in this CHMP.

Part 3 PROTECTION OF ABORIGINAL CULTURAL HERITAGE

Division 1 Protection from harm

s.27 Harming Aboriginal cultural heritage unlawful

(1) A person is guilty of an offence if:

a) the person knowingly does an act that harms Aboriginal cultural heritage;

and

b) at the time the act was committed the person knew that the thing harmed was Aboriginal cultural heritage.

(2) A person who is guilty of an offence under subsection (1) is liable to a penalty not exceeding:

a) in the case of a natural person, 1800 penalty units or **\$198 216.00**;

b) in the case of a body corporate, 10,000 penalty units or **\$1 101 200.00**.

(3) A person is guilty of an offence if:

a) the person knowingly does an act that harms Aboriginal cultural heritage; and

b) at the time the act was done the person was reckless as to whether the thing harmed was Aboriginal cultural heritage.

(4) A person who is guilty of an offence under subsection (3) is liable to a penalty not exceeding:

a) in the case of a natural person, 1200 penalty units or **\$132 144.00**;

b) in the case of a body corporate, 6000 penalty units or **\$660 720.00**.

(5) A person is guilty of an offence if:

a) the person knowingly does an act that harms Aboriginal cultural heritage; and

b) at the time the act was done the person was negligent as to whether the thing harmed was Aboriginal cultural heritage.

(6) A person who is guilty of an offence under subsection (5) is liable to a penalty not exceeding:

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

- a) in the case of a natural person 600 penalty units or **\$66 072.00**;
- b) in the case of a body corporate, 3000 penalty units or **\$330 360.00**.
- (7) An offence under this section is an indictable offence.

Note: the provisions of Division 12 Part 1 of the *Crimes Act 1958* (which deal with attempts) apply to indictable offences against this Act.

s.28 Doing an act likely to harm Aboriginal cultural heritage unlawful

A person is guilty of an offence if:

The person knowingly does an act that is likely to harm Aboriginal cultural heritage; and

At the time the act was done the person knew that the act was likely to harm Aboriginal cultural heritage.

A person who is guilty of an offence under subsection (1) is liable to a penalty not exceeding:

In the case of a natural person, 1200 penalty units or **\$132 144.00**;

In the case of a body corporate, 6000 penalty units or **\$660 720.00**.

An offence under this section is an indictable offence.

Note: the provisions of Division 12 Part 1 of the *Crimes Act 1958* (which deal with attempts) apply to indictable offences against this Act.

Division 4 Aboriginal Places and Objects

s. 24 Reporting discovery of Aboriginal places and objects

(1) This section applies if:

- a) a person discovers an Aboriginal place or object; and
- b) the person knows that the place or object is an Aboriginal place or object.

(2) The person must report the discovery to the Secretary as soon as practicable unless, at the time of making the discovery, the person has reasonable cause to believe that the Register contained a record of the place or object.

Penalty: In the case of a natural person, 60 penalty units or **\$6 607.20**;

In the case of a body corporate, 300 penalty units or **\$33 036.00**.

If a discovery of an Aboriginal place or object is made in the course of works being carried out on any land, the person in charge of the works is deemed for the purposes of this section to be the person who discovered the place or object.

11.6 Provision for Review

Review of this plan can be undertaken at any time by project delegates representing the Sponsor and OAAV, or an agreed independent reviewer, to ensure that all parties are complying with the terms of the plan.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

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2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

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2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

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2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Appendix 1: Notice of Intent


Department of Planning
and Community Development




Notice of Intent to prepare a Cultural Heritage Management Plan for the purposes of the Aboriginal Heritage Act 2006

This form can be used by the Sponsor of a Cultural Heritage Management Plan to complete the notification provisions pursuant to s.54 of the *Aboriginal Heritage Act 2006* (the "Act").

For clarification on any of the following please contact Victorian Aboriginal Heritage Register (VAHR) enquiries on 1800-728-003.

SECTION 1 - Sponsor information

Sponsor: Guillermo Cabala

ABN/ACN: _____

Contact Name: KLM Spatial

Postal Address: 18 Mason St, Dandenong

Business Number: 9794 1007 Mobile: _____

Email Address: guillermoc@klms.com.au

Sponsor's agent (if relevant)

Company: _____

Contact Name: _____

Postal Address: _____

Business Number: _____ Mobile: _____

Email Address: _____

SECTION 2 - Description of proposed activity and location

Project Name: 85 Worsley Rd, Bangholme

Municipal district: Greater Dandenong City Council

Clearly identify the proposed activity for which the cultural heritage management plan is to be prepared (ie. Mining, road construction, housing subdivision)

Industry: _____

SECTION 3 - Cultural Heritage Advisor

Jennifer Fiddian Urban Colours Arts Cultural jennyfiddian@yahoo.com

Name Heritage Consultants Company _____ Email address _____

SECTION 4 - Expected start and finish date for the cultural heritage management plan

Start Date: 10-Mar-2014 Finish Date: 09-Mar-2015

Submitted on: 07 Mar 2014

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**SECTION 4 – Contact details for land owner manager (where different to sponsor).**

SECTION 5 – List the relevant registered Aboriginal parties (if any)

This section should only be completed where there is a registered Aboriginal party in relation to the Plan

SECTION 6 – Signature of Sponsor

I certify that to the best of my knowledge and belief that the information supplied is correct and complete.

Signed:  of 85 Worsley Road Pty Ltd (as 85 Worsley Road Unit Trust)
[Sponsor] Date: 4 / 5 /2009

SECTION 7 – Notification Checklist

Ensure appropriate attachment/s are completed and attached to this notification (see section 2 of this form).

Please ensure this notice and all attached items are sent to the:

Deputy Director
Aboriginal Affairs Victoria
Department of Planning and Community Development
GPO Box 2392
MELBOURNE VIC 3001

Notes:

- Ensure that any relevant registered Aboriginal party/s are also notified. A registered Aboriginal party is allowed up to 14 days to provide a written response to a notification specifying whether or not it intends to evaluate the management plan.
- In addition to notifying the Deputy Director and any relevant registered Aboriginal party/s, a sponsor must also notify any owner and/or occupier of any land within the area to which the management plan relates.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)



2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Appendix 2: Qualifications of personnel involved in this CHMP

Annette Xiberras

Cultural Heritage Advisor

Grad Dip, Natural and Cultural Resource Management (Deakin)

Wurundjeri Elder

Annette has been working in the field of Aboriginal cultural heritage since 1989. Her long career in this area has seen her gain numerous formal qualifications in cultural heritage management and has allowed her to work with some of Victoria's leading archaeological experts. Annette's status as an acknowledged Wurundjeri Elder and her links with other Victorian Indigenous communities mean that she has unique standing and authority within the field of Aboriginal Cultural Heritage Management in Victoria.

Annette's most recent experience has been in preparing cultural heritage management plans in the metropolitan Melbourne, Western Port, Mornington Peninsula and Gippsland regions through her consultancy, Urban Colours Cultural Resource Managers, including:

- residential housing developments
- road infrastructure
- pipeline route developments
- urban developments
- mixed-use zone developments
- waterway rehabilitation works
- national and state park management projects
- major infrastructure developments.

Fields of competence

- Aboriginal archaeological surveys, subsurface testing and excavation
- field excavation and supervision
- project management
- Aboriginal, community and client liaison
- material culture analysis

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

- cultural heritage management plan composition.

Recent employment

2007–present

Managing Director, Urban Colours Cultural Resource Managers

2004–2005

Cultural Heritage Officer, Central Victoria Program, Aboriginal Affairs Victoria

1999–2004

Regional Manager, Kulin Nations Cultural Heritage Organisation

Education

1994–1995

Archaeological and cultural heritage training

Northern Metropolitan Institute of TAFE

2005–2006

Graduate Diploma, Natural and Cultural Resource Management

Deakin University, Institute of Koori Education

Recipient of Pratt Foundation Scholarship

Selected Aboriginal cultural heritage projects and experience

Rivendale Estate, Drouin – Cultural Heritage Management Plan

Tooradin Airfield helicopter hangar – Cultural Heritage Management Plan

1040 Glasscocks Road, Cranbourne – Cultural Heritage Management Plan

Mount Shamrock quarry extension, Pakenham – Joint contractors (with Biosis Research), Archaeological salvage operation

Bend Road, EastLink – Archaeological field assistant, Wurundjeri Tribe Land and Compensation Cultural Heritage Council Inc.

Mount William, Sunbury Rings, Bullum Bullum – Site preservation, restoration and education of future generations

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**Jenny Fiddian***Archaeologist*

BA Hons (Archaeology) La Trobe University (1994), MA (Archaeology) La Trobe University (2003)

Jenny has an Honours degree and a Masters degree in Archaeology, specialising in Aboriginal archaeology. Jenny has been working as an archaeologist since completing her university degree and prior to that worked on a range of excavations as a volunteer – and has around 20 years' experience as an archaeologist. She has gained a wide range of field experience working on both historical and Aboriginal sites. Jenny has a sound understanding of cultural heritage legislation and Heritage Victoria and OAAV procedures and processes, and has authored over 100 Cultural Heritage Management Plans and Due Diligence Assessments.

Recent employment

2012–present: archaeologist, Urban Colours Cultural Resource Managers

2008–2012: Senior Consultant Archaeologist (Biosis Research)

2000–2008: Consultant Archaeologist (Biosis Research)

1995–1999: part-time research assistant and tutor (La Trobe University)

1995: sub-consultant archaeologist and research assistant (du Cros and Associates)

Selected Aboriginal cultural heritage projects and experience

Mount Shamrock quarry extension, Pakenham – archaeological assessment and site excavation – project manager, site supervisor, senior archaeologist, report author

Wonthaggi desalination project – pipeline – CHA, CHMP co-author, project manager

Dyson Drive, Alfredton, housing subdivision – CHA, CHMP, report author

Waubra windfarm – CHA, site supervisor, project manager, report author

Nowingi – archaeological assessment, project manager, senior arch, report author

East Gippsland Vodafone phone tower construction – project manager, report author, field archaeologist

Adam Lovett*Cultural heritage advisor*

Adam has a wide range of experience working in Aboriginal archaeology and cultural heritage management in Victoria over the last 24 years, as an archaeologist, site inspector, site officer, field representative and Native Title regional coordinator.

Adam has extensive knowledge and understanding of legislative requirements and administrative procedures to determine the level of assessment or investigation required for a project and to advise clients on their legal responsibilities and obligations. He also has a detailed knowledge and understanding of Aboriginal culture and lore.

Adam has worked in all parts of Victoria and on a wide range of Aboriginal sites. In recent years his work has been concentrated in the Ballarat region and has involved cultural heritage assessments in relation to:

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

- housing development
- pipelines
- windfarms
- sewerage infrastructure and
- road duplications.

Fields of competence

- project management
- liaison with clients, Aboriginal communities and government authorities
- professional advice on Aboriginal heritage assessments
- background research and report writing
- Aboriginal archaeological survey, subsurface testing and excavation
- data and artefact analysis
- management of research and field staff
- supervision of onsite monitoring staff, and
- communication with all stakeholders to resolve client issues and ensure project objectives are met.

Recent employment

2012–present: Archaeologist, Urban Colours Cultural Resource Managers

2006–2008: Field representative, Ballarat & District Aboriginal Co-operative

2001–2006: Community Development Officer, Victorian Aboriginal Community Services Association Ltd

1997–1999: Regional Coordinator, Mirimbiak Nations

1989–1995: Cultural Heritage Officer and Site Inspector, Aboriginal Affairs Victoria

Adam also has licences to operate the following:

mobile plant, bulldozer, front-end loader, backhoe, excavator and cherry picker.

Qualifications

Advanced certificate in Archaeological Site Management

Legal Aspects of Archaeological Site Management

Selected Aboriginal cultural heritage projects and experience

Waubra windfarm – archaeological survey, subsurface testing, excavation and monitoring

Cuthberts Road, Alfredton, housing subdivision – archaeological subsurface testing

Dyson Drive, Alfredton, housing subdivision – archaeological subsurface testing

Brown Hill, Ballarat – pipeline construction – archaeological survey

Ballarat South Outfall Sewer construction – archaeological survey

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Ballarat – Shepparton Pipeline – archaeological survey, subsurface testing and monitoring

Pykes Creek reservoir – archaeological survey

Mount Beckworth Archaeological Assessment – archaeological survey and report production

Lake Wendouree, Ballarat – archaeological survey

Mary-Jo O'Rourke

Editor

BA (Hons), La Trobe University, MA (Linguistics), La Trobe University

Mary-Jo is an editor with more than 13 years' experience. She is an Accredited Editor of the Institute of Professional Editors Limited.

Selected Cultural Heritage Management Plans edited:

- 51 Hall Road, Carrum Downs
- 105 McMahon Road, Frankston
- Amberly Estate, 4 Princes Way, Drouin
- 715 Baxter–Tooradin Road, Pearcedale

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Appendix 3: Compliance checklist

Checklist for compliance with the Cultural Heritage Management Plan

Date: __/__/__

Name: _____ Position: _____

CHMP No: _____ Title: _____

Period of time covered by checklist: _____

Check YES/NO boxes and complete comments as appropriate

POINT	TASK	YES	NO	COMMENTS
1	Has the CHMP being approved			
2	Is there a designated contact person for dealing with Aboriginal cultural heritage issues? Name of contact person:			
3	Has a map been prepared that shows the location of sites within the activity area?			N/A
4	Has the map referred to in Point 2 been distributed to all on-site workers?			N/A
5	Have all on-site workers (including contractors) undergone an induction session on Aboriginal cultural heritage that included information on the recommendations contained in the CHMP: • The archaeology of the activity area • Legislative responsibilities to Aboriginal cultural heritage • The identification of Aboriginal cultural heritage • Protocols to be followed if Aboriginal cultural heritage is uncovered during works(as stated in the contingency plans • Protocols to be followed if skeletal remains are uncovered during works?			

MANAGEMENT OF ABORIGINAL CULTURAL HERITAGE FOUND DURING THE ACTIVITY. Where appropriate, this section should be completed with the assistance of the Cultural Heritage Advisor.

CONTINGENCY PLANS FOR THE DISCOVERY OF ABORIGINAL CULTURAL HERITAGE

POINT	TASK	YES	NO	COMMENTS
6	Has any previously unrecorded Aboriginal cultural heritage been uncovered during works? If YES, complete Points 7 to 18			
7	Was the designated contact person for dealing with Aboriginal cultural heritage issues immediately notified of the discovery?			
8	Did all works cease within a 10 metre radius buffer of the identified Aboriginal cultural heritage?			

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

9	Was this buffer clearly marked with safety webbing or other highly visible marker?			
10	Was the Cultural Heritage Advisor notified within 24 hours of the discovery?			
11	Was the Secretary of the Department of Planning and Community Development notified within 24 hours of the discovery?			
12	Did the Cultural Heritage Advisor notify the RAP or RAP applicants of the discovery and invite them to inspect the site within 3 working days of notification?			
13	Did the Cultural Heritage Advisor inspect the discovery within 3 working days of notification?			
14	Did the Cultural Heritage Advisor determine that the discovery was a new site that required registration with the VAHR? If YES, complete Points 17 to 20			
15	Did the RAP or relevant Aboriginal groups, in consultation with the Cultural Heritage Advisor and land manager, provide the land manager with recommendations to be followed in the management of the identified Aboriginal cultural heritage within 5 working days of the site inspection?			
16	Have any recommended measures been implemented?			
17	Have new or updated site record cards for the discovery been submitted to AAV?			
18	Were further archaeological investigations required? If YES, complete Point 19			
19	Were any further investigations overseen by an appropriately qualified archaeologist and representatives of the RAP or traditional owner groups?			

CONTINGENCY PLANS FOR ABORIGINAL CULTURAL MATERIALS

POINT	TASK	YES	NO	COMMENTS
20	Have any Aboriginal cultural materials identified on the property been returned to the RAP or OAAV?			
21	If harm to the discovered Aboriginal cultural heritage could not be avoided have the cultural heritage advisor and representatives of the RAP or RAP applicants undertaken a salvage excavation?			
22	In the case of a salvage program taking place has the following being addressed. - Has the salvage program taken place in accordance with R61. - Has the cultural heritage advisor completed new or updated site records for the VAHR - Has the cultural heritage advisor catalogued and analysed the found cultural material - Has a report been produced detailing the results of the salvage excavation and			

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

	analysis of cultural material and been lodged with AAV, the RAP			
	Has the cultural heritage advisor arranged for the custody of the cultural heritage material to be passed on to the most appropriate person/group as listed in section 8.1.			
23	Has the Cultural Heritage Advisor: - Catalogued the Aboriginal cultural heritage - Appropriately packaged and labelled the Aboriginal cultural heritage? - Consulted with the RAP to arrange secure storage of the Aboriginal cultural material and associated documentation?			

CONTINGENCY PLANS FOR THE DISCOVERY OF HUMAN SKELETAL REMAINS

POINT	TASK	YES	NO	COMMENTS
24	Have any human skeletal remains been uncovered during works? If YES, complete Points 25 to 30			
25	Was the designated contact person for dealing with Aboriginal cultural heritage issues immediately notified of the discovery?			
26	Did all activity in the vicinity cease immediately?			
27	Did the designated contact person, in consultation with the RAP or cultural heritage advisor ensure that the remains were left in place and a 10-metre diameter buffer placed around the remains?			
28	Were the Coroner's Office and Victoria Police notified of the discovery of the remains?			
29	Was the OAAV State Control Centre notified of the discovery of the remains?			
30	Were the remains identified as Aboriginal? If YES, complete Points 31 to 34.			
31	Did the designated contact person report the discovery of the remains to the Secretary of the Department of Planning and Community Development?			
32	Was the course of action established by the Secretary of the Department of Planning and Community Development implemented?			
33	If the remains were reburied, was the location of the reburial documented by a qualified archaeologist and the details provided to OAAV?			
34	Were appropriate management measures implemented to ensure that the remains are not disturbed in the future?			

CONTINGENCY PLANS FOR REVIEWING COMPLIANCE WITH THE CHMP

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

POINT	TASK	YES	NO	COMMENTS
35	Has communication been maintained between the Sponsor, Cultural Heritage Advisor and RAP or RAP applicants?			
36	Have changes in contact details been circulated to all parties?			
37	Were any queries or issues dealt with immediately?			
38	Was last fortnight's checklist for compliance with the Cultural Heritage Management Plan completed?			
39	Was last fortnight's checklist for compliance with the Cultural Heritage Management Plan circulated to the Cultural Heritage Advisor and the RAP?			

CONTINGENCY PLANS FOR DISPUTE RESOLUTION

POINT	TASK	YES	NO	COMMENTS
85	Have any disputes arisen?			
41	Were these disputes referred to OAAV?			
42	Have the disputes been resolved?			

ADDITIONAL COMMENTS

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SIGNATURES

Signature of person who completed this checklist:	Signature of designated contact person for dealing with Aboriginal cultural heritage issues
---	---

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Appendix 4: Glossary

Archaeology: The study of the material remains of the human past.

Archaeological site: A place/location of either Aboriginal or non-Aboriginal origin that contains material remains relating to the human past

Artefact: Any product made by human hands or caused to be made through human actions.

Artefact scatter: A surface scatter of stone artefacts is defined as being the presence of items of cultural material within a given area.

Backed blade (geometric microlith): Backing is the process by which one or more margins contain consistent retouch opposite to the sharp working edge. A backed blade is a blade flake that has been abruptly retouched along one or more margins opposite the sharp working edge. Backed pieces include backed blades and geometric microliths. Backed blades are a feature of the Australian Small Tool Tradition dating from between 5,000 and 1,000 years ago in southern Australia (Mulvaney 1975).

Blade: A long parallel sided flake from a specially prepared core. Blade flakes retain observable and complete fracture planes, platform, lateral margins and termination and are twice as long as they are wide. A broken blade is any stone artefact retaining partial diagnostic features of a blade.

Bipolar: A core or a flake which, presumably, has been struck on an anvil. That is, the core from which the flake has been struck has been rotated before the flake has been struck off. Bifacial platforms often indicate that the flake has come off a heavily worked core.

BP: Before Present. The present is defined as 1950.

Core: An artefact from which flakes have been detached using a hammerstone. Core types include blade, single platform, multiplatform and bipolar forms. These artefacts exhibit a series of negative flake scars, each of which represents the removal of a flake.

Cortex: Original or natural (unflaked) surface of a stone. This may be further divided into nodule, pebble and terrestrial cortex indicating the original source of the material.

Ethnography: The scientific description of living cultures.

Flake Broken Flake: Any stone retaining partial diagnostic features of a flake

Complete/Whole Flake: An artefact exhibiting a ventral surface (where the flake was originally connected to the core), dorsal surface (the surface that used to be part of the exterior of the core), platform, termination and bulb of percussion.

Distal Flake: Any flake on which the breakage removes the platform but retains the termination

Proximal Flake: Any flake on which the breakage removes the termination but retains the platform.

Primary flake: The first flakes struck off a core in order to create a platform from which other flakes can then be struck.

Secondary flaking/retouch: Secondary working of a stone artefact after its manufacture. This was often done to resharpen stone tools after use, or in the production of formal tool types such as blade flakes and scrapers.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Focal platform: This is a term used to describe the shape of the platform on a flake. A focal platform is narrower than the body of the flake. Focal platform flakes are produced when flakes are struck off near the edge of the platform on a core.

Geometric microlith: Artefacts less than 80 mm in maximum dimension which are backed at one or other end, sometimes at both ends, and sometimes on one lateral margin as well, the result being a form that is symmetrical around its transverse axis.

Hammerstone: A cobble or cobble fragment exhibiting pitting and abrasion as a result of percussion.

Hearth: Usually a subsurface feature found eroding out of a river or creek bank or in a sand dune – it indicates a place where Aboriginal people cooked food. The remains of a hearth are usually identifiable by the presence of charcoal and sometimes clay balls (like brick fragments) and hearth stones. Remains of burnt bone or shell are sometimes preserved within a hearth.

Historic site: Sites/areas that contain extant (standing) remains of pre-1950 non-Aboriginal occupation. Historic sites may or may not also contain archaeological remains (Aboriginal and/or historic).

Holocene, recent or postglacial period: The time from the end of the Pleistocene Ice Age (c. 10,300 BP) to the present day.

Implement: A general term for tools, weapons etc. made by people.

Microlith: Small (1–3 cm long) stone tools with evidence of retouch; includes 'Bondi Points' segment, scrapers, backed blades, triangles and trapezoids.

In situ: Refers to cultural material that is discovered as being undisturbed and considered to be in its original context. That is, material which, when identified is considered to be in the same location as when the site was abandoned.

Lithic: Anything made of stone.

Pleistocene: The dates for the beginning and end of the Pleistocene generally correspond with the last Ice Age. That is from 3.5 to 1.3 million years ago. The period ends with the gradual retreat of the ice sheets, which reached their present conditions around 10,300 BP.

Retouch: **Scalar:** Shallow scale like scars on margin with feather terminations, usually small rounded scars.

Step: Small, abrupt flake scars on margin, with step terminations.

Rock shelter/cave: These are sites that are located within a rock shelter/overhang or cave. The archaeological deposits within such sites can vary considerably but are often predominantly lithic. Depending on their location, the archaeological deposits may also include midden deposits of shellfish, fish or terrestrial fauna. Due to the often undisturbed deposits at these sites, they are potentially very valuable sites and are generally considered of high scientific significance. Instances where rock shelter sites also possess artwork on the stone walls are considered rock shelters/art sites combined.

Scarred tree: Scars on trees may be the result of removal of strips of bark by Aborigines for the manufacture of utensils, canoes or for shelter; or resulting from small notches chopped into the bark to provide toe and hand holds for climbers after possums, koalas and/or views of the surrounding area. A scar made by humans as opposed to being naturally made by branches falling off etc. is distinguished by the following criteria: symmetry and rounded ends, scar does not extend to the ground, some regrowth has occurred around the edges of the scar, and no holes or knots are present in the heartwood.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Silcrete: A sedimentary rock that is 'formed through the impregnation of a sedimentary layer with silica of quartz grains in a matrix of either amorphous or fine-grained Silica' (Holdaway & Stern 2004:24)

Stratigraphy: Layering

Stone Artefact: A piece of stone that has been formed by Aboriginal people to be used as a tool or is a by-product of Aboriginal stone tool manufacturing activities. Stone artefacts can be flaked such as points and scrapers or ground such as axes and grinding stones.

Scraper: A tool used for scraping. A flake with one or more margins of continuous retouch.

Thumbnail scraper: A small flake with a convex scraper edge, shaped like a thumbnail and located opposite the flake's platform.

Raw material: Organic or inorganic matter that has not been processed by people.

Use-wear: Tiny flakes or chips that have been broken off the edges of a stone artefact during use.

REFERENCES

- | | | |
|-----------------------------|------|---|
| Aboriginal Affairs Victoria | 1997 | <i>Guidelines for Conducting and Reporting upon Archaeological Surveys in Victoria.</i> OAAV, Melbourne. |
| Mulvaney, DJ | 1975 | <i>The Prehistory of Australia.</i> Harmondsworth, Penguin. |
| Holdaway, S &
N Stern | 2004 | <i>A Record in Stone: the Study of Australia's Flaked Stone Artefacts.</i> Museum Victoria and Aboriginal Studies Press, Australian Institute of Aboriginal and Torres Strait Islander Studies, Canberra. |

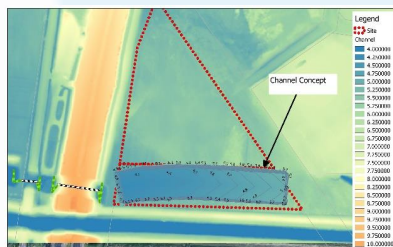
2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

APPENDIX F



Letcon Court, Bangholme

Stormwater Management Strategy



August 2016



2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**Stormwater Management Strategy***Letcon Court, Bangholme*

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Project Name	Letcon Crt SWMS
Client	KLM Spatial
Reference Number	J193
Report Version	V01
Document Name	J193_LetconCrt_SWMS_R01



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STORMWATER MANAGEMENT SOLUTIONS

2

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Stormwater Management Strategy

Letcon Court, Bangholme

1. Introduction

This report sets out a drainage strategy for the parcel of land cornering Perry Road, Eastlink and the Eumemmering Creek. This report builds on the flood investigation completed in September 2015 (Letcon Court, Flood Investigation and Development Plan). The site location and its existing conditions can be seen below in Figure 1 and Figure 2. As can be seen the site is near the confluence of Eumemmering Creek, Dandenong Creek and the Paterson River.

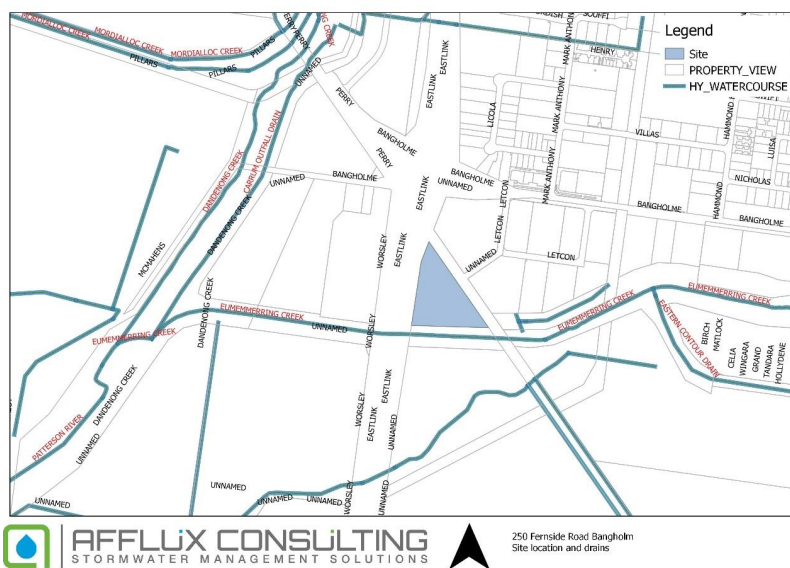


Figure 1 Site Location and Surrounds



Figure 2 Site Existing Conditions

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Stormwater Management Strategy

Letcon Court, Bangholme

This report both addresses the Melbourne Water (MW) comments and the requirements of the Dandenong Council planning scheme Clause 56. The report therefore covers sections on site water quality, flood storage, floodway works and a concept plan for the site.

Development Concept Preliminary Assessment

The proposed development is to be subdivided into 6 large industrial lots as can be seen in Figure 3. This layout plan includes the proposed drainage and road reserves to the east and south of the site.

As part of the flood management plan a preliminary concept for the area was shown. This is depicted in Figure 4 below and shows a conceptual drainage layout and wetland location. This wetland and outfall location in particular will be addressed in this report.

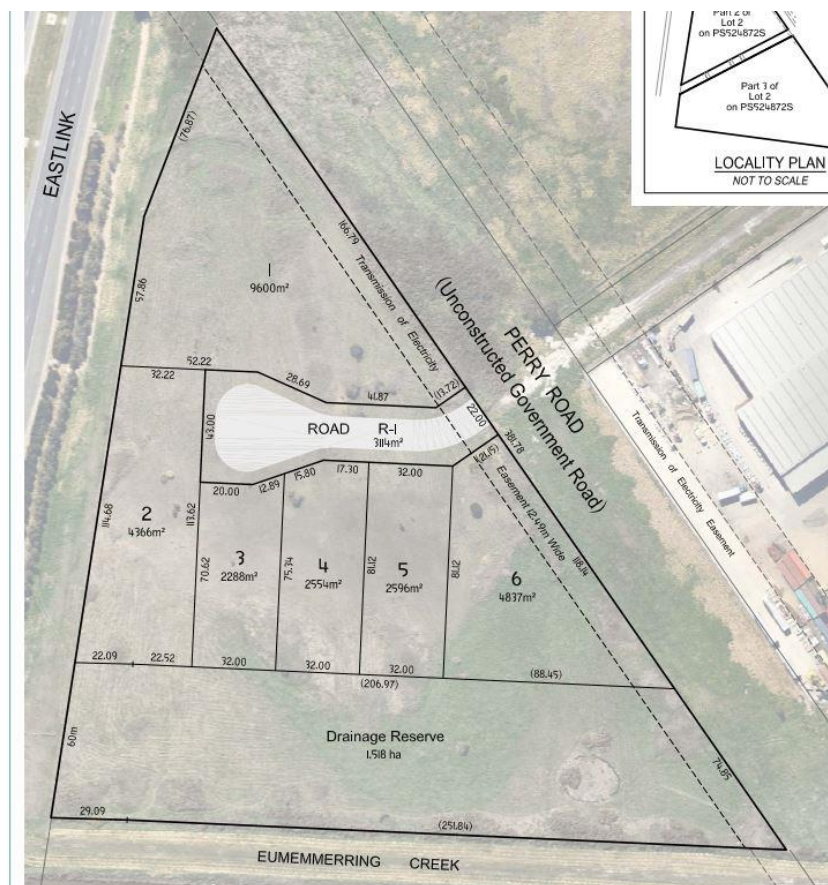


Figure 3 Proposed Subdivision Layout

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Stormwater Management Strategy

Letcon Court, Bangholme

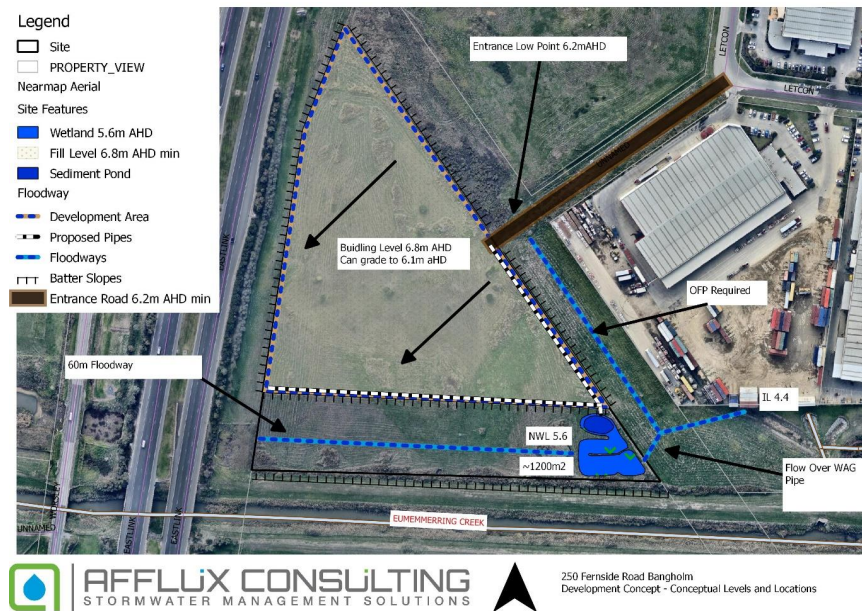


Figure 4 Preliminary Concept Plan

From the MW comments on this plan (Appendix A) it is clear that a number of items need to be provided in more detail in this report, these include:

- Determination of the flood storage balance associated with the site. MW have requested that flood storage be retained up to the 5.6m AHD level
- A final determination on the outfall from the site either east or west. It is noted that MW have had difficulty in recent times crossing the WAG gas pipeline and are nervous of any proposal that relies on a crossing as the main outfall
- Maintenance of the Letcon Court Overland flow path south to the floodway as shown
- A preference for the wetlands to be set around 3.8m AHD to maximise flood storage

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**Stormwater Management Strategy***Letcon Court, Bangholme***Site Parameters**

The following development assumptions have been made for the site for all calculations:

- Site Fraction Impervious 90%
- All floors required to be 300mm above catchment flow or 600mm above smaller catchment flow (See Flood investigation)
- Water quality to meet BPEM requirements of 80% TSS, 45% TN and 45% TP reductions
- Estimated bulk flows for the site are going to be in the order of magnitude as shown in Table 1-1
- The eastern discharge option has been discounted due to the WAG crossing. Crossing this pipeline presents an unacceptable risk to the project and as such the preference is now to discharge to the west to the culverts under Eastlink.

Table 1-1 Rational Method Site Bulk Flows

ARI (years)	Q (m ³ /s)	I (mm/hr)	tc	Fy	C'10	C10	Cy	Total Area (ha)
1	0.17	31.8	11.22	0.80	0.114	0.821	0.657	2.93
2	0.24	42.3	11.22	0.85	0.114	0.821	0.698	2.93
5	0.37	57.7	11.22	0.95	0.114	0.821	0.780	2.93
10	0.46	68.3	11.22	1	0.114	0.821	0.821	2.93
20	0.58	82.4	11.22	1.05	0.114	0.821	0.862	2.93
50	0.79	102.7	11.22	1.15	0.114	0.821	0.945	2.93
100	0.96	119.7	11.22	1.2	0.114	0.821	0.986	2.93



2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**Stormwater Management Strategy***Letcon Court, Bangholme***2. Water Quality**

The site is within the Melbourne City Rainfall band receiving between 650-750mm of rainfall per year. The reference year of 1966 will be used for all calculations. All other MUSIC parameters are as per Melbourne Water Guidelines.

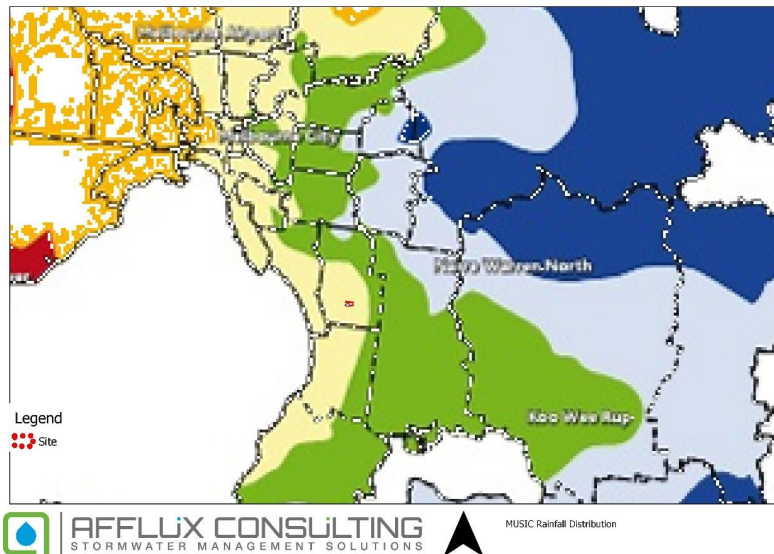


Figure 5 Site Rainfall Isopleth

The current BPEM guidelines require all discharge from the site to meet the following component reductions on development loads:

- Total Suspended Solids reduction of 80%
- Total Nitrogen reduction of 45%
- Total Phosphorus reduction of 45%

To meet these requirements a small wetland is proposed within the floodway south of the site. The following components and sizing will be required:

Sediment Pond

A Fair and Geyer equation was used to estimate the sediment pond size with the following results:

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**Stormwater Management Strategy***Letcon Court, Bangholme*

Target = very fine sand							
Vs =	0.011 m/s						
d _e =	0.5 m						
d _p =	1.0 m						
d* =	1.0 m						
(d _e +d _p) =	1.0						
(d _e +d*)							
Q =	0.17 m ³ /s	use rational method to obtain 1 Year ARI flow for sub catchment					
A =	160 m ²	Area of retarding basin					
V _s =	10.35						
Q/A							
λ =	0.26	pond shape assumption					
n =	1.35						
Fraction of Initial Solids Removed							
R =	95%						
Requirement: Melbourne Water Requires R = 95% for a 125 micrometer particle							

A pond size of approximately 160m² will be required.

Wetland Sizing

The wetland was sized in MUSIC using standard MW parameters. The sediment pond as sized above was included in the wetland node as per MW current preferences. The wetland has been set with:

- Average wetland depth of 300mm
- Total extended detention of 300mm
- No Exfiltration
- A wetland total area of 1050m² inclusive of the sediment pond
- A macrophyte area of 890m²
- Assumed detention period of 76 hours

The following setup was used:



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2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Stormwater Management Strategy

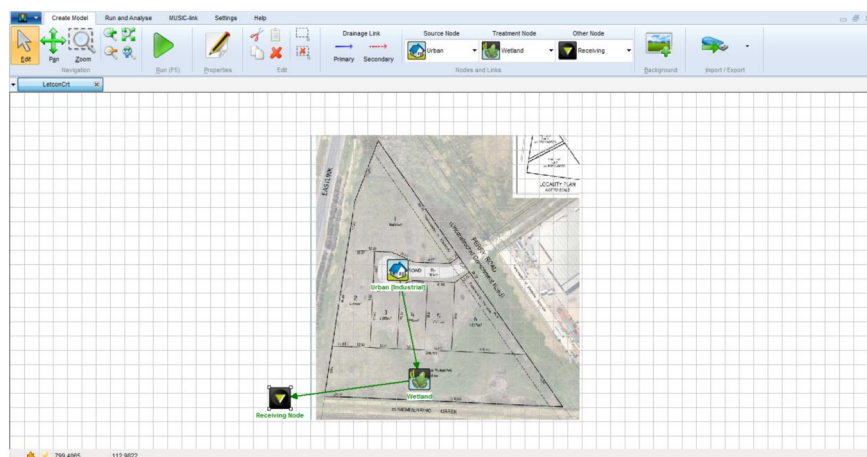
Letcon Court, Bangholme

Figure 6 MUSIC model Setup

Using this setup meets the current BPEM requirements as seen below.

	Sources	Residual Load	% Reduction
Flow (ML/yr)	14.7	13.4	8.9
Total Suspended Solids (kg/yr)	2670	392	85.4
Total Phosphorus (kg/yr)	4.28	1.35	68.5
Total Nitrogen (kg/yr)	32.1	17.5	45.4
Gross Pollutants (kg/yr)	637	0	100

Figure 7 Wetland Pollutant reduction results

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Stormwater Management Strategy

Letcon Court, Bangholme

3.Flood Storage

The Flood model was re-run to define existing conditions on the site as can be seen in Figure 8 below. As can be seen the site depth generally averages around 300mm. The volume of flood water within the proposed development parcel was calculated using a detailed terrain model. The total flood water within the development parcel was:

Total Flood Volume in Development Parcel = 9,429 m³

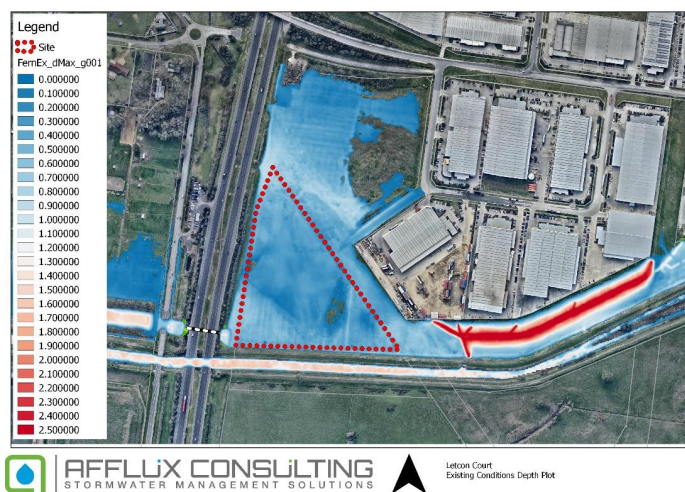


Figure 8 Existing Conditions Depth Plot

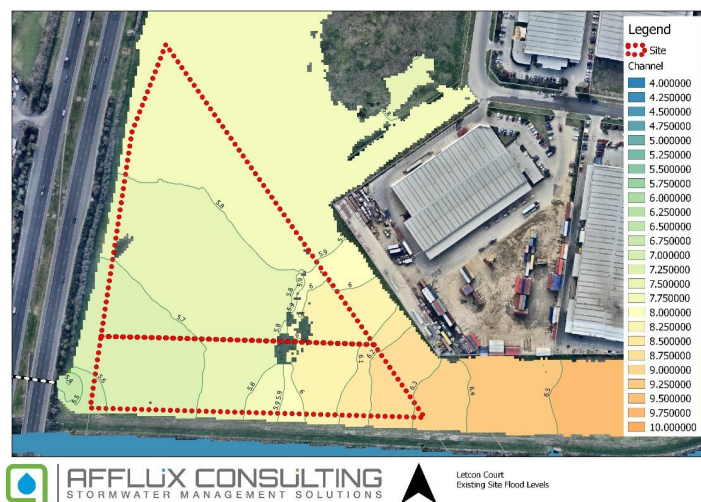


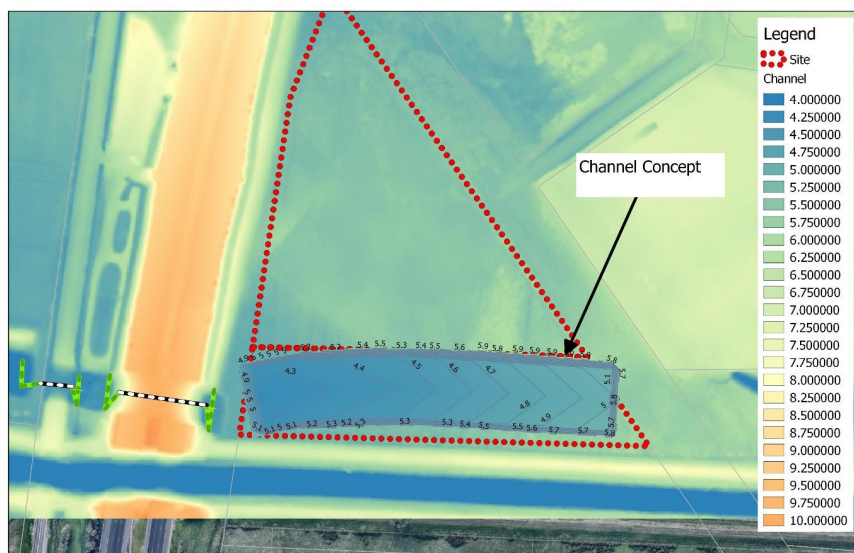
Figure 9 Existing Conditions Water Surface Elevation Levels

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Stormwater Management Strategy

Letcon Court, Bangholme

As can be seen the channels are set with a ~ 1:500 Longitudinal Grade and 1:6 bank batters. A Layout plan can be seen below.



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Letcon Court
Proposed Channel Layout and Levels

Figure 11 Channel Layout and Levels

The Cut to Fill associated with this channel is approximately 9,100 m³.

Whilst this preliminary concept does not meet the full cut to fill requirement (9,429m³), it can be seen the final detailed design can easily meet the additional ~330m³ of storage with closer shaping of the batters. As such for this concept it is assumed that the flood storage requirement can be met.



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2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

Stormwater Management Strategy

Letcon Court, Bangholme

5. Other Considerations

Existing Dam Hydrology

As the development concept now preferences a westerly discharge, the maintenance of flows to the dam on the western side of Eastlink will be maintained. If anything the volume of water towards this dam will now be increased.

Floor Levels

Further to the Flood investigation for this site, Melbourne Water requested an additional flood model with the sites to the north filled. The completed model with the higher 44m³/s flow can be seen in Figure 12 below. As can be seen the flood level around the site for this model is 6.6m AHD, grading down to 6.1m AHD.

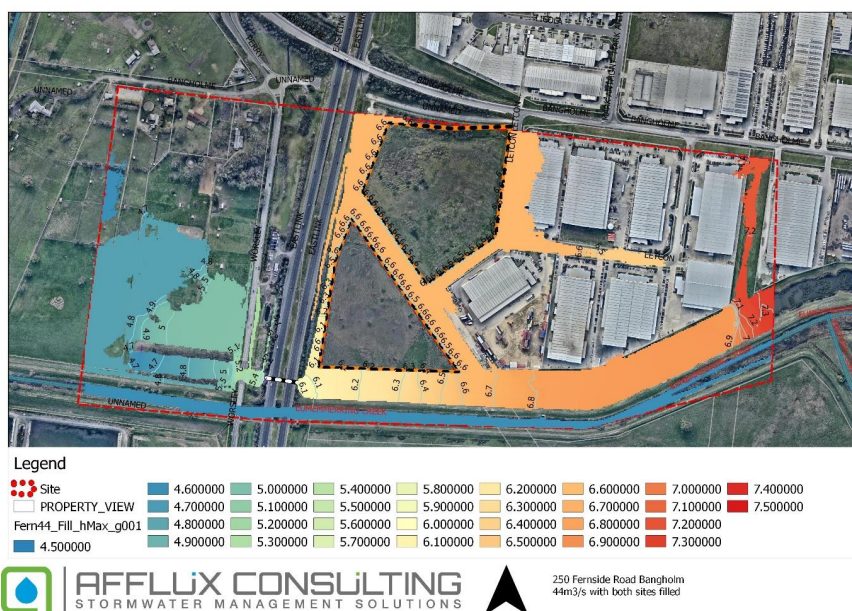


Figure 12 Flood Levels all sites filled

Melbourne Water have advised that a floor level of 7.2m AHD will be required for the site and based on this modelling this should be adopted. The minimum fill level on the site should be 6.6m AHD.

It is noted that all of these flood levels have been formed assuming that the culverts into Eumemmering Creek to the East of the site are non-operational. Whilst this is possible in a large catchment scale event, it is unlikely to coincide with the local catchment event and as such the dual probability of these two events occurring is much greater than a 1% AEP. As such these levels are considered to be quite conservative.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**Stormwater Management Strategy*****Letcon Court, Bangholme*****Overland Flow Paths**

The site can generally be graded towards the lower south west corner and as such no defined flow paths are required on site.

However given the flooding throughout Letcon Court a defined flow path should be allowed in the Perry Road reserve to the east of the site. This will include hydraulic connection through the proposed entrance road to the site. To check the flow requirement through this area, an observation line was taken from the 44m³/s (large flow) model and can be seen below. The peak flow through this area was found to be 7.5 m³/s. As such any road crossing must have culverts capable of maintaining this flow.

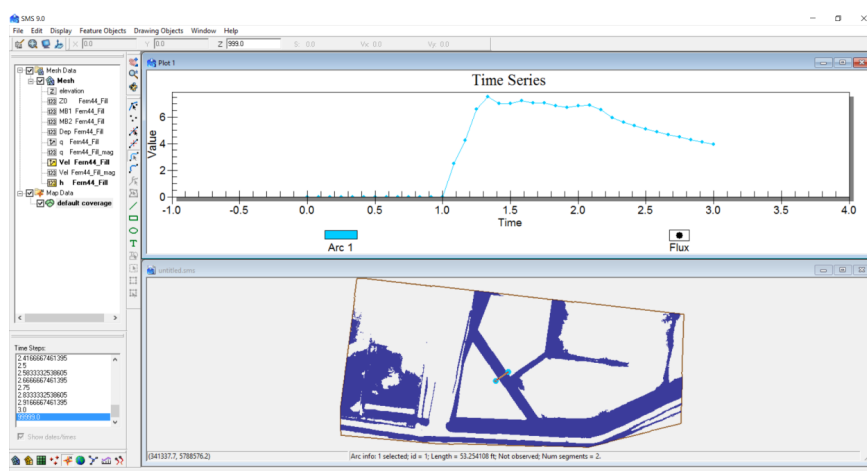


Figure 13 Flow Observation line through Perry Road (Large Model)

Access Road

The proposed access road off Letcon Court should have a minimum level of 6.25m AHD to remain under the 0.35 m/s² flood hazard requirement. Given that this road will be grading from ~ 6m AHD at the eastern interface to ~6.3 m AHD for the internal roads this should be easily achieved.

6.Development Concept

The proposed development concept is shown in Figure 14 below. Each of the points as discussed above have been addressed.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

7. Conclusions

This report has reviewed the drainage requirements for the proposed development site at Letcon Court, Bangholme. This report should be read in conjunction with the 2015 Flood investigation for the site, though many of the outputs from this report have been replicated here.

The major decision of this report is to definitively discharge any site drainage to the west of the site. The reasoning for this is threefold:

- The crossing of the WAG to the east is particularly difficult and presents a high risk to the development of the site if approval cannot be gained.
- With the proposed levels it was found that the required compensatory cut from the floodway associated with this western discharge is large enough to meet the floodwater volume from the development site (~9,400 m³)
- Discharging the site to the west maintains the flows to existing infrastructure to the west of the Eastlink Culverts (existing dams). Discharging to the east would have made this requirement unachievable.

With the discharge location set, the proposed wetlands and drainage features for the site have been sized and detailed in the concept design. Further detailed design will refine this concept, however it has been shown that all drainage infrastructure can be achieved for the site.

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)**Stormwater Management Strategy***Letcon Court, Bangholme***Appendix A – MW Correspondence**

From: Shane Kelly [mailto:Shane.Kelly@melbournewater.com.au]
Sent: Tuesday, February 9, 2016 9:59 AM
To: Chris Beardshaw
Subject: RE: Letcon Court - Bangholme comments on additional modeling

Hi Chris,

Sorry for the delay in getting back to you

Keith has had a review of the updated model and the requirements to proceed would be the following:

1. A drainage strategy setting out how the area will be drained, maintaining flows to the dam to the west and determining whether the existing pipes through the Eumemmerring Creek levee to the east can be used as the normal outfall point.
2. Minimum finished levels on the site at 6.6 m AHD, and minimum floor levels at 7.20 m AHD.
3. Maintenance of flood storage up to the 5.6 m AHD level, and preferably to the 6.5 m AHD level.
4. Overland flow catered for from Letcon Court through to the 60 m wide floodway.
5. The northern Eumemmerring Creek levee to be set at a minimum of 7.00 m AHD to reduce the chance of the Eumemmerring Creek overtopping into this area.
6. Continuation of the 60 m wide floodway with wetlands, similar to the existing Letcon Court wetland to the east of the WAG(?) easement, with normal water level around 3.8 m AHD to help maximise flood storage.

A report with plans and calculations will be required to show that the above requirements can be met.

Kind Regards

Shane Kelly | Program Leader | Developer Works South | Waterways and Land |
Service Delivery Group | **Melbourne Water**

T: (03) 9679 6862 | 990 LaTrobe Street, Docklands, 3008.

PO Box 4342 Melbourne VIC 3001 | melbournewater.com.au



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2

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

APPENDIX G



EastLink Operations Centre
2 Hillcrest Avenue
Ringwood VIC 3134 Australia
PO Box 804
Ringwood VIC 3134
T 03 9955 1700
F 03 9955 1701
EastLink.com.au

Manager Planning and Design
City of Greater Dandenong
PO Box 200
DANDENONG VIC 3175
By email: council@cgd.vic.gov.au

10 August 2017

Dear Sir/Madam

250 Fernside Drive, Bangholme

ConnectEast is the concessionaire of EastLink, pursuant to a grant by the State to 2043. In accordance with the Eastlink Project Act 2004 and the Concession Deed, it is VicRoads role to administer and manage the Concession Deed to ensure that it is performed in accordance with its terms. Consequently, it has the status of a referral authority under the EastLink Project Act 2004 and the Greater Dandenong Planning Scheme.

VicRoads manages this responsibility by providing ConnectEast with notice of applications (including planning scheme amendments) that it receives for ConnectEast's comment. ConnectEast received notice of the proposed planning scheme amendment from VicRoads in July 2017.

ConnectEast previously provided a submission to Council in relation to the previous version of this amendment (and planning permit application).

ConnectEast does not object to the proposed Amendment. ConnectEast's position is subject to it being given notice of any future planning permit applications and the inclusion of planning permit conditions which manage interface issues between the subject site and Eastlink.

ConnectEast is always supportive of development proposals along the EastLink alignment which contribute to the growth of the area. However, it is critical that those development proposals respond to the interface with the EastLink reserve and do not interfere with ConnectEast's ability to fulfil its obligations under its Concession Deed with the State of Victoria in relation to matters of noise, maintenance and drainage. The development of the subject site will give rise to a number of issues for ConnectEast which will need to be addressed at the planning permit stage.

Specifically, at the planning permit stage, ConnectEast will require:

- > Confirmation from Melbourne Water that works and filling associated with the proposed subdivision will not affect the flood levels and drainage paths in and around the EastLink reserve and that all parts of the proposed subdivision grade away from the EastLink reserve; and
- > Confirmation that no earthwork filling will extend onto the EastLink reserve.

These matters can be addressed through the implementation of appropriate planning permit conditions.

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Page 1 of 2

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

ConnectEast notes that a dwelling is permitted with consent under the proposed Industrial 3 Zone. Should any residential uses be contemplated in the future, ConnectEast will require confirmation that those uses would only be permitted where appropriate acoustic attenuation is provided by the developer. Attenuation for sensitive uses would need to achieve a noise level objective of 63dB(a) L10(18hr) for projected EastLink traffic volumes for the term of ConnectEast's Concession Deed (2043).

ConnectEast would be happy to discuss these matters with the Council or the developer. ConnectEast will provide a copy of this letter to VicRoads to consider in its capacity as the representative of the State as a party to the EastLink Concession Deed.

In the meantime, ConnectEast reserves its rights to add to or amend its submission in the future. Should you have any queries, please don't hesitate to contact Grayson Andrew, Construction Engineer on 9955 1734.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Tamira Herbst', written over a horizontal line.

Tamira Herbst
General Counsel & Company Secretary
ConnectEast Pty Ltd
ABN 99 101 213 263

cc. Anitha Viswanathan - anitha.viswanathan@roads.vic.gov.au

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Page 2 of 2

2.5.1 Planning Scheme Amendment C189: No. 250 Fernside Drive, Bangholme (Cont.)

APPENDIX H



Mr Mitchell Seach
Planning Department
Greater Dandenong City Council
PO Box 200
DANDENONG VIC 3175

16 August 2017

Dear Mr Seach

PLANNING SCHEME AMDT NO: C189
PLANNING PERMIT NO: PLN/0038
VICROADS REFERENCE NO: 12688/15
PROPERTY ADDRESS: 250 FERNSIDE DRIVE, BANGHOLME

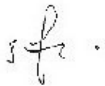
I refer to the receipt of correspondence dated 16 May 2017, received from KLM Spatial regarding City of Greater Dandenong Planning Scheme C189, being an application to rezone a portion of land at the subject site from Farming Zone land to Industrial 3 (IN3Z).

VicRoads notes this matter has been the subject of preliminary discussions extending back to 2014, at that time VicRoads advising it would have no objection to the proposed rezoning of the land. As at this time, VicRoads position remains unchanged.

- As the subject site abuts Eastlink, comment on the proposed rezoning has been obtained from ConnectEast. A copy of this information is attached for your information.

Should you have any enquiries regarding this matter, please contact Jeremy Beaver on 03 9881 8084 or mseplanning@roads.vic.gov.au

Yours sincerely



JEREMY BEAVER
SENIOR STATUTORY REFERRAL OFFICER

2.6 FINANCE AND BUDGET

2.6.1 2017-18 Mid Year Budget Review

File Id:

Responsible Officer:

Director Corporate Services

Attachments:

A - Income Statement

B - Mid-Year Budget Review Referrals

C - Mid-Year Budget Review Notes

Report Summary

The 2017-18 Mid-Year Budget Review process provides Council with the opportunity to review its operations since the adoption of the 2017-18 Budget and subsequently the Amended Budget (incorporating carry over's from 2016-17). It allows Council to make the necessary adjustments to reflect the latest forecast financial position. Where surplus funds are forecast to be available, the Mid-Year Budget Review provides Council with an opportunity to reallocate funding and ensure that available financial resources achieve the maximum benefit to the community.

This report recommends to Council the adoption of the 2017-18 Mid-Year Budget including all referrals listed in **Attachment B** and a transfer of the residual surplus of \$1.32 million to the Major Projects Reserve to resource future capital projects and strategic land acquisitions.

Recommendation Summary

This report recommends that Council adopt the 2017-18 Mid-Year Budget which includes:

1. The proposed amendments to capital and operating budgets that have occurred since the adoption of the Annual Budget and subsequently the Amended Budget (incorporating carry over's from the previous financial year), (**Attachment B**), and
2. The transfer of \$1.32 million to the Major Projects Reserve as a resource for future capital projects.

2.6.1 2017-18 Mid Year Budget Review (Cont.)**Background**

The financial management of City of Greater Dandenong is a complex task with Council managing operational inflows and outflows of over \$173.48 million, with the addition of a capital works program of \$61.24 million in 2017-18 (including carry overs), across hundreds of different services that are provided to the community.

The purpose of this Mid-Year Budget Review is to assess financial trends that have occurred during the first five months of the 2017-18 financial year and to determine a forecast outcome for 30 June 2018. The Mid-Year Budget Review further allows Council to take account of the final outcomes arising from the previous financial year given that the Original Budget is developed in May, some two months prior to the end of the financial year and many of Council's services and capital projects span across the financial years.

Council undertook a half yearly review of the 2017-18 Annual Budget, to identify areas where the forecast result to 30 June 2018 may need amendment due to changed circumstances. All proposed variations to the Amended Budget for both capital and operating are fully described in **Attachment B**.

Following the completion of this review, Council has allocated the accumulated surplus as follows:

Component	Ref	\$'000
Cash surplus available		\$2,898
<u>Less</u>		
Capital variations (net of reserves)	<i>Attachment B</i>	(\$1,894)
Operating variations (net of reserves)	<i>Attachment B</i>	\$316
Residual surplus available		\$1,320
Transfer to Major Projects Reserve	<i>Attachment B</i>	(\$1,320)
Revised surplus available		\$0

Council has considered the allocation of the net capital variations (\$1.89 million) and net favourable operational variations (\$316,426) and these are listed in **Attachment B**.

To assist Council in considering the proposed revisions, a number of Attachments are contained in this report, viz.

- **Attachment A – Income Statement** comparing the Amended 2017-18 Budget (Annual Budget plus carry over's from the previous year) against the proposed Mid-Year Budget.

2.6.1 2017-18 Mid Year Budget Review (Cont.)

- **Attachment B** - is the full listing of adjustments (both capital and operating) that have been referred for Council consideration and have been proposed to be included in the Mid-Year Budget.
- **Attachment C** - contains more detailed notes in respect of each proposed change in Attachment B.

Key Outcomes of the 2017-18 Mid-Year Budget Review

The table below details the movements in operating, capital and other non-operating cash items resulting from the review.

Management Accounting summary

Description	Original Budget 2017-18 \$'00	Amended Budget 2017-18 \$'000	Mid Year Budget 2017-18 \$'000	Mid Year vs Amended Variance Fav/(unfav) \$'000
Income Statement				
Income	208,730	203,562	208,971	5,409
Expenditure	173,487	175,449	177,883	(2,434)
Surplus (deficit) - operations	35,243	28,113	31,088	2,975
Management accounting reconciliation				
<u>Add back non-cash items:</u>				
Depreciation	29,758	29,758	29,758	-
Contributions non monetary assets	(15,000)	(15,000)	(15,000)	-
Written down value of assets sold/scrapped	131	131	131	-
Sub total	14,889	14,889	14,889	-
Less non operating cash items				
Capital expenditure	42,624	56,652	61,241	4,589
Transfers to (from) reserves	3,167	187	1,471	1,284
Loan repayments	3,086	3,086	3,086	-
Land acquisition - payment	1,255	1,255	1,255	-
Sub total	50,132	61,180	67,053	5,873
Cash surplus (deficit) for year	-	(18,178)	(21,076)	(2,898)
Accumulated surplus brought forward		21,076	21,076	-
Forecast position surplus	-	2,898	-	(2,898)

Notes to the Management Accounting summary

Original Budget – Annual Budget adopted by Council 26 June 2017.

2.6.1 2017-18 Mid Year Budget Review (Cont.)

Amended Budget – Incorporating operating and capital carry over's from 2016-17.

1. Income and Expenditure (Income Statement result)

The Income Statement is Council's formal accounting result in accordance with Accounting Standards and as such contains several non-cash items (depreciation, written down value of assets sold and gifted assets from developers) and excludes cash items such as capital expenditure and loan repayments.

Description	Original Budget 2017-18 \$'00	Amended Budget 2017-18 \$'000	Mid Year Budget 2017-18 \$'000	Mid Year vs Amended Variance Fav/(unfav) \$'000
Income Statement				
Income	208,730	203,562	208,971	5,409
Expenditure	173,487	175,449	177,883	(2,434)
Surplus - ongoing operations	35,243	28,113	31,088	2,975

The forecast operating surplus for the year as projected following the Mid-Year Budget review is \$31.09 million, an increase from the Amended Budget (Attachment A).

The significant items of revenue and expenses that contribute to this variation are as follows.

Income (by exception):

Total income reports an increase of \$5.41 million due to the following favourable variances:

- **Operational project funding (\$1.50 million)** – Funding received or to be received in 2017-18 in relation to a number of operational projects. The funding will be matched by corresponding project expenditure.
- **Development Contributions Plan (DCP) income (\$884,000)** – Two capital projects relating to DCP areas (Keysborough South Industrial Buffer and Sarah Lands – Stanley Road) will be funded by DCP income.
- **Financial Assistance Grant allocation via Victoria Grants Commission – additional funding (\$864,000)** – Increase in the final Financial Assistance Grants funding allocation to be received via the Victoria Grants Commission for 2017-18.
- **Capital project funding – Roads to Recovery (\$674,000)** – The Roads to Recovery funding for 2018-19 has been brought forward to 2017-18 per advice from the Department of Infrastructure and Regional Development. Additional funding matched by project expenditure.
- **Capital project funding – Black Spot Program (\$526,000)** – Funding to be received in 2017-18 in relation to two Black Spot Program capital projects. The funding will be matched by corresponding project expenditure.

2.6.1 2017-18 Mid Year Budget Review (Cont.)

- **Regulatory Services – additional income (\$467,000)** – Higher than anticipated income from car parks, parking fines and recoveries and food registrations. Partly offset by higher associated expenditure.
- **WorkCover – credit for prior year premium (\$305,000)** – Credit received for 2016-17 WorkCover premium paid resulting from lower actual gross remuneration than estimated. This recovery will be transferred to the Self Insurance Reserve.
- **Capital project funding – Yarraman Oaks Primary School Early Years Learning Facility (EYLF) (\$300,000)** – Funding to be received in 2017-18 in relation to a new EYLF at Yarraman Oaks Primary School. The funding will be matched by corresponding project expenditure and requires a matching Council contribution.

The above favourable items are partly offset by the following unfavourable income variation:

- **Recyclables recovery income reduction (\$665,000)** – Council does not expect to receive the 2017-18 budgeted income for recyclables recoveries.

Expenditure (by exception)

Operating expenditure has increased by \$2.43 million. The major variations include the following unfavourable variances:

- **Operational project expenditure (\$1.50 million)** – Corresponding project expenditure relating to various operational projects – the grant funding of which has been received or is to be received in 2017-18.
- **Home and Community Care (HACC) – National Disability Insurance Scheme (NDIS) plan development (\$300,000)** – Requirement by State Government to develop a plan for the NDIS in lieu of returning 2016-17 HACC grant funding where targets were not met. To be funded by a transfer from the General Reserve (Aged Care).
- **Regulatory Services – higher expenditure (\$259,000)** – Additional funds required for higher statutory lodgement fee expenditure as a result of greater infringement volume (\$150,000), upgrades to Pinforce software to improve efficiency in processing infringements (\$31,090), a temporary increase in part-time resources to cover added workload in infringement appeals (\$26,882), additional use of temporary/agency staff to address backlog in infringement appeals caused by staff absences and higher infringement volume (\$41,000) and requirement to purchase body-worn cameras for parking staff (\$10,000). Wholly offset by higher parking fine income.
- **Noble Park Aquatic Centre – pool closure variation (\$100,000)** - Variation due to closure of Noble Park Aquatic Centre to repair pool tiles.

2. Capital expenditure

The capital expenditure program is forecast to increase by \$4.59 million from the Amended Budget of \$56.65 million. The increase of \$4.59 million is offset partly an increase in DCP funding (\$884,000), an increase in matching grant funding (\$1.70 million) and a net increase in transfers from reserves (\$111,000) resulting in a net impact in the Capital Program of \$1.89 million as detailed on page 1 of **Attachment B**.

2.6.1 2017-18 Mid Year Budget Review (Cont.)**Variation in movement of transfers to (from) reserves – (\$1.28 million)**

The following table highlights the expected variations to the movements in reserve funds arising from the Mid-Year Budget Review.

Reserve	Original Budget 2017-18 \$'000s	Amended Budget 2017-18 \$'000s	Mid Year Budget 2017-18 \$'000s	Mid Year vs Amended Variance \$'000s
Transfer to reserves				
Major projects reserve	5,908	5,908	7,229	1,320
Local Government Funding Vehicle (LGFV) sinking fund	-	-	-	-
Open space - planning, development and improvements	2,000	2,000	2,000	-
Open space - acquisitions	-	-	-	-
Development Contribution Plan - Council funded	1,000	1,000	1,000	-
Keysborough maintenance levy	1,347	1,347	1,347	-
Self insurance reserve	-	-	305	305
Springvalley landfill rehabilitation reserve	-	-	-	-
Springvale Activity Precinct parking and development	-	-	70	70
Dandenong Activity Precinct parking and development	1,000	1,000	1,000	-
Native vegetation reserves	-	-	-	-
Total transfer to reserves	11,255	11,255	12,951	1,696
Transfer from reserves				
Major projects reserve	4,615	7,076	7,076	-
Local Government Funding Vehicle (LGFV) sinking fund	-	-	-	-
Open space - planning, development and improvements	1,000	1,241	1,352	111
Open space - acquisitions	-	-	-	-
Development Contribution Plan - Council funded	-	-	-	-
Keysborough maintenance levy	1,274	1,274	1,274	-
Self insurance reserve	78	78	78	-
Springvalley landfill rehabilitation reserve	121	121	121	-
Springvale Activity Precinct parking and development	-	278	278	-
Dandenong Activity Precinct parking and development	1,000	1,000	1,000	-
General reserve - Aged Care	-	-	300	300
Native vegetation reserves	-	-	-	-
Total transfer from reserves	8,088	11,068	11,480	411
Net movement in reserves	3,167	187	1,471	1,284

Transfers to reserves (increase of \$1.70 million)

The increase in transfers to reserves relates to:

2.6.1 2017-18 Mid Year Budget Review (Cont.)

- The transfer of the residual Mid-Year Budget surplus of \$1.32 million to the Major Projects Reserve.
- A transfer to the Self Insurance Reserve of \$305,000 relating to a credit received for 2016-17 WorkCover premium paid.
- Transfer of the sale proceeds relating to Springvale parking meter assets to the Springvale Activity Precinct Parking and Development Reserve.

Transfers from reserves (increase of \$411,000)

The increase in transfers from reserves primarily relates to:

- A transfer from the General Reserve (Aged Care) to fund the development of a Home and Community Care – National Disability Insurance Scheme (NDIS) plan (\$300,000).
- A net increase of \$111,000 in transfers from the Open Space – Planning, Development and Improvements Reserve due to a \$226,000 transfer relating to the Keysborough South Industrial Buffer capital project and offset by a reduction in transfer from this reserve for the Sarah Lands – Stanley Road capital project. This reduction is due to the amount claimable under the development contributions plan.

Financial Implications

The 2017-18 Mid-Year Budget review will ensure that Council has accommodated all known variations to the Budget that have occurred during the first six months of the financial year and results in only a slight movement in the budgetary targets established in the 2017-18 Annual Budget.

Consultation

The 2017-18 Mid-Year Budget Review has been prepared on the basis of budget reviews conducted by all Council staff with budgetary responsibilities and following discussion and consideration by Council.

As changes to the Original Budget are not material, Council is not required to formally advertise the Mid-Year Budget.

Recommendation

This report recommends that Council adopt the 2017-18 Mid-Year Budget which includes:

- 1. the proposed amendments to capital and operating budgets that have occurred since the adoption of the Annual Budget and subsequently the Amended Budget (incorporating carry over's from the previous financial year), (Attachment B); and**
- 2. the transfer of \$1.32 million to the Major Projects Reserve to resource future capital projects.**

2.6.1 2017-18 Mid Year Budget Review (Cont.)

MINUTE 500

Moved by: Cr Roz Blades AM

Seconded by: Cr Heang Tak

This report recommends that Council adopts the 2017-18 Mid-Year Budget which includes:

- 1. the proposed amendments to capital and operating budgets which have occurred since the adoption of the Annual Budget and subsequently the Amended Budget (incorporating carry overs from the previous financial year (Attachment B);**
- 2. in the event that Council resolves to support Notices of Motion 43 and 44 to be considered later in this Agenda, makes a budget provision of \$247,000 to account for the reduction of parking fee and fine revenue; and**
- 2. transfers any residual funding to the Major Projects Reserve Fund to resource future capital projects.**

CARRIED

2.6.1 2017-18 Mid Year Budget Review (Cont.)

FINANCE AND BUDGET

2017-18 MID YEAR BUDGET REVIEW

ATTACHMENT 1

INCOME STATEMENT/REFERRALS/NOTES

PAGES 14 (including cover)

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

2.6.1 2017-18 Mid Year Budget Review (Cont.)

Attachment A

Income Statement

	Original Budget 2017-18 \$'000	Amended Budget 2017-18 \$'000	Mid Year Budget 2017-18 \$'000	Mid Year vs Amended Variance Fav/(unfav) \$'000
Income				
Rates and charges	132,258	132,258	132,258	-
Statutory fees and fines	7,610	7,610	8,018	408
User fees	9,203	9,203	9,378	175
Grants - operating	30,085	24,637	26,909	2,272
Grants - capital	2,932	3,212	4,911	1,699
Contributions - monetary	2,000	2,000	2,914	914
Contributions - non-monetary	15,000	15,000	15,000	-
Net gain on disposal property, infrastructure, plant and equipment	522	522	592	70
Other income	9,120	9,120	8,991	(129)
Total income	208,730	203,562	208,971	5,409
Expenses				
Employee costs	76,265	77,377	78,620	(1,243)
Materials and services	58,374	59,197	60,414	(1,217)
Bad and doubtful debts	879	879	879	-
Depreciation	29,758	29,758	29,758	-
Borrowing costs	3,419	3,419	3,419	-
Other expenses	4,792	4,819	4,793	26
Total expenses	173,487	175,449	177,883	(2,434)
Surplus for the year	35,243	28,113	31,088	2,975
Other comprehensive income				
<i>Items that will not be reclassified to surplus or deficit:</i>				
Other	-	-	-	-
Total comprehensive result	35,243	28,113	31,088	2,975

2.6.1 2017-18 Mid Year Budget Review (Cont.)

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2.6.1 2017-18 Mid Year Budget Review (Cont.)

Attachment B

City of Greater Dandenong
2017-18 MID YEAR BUDGET REFERRALS

DESCRIPTION	NOTES	INCOME \$	EXPENDITURE \$	NET TOTAL \$
ADJUSTMENTS - CAPITAL (CASH)				
Higher than expected project costs				
Masonic Hall	1	0	31,000	(31,000)
Robert Booth Pavilion	2	0	700,000	(700,000)
Alex Nelson Pavilion	3	0	800,000	(800,000)
		0	1,531,000	(1,531,000)
New capital projects requiring delivery in 2017-18				
Integrating GIS with Council's website	4	0	40,000	(40,000)
Seagull control - Dandenong Activity District	5	0	70,000	(70,000)
Chapel Road, Keysborough - New footpath	6	0	45,000	(45,000)
Homeleigh Road - New road design	7	0	50,000	(50,000)
		0	205,000	(205,000)
Development Contribution Plans (DCP) funded projects				
Keysborough South Industrial Buffer (DCP funded)	8	0	700,000	(700,000)
Keysborough South Industrial Buffer - transfer from DCP trust and DCP open space reserve	8	700,000	0	700,000
Sarah Lands (Stanley Road) - Open space development (DCP funded)	9	0	295,608	(295,608)
Sarah Lands (Stanley Road) - DCP contribution income	9	410,625	0	410,625
Sarah Lands (Stanley Road) - Reduce transfer from Open space reserve due to DCP funding	9	(115,017)	0	(115,017)
		995,608	995,608	0
Savings				
Fleet replacement program	10	0	(197,000)	197,000
		0	(197,000)	197,000
Grant funded projects requiring a Council contribution				
Yarraman Oaks Primary School - new Early Years Learning Facility	11	300,000	600,000	(300,000)
Hemmings Park Reserve - Lighting	12	9,500	15,000	(5,500)
		309,500	615,000	(305,500)
Transfers between capital and operating (nil impact)				
Online forms project (transfer to operating)	13	0	(30,000)	30,000
Car park lighting renewal program (transfer to capital)	14	0	79,772	(79,772)
		0	49,772	(49,772)
New or additional grant funding				
Dandenong Park Master Plan Implementation project - additional funding	15	60,000	60,000	0
Roads to Recovery Program - additional funding	16	674,005	674,005	0
Federal Black Spot Program - Birdwood/Wilma - new funding	17	406,600	406,600	0
Federal Black Spot Program - River End/McMahens - new funding	18	119,700	119,700	0
Safer Community Mobile CCTV - Grant funding	19	31,788	31,788	0
Children's Facilities Capital Program Minor Grants (four locations)	20	97,000	97,000	0
		1,389,093	1,389,093	0
TOTAL ADJUSTMENTS - CAPITAL (CASH)		2,694,201	4,588,473	(1,894,272)

2.6.1 2017-18 Mid Year Budget Review (Cont.)

Attachment B

City of Greater Dandenong
2017-18 MID YEAR BUDGET REFERRALS

DESCRIPTION	NOTES	INCOME \$	EXPENDITURE \$	NET TOTAL \$
ADJUSTMENTS - OPERATING (CASH)				
NON DIRECTORATE				
Financial Assistance Grant allocation via Victoria Grants Commission - additional funding	21	864,070	0	864,070
WorkCover - Credit for prior year premium paid	22	305,403	0	305,403
WorkCover - Transfer 2016-17 credit (partly offset by 2017-18 premium increase) to Self Insurance Reserve	22	0	305,403	(305,403)
Council Elections - Non-voter fine receipts	23	65,528	0	65,528
Springvale parking meters - sale proceeds (transferred to reserves)	24	70,000	0	70,000
Springvale parking meters - transfer sale proceeds to Springvale Activity Centre parking and development reserve	24	0	70,000	(70,000)
Sub-total Non Directorate		1,305,001	375,403	929,598
CEO				
South East Melbourne Incorporated - 2017-18 annual member subscription	25	0	29,800	(29,800)
Security risk assessment (Interisk)	26	0	14,000	(14,000)
Sub-total CEO		0	43,800	(43,800)
GREATER DANDENONG BUSINESS DIRECTORATE				
Business Networks				
Community Revitalisation program	27	220,000	220,000	0
Connectivity Centre project	28	30,000	55,000	(25,000)
Sub-total Greater Dandenong Business		250,000	275,000	(25,000)
CORPORATE SERVICES DIRECTORATE				
People and Procurement Services				
CarbonMetriX utilities management solution and Embedded Utilities Officer role	29	0	33,199	(33,199)
Finance & IT				
Online forms project (transfer from capital)	13	0	30,000	(30,000)
Local Government Software Solutions	30	0	13,820	(13,820)
Sub-total Corporate Services		0	77,019	(77,019)
ENGINEERING SERVICES DIRECTORATE				
Infrastructure Services				
Our Catchments Our Communities - grant funding	31	62,000	62,000	0
Princes Highway - landscaping of irrigation median	32	0	30,000	(30,000)
Peri-urban Weed Management Partnership - change to funding agreement	33	(41,682)	(41,682)	0
Emergency Management - reduction in SES municipal subsidy and contribution	34	(14,281)	(14,281)	0
Street lighting LED carry over - transfer to car park lighting renewal program in capital (nil impact)	14	0	(79,772)	79,772
Polytrade recyclables recovery income reduction	35	(665,047)	0	(665,047)
Fringe benefits tax (FBT) savings	36	0	(50,000)	50,000
Transport and Civil Development				
Strategic Transport Planning - Pilot project - Indented parking space opportunities in high demand areas of Keysborough South	37	0	10,000	(10,000)
Sub-total Engineering Services		(659,010)	(83,735)	(575,275)

2.6.1 2017-18 Mid Year Budget Review (Cont.)

Attachment B

City of Greater Dandenong
2017-18 MID YEAR BUDGET REFERRALS

DESCRIPTION	NOTES	INCOME \$	EXPENDITURE \$	NET TOTAL \$
ADJUSTMENTS - OPERATING (CASH) (continued)				
CITY PLANNING DESIGN AND AMENITY DIRECTORATE				
Planning and Design				
Statutory Planning - Income adjustments	38	50,000	0	50,000
Strategic Design & Sustainability Planning - Living Rivers grant program	39	12,500	12,500	0
Regulatory Services				
Car Parks - Higher car parking income	40	55,000	0	55,000
Residential Amenity Administration - Application support, salaries and temporary/agency staff required	41	0	98,972	(98,972)
Parking Management - Higher statutory fines and recovery income. Expenditure relates to higher statutory lodgement fees (\$150,000) and some minor asset purchases.	42	312,000	160,000	152,000
Healthwise - Higher fee income	43	100,000	0	100,000
Building Services				
Cladding Taskforce	44	96,000	96,000	0
Sub-total City Planning, Design and Amenity		625,500	367,472	258,028
COMMUNITY SERVICES DIRECTORATE				
Community Services Executive				
Team 11 project	45	0	52,250	(52,250)
Community Care				
Home and Community Care - National Disability Insurance Scheme (NDIS) plan development (to be funded from General Reserve)	46	0	300,000	(300,000)
Transfer from General Reserve (to fund NDIS plan development)	46	300,000	0	300,000
Home and Community Care - Department of Veteran Affairs	47	(48,670)	(48,670)	0
Community Wellbeing				
Dandenong Stadium - higher management fee income	48	30,000	0	30,000
Operation Bounce Back	49	10,000	1,675	8,325
Right @ Home	50	168,488	168,488	0
Drug Strategy	50	124,775	124,775	0
Immunisation - South Eastern Melbourne Primary Health Network (SEMPHN) project	50	64,000	64,000	0
Immunisation - Meningococcal vaccination program	50	28,430	28,430	0
Playgroups Initiative - Supported Playgroups program	50	215,578	215,578	0
Pre-school Field Officer	50	22,186	22,186	0
Greater Dad's	50	115,706	115,706	0
Child First	50	253,618	253,618	0
Maternal and Child Health	50	33,336	33,336	0
Neighbourhood House Coordination Program funding	50	72,358	72,358	0
Leisure Centres - Noble Park Aquatic Centre - pool closure variation	51	0	100,000	(100,000)
Children's Support Services - Olinda Avenue rental income	52	12,000	0	12,000
Community Development - Inter-Council Aboriginal Consultative Committee (ICACC)	53	(31,621)	(31,621)	0

2.6.1 2017-18 Mid Year Budget Review (Cont.)

Attachment B

City of Greater Dandenong
2017-18 MID YEAR BUDGET REFERRALS

DESCRIPTION	NOTES	INCOME \$	EXPENDITURE \$	NET TOTAL \$
ADJUSTMENTS - OPERATING (CASH) (continued)				
COMMUNITY SERVICES DIRECTORATE (continued)				
Community Arts, Culture and Library				
Libraries - Mission Australia - The Bridge - Communities for Children	50	109,708	109,708	0
Cultural Development - Arts Advisory Board	54	0	14,300	(14,300)
Festivals and Events - Christmas Carols event	55	0	10,000	(10,000)
Festivals and Events - Maternity leave	56	0	23,881	(23,881)
Sub-total Community Services		1,479,892	1,629,998	(150,106)
TOTAL ADJUSTMENTS - OPERATING (CASH)		3,001,383	2,684,957	316,426
GRAND TOTAL OF ALL ADJUSTMENTS		5,695,584	7,273,430	(1,577,846)

INCOME DECREASE (-) / INCREASE (+)
 EXPENDITURE DECREASE (-) / INCREASE (+)

Summary	
Residual surplus available at 30 June 2017	\$2,898,000
Capital - net outcome	(\$2,005,551)
(Increase)/decrease in transfers to reserves - capital	\$0
Increase/(decrease) in transfers from reserves - capital	\$111,279
Subtotal - Capital variations (net of reserve transfers)	(\$1,894,272)
Operating - net outcome	\$391,829
(Increase)/decrease in transfers to reserves - operating	(\$375,403)
Increase/(decrease) in transfers from reserves - operating	\$300,000
Subtotal - Operating variations (net of reserve transfers)	\$316,426
AVAILABLE SURPLUS	\$1,320,154
Transfer to Major Projects Reserve	(\$1,320,154)
Subtotal - Reserve transfers	(\$1,320,154)
REVISED AVAILABLE SURPLUS	\$0

2.6.1 2017-18 Mid Year Budget Review (Cont.)**Attachment C****City of Greater Dandenong
2017-18 MID YEAR BUDGET REVIEW - NOTES**

These notes explain the additional income and expenditure line items identified subsequent to the approval of the 2017-18 Original and Amended Budget.

NOTES TO ATTACHMENT A**Adjustments – Capital (cash)****Higher than expected project costs**

1. **Masonic Hall (\$31,000)** – Additional funding required to cover shortfall between budget and approved contract.
2. **Robert Booth Pavilion (\$700,000)** – Increase due to change in project scope and approved contract amount.
3. **Alex Nelson Pavilion (\$800,000)** – Increase due to change in project scope and approved contract amount.

New capital projects requiring delivery in 2017-18

4. **Integrating GIS with Council's website (\$40,000)** – Improving the digital services to our community by integrating Council's GIS system with the City of Greater Dandenong website, whereby a resident can enter their property address to view of map of their property and obtain information about the nearby services, property details, relevant ward and Councillor, bin collection days, etc.
5. **Seagull control – Dandenong Activity District (\$70,000)** – Supply and installation of ultraviolet (UV) exclusion systems on the Dandenong Civic Centre, Drum Theatre, Thomas Street car park and Walker Street car park to deter seagulls.
6. **Chapel Road, Keysborough – New footpath (\$45,000)** – A new standard footpath has been installed on the east side of Chapel Road, Keysborough between Homeleigh Road and Keysborough South shopping centre. These works have been funded out of the Active Transport Infrastructure Priority Program (ATIPP) 2017-18 capital budget. This was not a project that was intended to be delivered under this program, therefore, additional funds are sought in the 2017-18 Mid-Year Budget.
7. **Homeleigh Road – New road design (\$50,000)** – This item relates to the design of Homeleigh Road, between the intersection with Chapel Road and Stage 36 of the Somerfield Estate in Keysborough. The scope of design works includes the construction of the roadway, piped drainages, on-street parking, footpaths, street lighting and undergrounding of the existing overhead powerlines. The project has been fast-tracked to align with the new school development on the south side of Homeleigh Road. The design of this section of road has not been attributed to the development of adjacent land through development contribution plans (DCP) as the school development is exempt and Council owns the recreation reserve on the north side of the road. These design works have been paid from the Local Roads Design and Upgrade 2017-18 capital budget. This was not a project that was intended to be delivered under this program, therefore, additional funds are sought in the 2017-18 Mid-Year Budget. The construction cost of \$700,000 in 2018-19 is currently unfunded.

2.6.1 2017-18 Mid Year Budget Review (Cont.)**Attachment C****City of Greater Dandenong
2017-18 MID YEAR BUDGET REVIEW - NOTES****Development Contribution Plans (DCP) funded projects**

8. **Keysborough South Industrial Buffer (\$700,000)** – Funding required for landscaping, paths, planting, grassing, furniture, bridges and signs between the Somerfield Estate, Keysborough South and the adjacent industrial development. Funded from DCP contribution income (\$473,704) and Open Space Reserve transfer (\$226,296).
9. **Sarah Lands (Stanley Road) – Open space development (\$295,608)** – Relates to required public open space improvements. Funded by DCP contribution income of \$410,625. As a result of the available indexed DCP funding, the budgeted transfer from Open Space Reserve for the original Sarah Lands 2017-18 Amended Budget can be reduced by \$115,017.

Savings

10. **Fleet replacement program (\$197,000)** – Five vehicles are no longer required for replacement.

Grant funded projects requiring a Council contribution

11. **Yarraman Oaks Primary School – new Early Years Learning Facility (\$300,000 funding, \$600,000 expenditure)** – The Yarraman Kindergarten project was originally approved in the 2016-17 Budget with \$350,000 grant funding from the 2015-16 State Government Children's Facilities Capital Program and \$672,380 in capital expenditure. The project did not commence in 2016-17, and the budget was carried over to the 2017-18 financial year. The project scope has now been revised and further funding has been approved under the 2016-17 State Government Children's Facilities Capital Program. The scope now involves the Yarraman Kindergarten in Joffre Street being relocated to the Yarraman Oaks Primary School site. The capacity will double, offering 66 licensed kindergarten places in a double unit kindergarten and will be integrated with Maternal and Child Health and Allied Health Services, a community room for playgroups and community meetings, a kitchen, storerooms, offices and a Disability Discrimination Act (DDA) compliant toilet. This Mid-Year Budget referral recognises the additional grant funding and capital expenditure. Overall, an additional Council contribution of \$300,000 (net of new funding) is required in the 2017-18 Mid-Year Budget.
12. **Hemmings Park Reserve - Lighting (\$9,500 income and \$15,000 expenditure)** – Council has been successful in applying for grant funding of \$9,500 from the Minister for Police. The grant will assist Council to undertake a lighting upgrade in the south-west area of Hemmings Park, Dandenong. The upgrade will develop infrastructure to improve visibility and provide a safer environment for users and pedestrian traffic. The project will improve perceived and actual levels of safety through increased visibility and natural surveillance and deter criminal and anti-social behaviour. A Council contribution of \$5,500 is required to complete the project.

2.6.1 2017-18 Mid Year Budget Review (Cont.)

Attachment C

City of Greater Dandenong
2017-18 MID YEAR BUDGET REVIEW - NOTES**Transfers between capital and operating (nil impact)**

13. **Online forms project (\$30,000 transfer)** – This project was budgeted in 2016-17 and carried over to 2017-18. A transfer to the operating budget is required as the works involved are not capital in nature and will be expensed.
14. **Car park lighting renewal program (\$79,772 transfer)** – This transfer from operating to capital relates to the Street Lighting project budget from 2016-17 which was carried over to 2017-18 in operating expenditure. The transfer has been requested to fund car park lighting works in addition to the annual renewal program provided for in the 2017-18 Budget.

New or additional grant funding (nil impact)

15. **Dandenong Park Master Plan Implementation – additional funding (\$60,000)** – Represents the final two instalments of the Public Safety Infrastructure Fund from the Department of Justice and Regulation for the redevelopment of Dandenong Park through urban design improvements including improved lighting and a new pedestrian pathway network to address the high levels of criminal and anti-social behaviour, restore a sense of community ownership and improve perceived and actual levels of safety. Additional funding matched by expenditure.
16. **Roads to Recovery Program – additional funding (\$674,005)** – The Roads to Recovery funding for 2018-19 has been brought forward to 2017-18 per advice from the Department of Infrastructure and Regional Development. Additional funding matched by project expenditure.
17. **Federal Black Spot Program – Birdwood/Wilma - new funding (\$406,600)** – Funding awarded by the Federal Government in relation to the National Black Spot program to install a roundabout and upgrade street lighting at Birdwood Avenue and Wilma Ave, Dandenong. Additional funding matched by project expenditure.
18. **Federal Black Spot Program – River End/McMahens - new funding (\$119,700)** – Funding awarded by the Federal Government in relation to the National Black Spot program to implement safety improvements at River End Road and McMahon Road, Bangholme. Additional funding matched by project expenditure.
19. **Safer Community Mobile CCTV – Grant funding (\$31,788)** – Second instalment of the Safer Community Mobile CCTV grant program (matched by project expenditure).
20. **Children's Facilities Capital Program Minor Grants (\$97,000)** – Minor Infrastructure Expansion grant funding to be received in relation to four kindergartens (Bilbungra Kindergarten, Corrigan Rex Kindergarten, Dandenong Day Nursery and Heatherhill Kindergarten) to increase the useable space of the service to improve access to and enhance the quality of early childhood infrastructure (matched by project expenditure).

2.6.1 2017-18 Mid Year Budget Review (Cont.)

Attachment C

City of Greater Dandenong
2017-18 MID YEAR BUDGET REVIEW - NOTES

Adjustments – operating (cash)**Non Directorate**

21. **Financial Assistance Grant allocation via Victoria Grants Commission – additional funding (\$864,070)** – Increase in the final Financial Assistance Grant funding allocation to be received via the Victoria Grants Commission for 2017-18.
22. **WorkCover – Credit for prior year premium paid (\$305,403)** – Credit received for prior year (2016-17) WorkCover premium paid resulting from lower actual gross remuneration than estimated. This recovery will be transferred to the Self Insurance Reserve.
23. **Council Elections – Non-voter fine receipts (\$65,528)** – The Victorian Electoral Commission has completed the Penalty Reminder notice stage of compulsory voting enforcement and has forwarded \$65,528 to Council in penalty payments which were not budgeted in 2017-18.
24. **Springvale parking meters – sale proceeds (\$70,000)** – Due to the removal of paid parking in Springvale, \$70,000 in proceeds have been received from the sale of the Springvale parking meter assets. These proceeds will be transferred to the Springvale Activity Centre parking and development reserve.

CEO

25. **South East Melbourne Incorporated - 2017-18 annual member subscription (\$29,800)** – Annual contribution to South East Melbourne (SEM) Incorporated activities which was not included in the 2017-18 Budget.
26. **Security risk assessment - Interisk (\$14,000)** – Consultancy funding to conduct a security risk assessment in Dandenong.

Greater Dandenong Business

27. **Community Revitalisation program (\$220,000)** – Represents the second year of this program which is to conclude 30 June 2019. Grant funding of \$220,000 from the Department of Economic Development, Jobs, Transport and Resources will fund the Dandenong/Doveton Community Revitalisation project which aims to deliver a number of employment focused initiatives. The project will address issues of high unemployment in the highly disadvantaged postcodes of Dandenong 3175 and Doveton 3177. Funding will be matched by program expenditure.
28. **Connectivity Centre project (\$30,000 income, \$55,000 expenditure)** – This project relates to a feasibility study to build on work that has already commenced and indicated support from the manufacturing sector. The study relates to a manufacturing connectivity centre to be located in the Greater Dandenong area with a key focus on technology. Council's contribution to the project is \$25,000 with contributions to be received from other parties including the South East Melbourne Manufacturers Alliance (SEMMA), Southern Melbourne Regional Development Australia (SMRDA) Committee and Gerry Ryan.

2.6.1 2017-18 Mid Year Budget Review (Cont.)

Attachment C

City of Greater Dandenong
2017-18 MID YEAR BUDGET REVIEW - NOTES**Corporate Services Directorate**

29. **CarbonMetriX utilities management solution and Embedded Utilities Officer role (\$33,199)** – Funds required for Carbonetix's Embedded Utilities Officer Program which provides Council with an utilities expert to assist process improvement, ensuring ongoing cost reductions and process optimisation (\$26,604), as well as purchase of ongoing annual subscription for the CarbonMetriX utilities management software (\$6,595).
30. **Local Government Software Solutions (\$13,820)** – Final invoices relating to the implementation of the Local Government Software Solutions program in 2016-17 for quarterly reporting requirements.

Engineering Services Directorate

31. **Our Catchments Our Communities – grant funding (\$62,000)** – New grant funding from the Port Phillip and Westernport Catchment Management Authority under the 'Our Catchments Our Communities 2016-2020' program. Matched by project expenditure.
32. **Princes Highway – landscaping of irrigation median (\$30,000)** – Landscaping works required in irrigation median on Princes Highway near Dandenong High School. A refund from VicRoads may be forthcoming.
33. **Peri-urban Weed Management Partnership – change to funding agreement (\$41,682)** – Lower than anticipated funding for the Peri-urban Weed Management Partnership in 2017-18, which will be matched by lower grant program expenditure.
34. **Emergency Management – reduction in SES municipal subsidy and contribution (\$14,281)** – Reduction in income as no longer expect to receive municipal subsidy, which will be matched by an associated reduction in SES contribution expenditure.
35. **Polytrade recyclables recovery income reduction (\$665,047)** – Council does not expect to receive the 2017-18 budgeted income for recyclables recoveries.
36. **Fringe benefits tax (FBT) savings (\$50,000)** - Anticipated savings in FBT mainly as a result of a reduction in Council fleet vehicles.
37. **Strategic Transport Planning - Pilot project – Indented parking space opportunities in high demand areas of Keysborough South (\$10,000)** – As resolved by Council on 25 September 2017, a pilot project to identify opportunities for further indented parking spaces in high demand areas of Keysborough South is to be referred to the 2017-18 Mid-Year Budget for consideration.

City Planning, Design and Amenity Directorate

38. **Statutory Planning – Income adjustments (\$50,000)** – Revised income estimates based on year to date actuals resulting in a net income increase of \$50,000 due to higher than expected statutory planning applications income (\$50,000) and general planning fees (\$20,000), partly offset by lower than anticipated statutory subdivision certificate income (\$20,000).
39. **Strategic Design & Sustainability Planning – Living Rivers grant program (\$12,500)** - Final grant instalment for Living Rivers Stormwater Program to integrate water sensitive urban design measures into the building and planning approvals processes. Matched by associated grant funded expenditure.

2.6.1 2017-18 Mid Year Budget Review (Cont.)

Attachment C

**City of Greater Dandenong
2017-18 MID YEAR BUDGET REVIEW - NOTES****City Planning, Design and Amenity Directorate (continued)**

40. **Car Parks - Higher car parking income (\$55,000)** - Higher than anticipated car parking fee income from Walker Street Car Park (\$55,000), Thomas Street Car Park (\$25,000) and ticket machines (\$25,000), partly offset by reduced income expectations for Carroll Lane Car Park (\$50,000). Net increase in income of \$55,000.
41. **Residential Amenity Administration – Application support, salaries and temporary/agency staff (\$98,972)** – Additional funds required for upgrades to Pinforce software to improve efficiency in processing infringements (\$31,090), a temporary increase in part-time resources to cover added workload in infringement appeals (\$26,882) and additional use of temporary/agency staff to address backlog in infringement appeals as a result of staff absences and higher infringement volume (\$41,000). Wholly offset by higher parking fine income in item 39.
42. **Parking Management – Higher statutory fines and recovery income (\$312,000). Expenditure relates to statutory lodgement fees (\$150,000) and minor asset purchases** – Net impact of these income and expenditure adjustments is a surplus of \$152,000. Higher than anticipated statutory parking fines and recovery income based on prior year and current year trends (\$312,000). Partly offset by higher statutory lodgement fee expenditure as a result of greater infringement volume (\$150,000) and requirement to purchase body-worn cameras for parking staff (\$10,000).
43. **Healthwise – Higher fee income (\$100,000)** – Higher than anticipated food registration income based on prior year and current year trends.
44. **Cladding Taskforce (\$96,000)** – Building Services has been appointed to the Victorian Cladding Taskforce and has commenced a review of buildings in the municipality to detect and address non-compliant cladding and provide safeguards so buildings adhere to construction and fire safety laws, making them safe to occupy. Once the review has been completed, it is expected that recovery funding will be received which offsets the expenditure incurred.

Community Services

45. **Team 11 project (\$52,250)** – Council contribution for the Team 11 project to the development of a business case for the A-League team and marketing. This is a collaborative project with the City of Casey and Shire of Cardinia.
46. **Home and Community Care (HACC) – National Disability Insurance Scheme (NDIS) plan development (\$300,000)** – Requirement by State Government to develop a plan for the NDIS in lieu of returning 2016-17 HACC grant funding where targets were not met. To be funded by a transfer from the General Reserve – Aged Care.
47. **Home and Community Care – Department of Veteran Affairs (\$48,670)** – This program will cease in December 2017, so income and matching expenditure for 2017-18 will be lower than anticipated.
48. **Dandenong Stadium – higher management fee income (\$30,000)** – The management fee paid monthly by Dandenong Basketball Association was recently renegotiated resulting in higher income to Council.
49. **Operation Bounce Back (\$10,000 income and \$1,675 expenditure)** – Grant funding received from the National Motor Vehicle Theft Reduction Council Incorporated to undertake a local vehicle theft reduction project. Most of the project expenditure occurred in 2016-17 resulting in a project surplus in 2017-18.

2.6.1 2017-18 Mid Year Budget Review (Cont.)**Attachment C****City of Greater Dandenong
2017-18 MID YEAR BUDGET REVIEW - NOTES****Community Services (continued)**

- 50. Increase in 2017-18 grant funding with offsetting expenditure (nil cash effect). Confirmation received after development of the 2017-18 Adopted Budget for the following programs:**
- Right @ Home (\$168,488)
 - Drug Strategy (\$124,775)
 - Immunisation – South Eastern Melbourne Primary Health Network project (\$64,000)
 - Immunisation – Meningococcal vaccination program (\$28,430)
 - Playgroups Initiative – Supported Playgroups (\$215,578)
 - Pre-school Field Officer (\$22,186)
 - Greater Dad's (\$115,706)
 - Child First (\$253,618)
 - Maternal and Child Health (\$33,336)
 - Neighbourhood House Coordination Program (\$72,358)
 - Libraries – Mission Australia – The Bridge – Communities for Children (\$109,708)
- 51. Leisure Centres – Noble Park Aquatic Centre – pool closure variation (\$100,000) -** Variation due to closure of Noble Park Aquatic Centre to repair pool tiles.
- 52. Children's Support Services – Olinda Avenue rental income (\$12,000) –** Rental income for 2A Olinda Avenue, Springvale South not included in 2017-18 Budget.
- 53. Community Development – Inter-council Aboriginal Consultative Committee (ICACC) (\$31,621) –** The memorandum of understanding between the partner councils in respect to ICACC is currently being reviewed and the income and expenditure projected for Council in 2017-18 is not as high as expected.
- 54. Cultural Development – Arts Advisory Board (\$14,300) –** Funding required for external independent board members of the Arts Advisory Board.
- 55. Festivals and Events – Christmas Carols event (\$10,000) –** Council to run the 2017 Christmas Carols event, which is estimated to cost \$25,000. This cost will be partly funded by a reduction in the Community Grants program of \$15,000, which represents the previous Council grant contribution to this event.
- 56. Festivals and Events – Maternity leave (\$23,881) –** Maternity leave payments for staff member not included in the 2017-18 Budget.

2.6.2 Supplementary Valuation Return 2018-2

File Id:	A4674108
Responsible Officer:	Director Corporate Services
Attachments:	Supplementary Valuation List 2018-2

Report Summary

Council's contract valuer ProVal (Vic) Pty Ltd have assessed Supplementary Valuation Return 2018-2 that comprises a total of 404 supplementary valuations.

Recommendation Summary

This report recommends that Council note the new valuations in Supplementary Valuation Return 2018-2.

2.6.2 Supplementary Valuation Return 2018-2 (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 2018-2

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

Most of the supplementary valuations in Return 2018-2 have been made effective from 1 September 2017. The 2017-18 Budget for supplementary rate income is \$1,000,000. The net supplementary rates increase from this Return is approximately \$232,000. The year to date supplementary rates is approximately \$923,000.

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 2018-2.

Recommendation

That Council note the new valuations in Supplementary Valuation Return No. 2018-2.

2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

MINUTE 501

Moved by: Cr Tim Dark

Seconded by: Cr Sean O'Reilly

That Council note the new valuations in Supplementary Valuation Return No. 2018-2.

CARRIED

Cr Loi Truong left the Chamber at 8.02pm.

2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

FINANCE AND BUDGET

SUPPLEMENTARY VALUATION RETURN 2018-2

ATTACHMENT 1

SUPPLEMENTARY VALUATION LIST 2018-2

PAGES 17 (including cover)

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

2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
1 September 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
372390	9 Abbots Road Dandenong South	\$ 1,808,000	\$ 2,620,000	\$ 224,000	\$ -	\$ -	\$ -	320.3	Change of Legal Description and/or Sale of Land
492725	9A Abbots Road Dandenong South	\$ -	\$ -	\$ -	\$ 845,000	\$ 845,000	\$ 42,500	0	Change of Legal Description and/or Sale of Land
492730	9B Abbots Road Dandenong South	\$ -	\$ -	\$ -	\$ 1,086,000	\$ 1,960,000	\$ 187,000	0	Change of Legal Description and/or Sale of Land
327110	5 Ada Court Noble Park	\$ 450,000	\$ 540,000	\$ 27,000	\$ 450,000	\$ 540,000	\$ 27,000	110.3	Change Of Rating Category
225260	1/3-5 Allan Street Noble Park	\$ 100,000	\$ 205,000	\$ 10,900	\$ 100,000	\$ 310,000	\$ 15,500	131	Change In Occupancy Affecting the AVPCC
225265	2/3-5 Allan Street Noble Park	\$ 100,000	\$ 205,000	\$ 10,900	\$ 100,000	\$ 310,000	\$ 15,500	131	Change In Occupancy Affecting the AVPCC
225270	3/3-5 Allan Street Noble Park	\$ 100,000	\$ 205,000	\$ 10,900	\$ 100,000	\$ 310,000	\$ 15,500	131	Change In Occupancy Affecting the AVPCC
225275	4/3-5 Allan Street Noble Park	\$ 100,000	\$ 205,000	\$ 10,900	\$ 100,000	\$ 310,000	\$ 15,500	131	Change In Occupancy Affecting the AVPCC
225280	5/3-5 Allan Street Noble Park	\$ 100,000	\$ 205,000	\$ 10,900	\$ 100,000	\$ 310,000	\$ 15,500	131	Change In Occupancy Affecting the AVPCC
225285	6/3-5 Allan Street Noble Park	\$ 100,000	\$ 205,000	\$ 10,900	\$ 100,000	\$ 310,000	\$ 15,500	131	Change In Occupancy Affecting the AVPCC
225290	7/3-5 Allan Street Noble Park	\$ 100,000	\$ 205,000	\$ 10,900	\$ 100,000	\$ 310,000	\$ 15,500	131	Change In Occupancy Affecting the AVPCC
225295	8/3-5 Allan Street Noble Park	\$ 100,000	\$ 205,000	\$ 10,900	\$ 100,000	\$ 310,000	\$ 15,500	131	Change In Occupancy Affecting the AVPCC
225300	9/3-5 Allan Street Noble Park	\$ 100,000	\$ 205,000	\$ 10,900	\$ 100,000	\$ 310,000	\$ 15,500	131	Change In Occupancy Affecting the AVPCC
225305	10/3-5 Allan Street Noble Park	\$ 100,000	\$ 205,000	\$ 10,900	\$ 100,000	\$ 310,000	\$ 15,500	131	Change In Occupancy Affecting the AVPCC
131420	1B Ambrie Crescent Noble Park	\$ 280,000	\$ 370,000	\$ 18,500	\$ 280,000	\$ 280,000	\$ 14,000	120.3	Demolition of Improvements
485510	42 Babbage Drive Dandenong South	\$ 1,056,000	\$ 1,056,000	\$ 52,800	\$ 1,056,000	\$ 2,820,000	\$ 213,700	300	Erection/Construction Of Buildings
162555	4A Backous Way Noble Park	\$ 450,000	\$ 450,000	\$ 22,500	\$ 450,000	\$ 740,000	\$ 37,000	100	Erection/Construction Of Buildings
203710	38 Beau Vorne Avenue Keyston	\$ 460,000	\$ 460,000	\$ 23,000	\$ 460,000	\$ 900,000	\$ 45,000	100	Erection/Construction Of Buildings
492090	5 Belisize Way Keyston	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 810,000	\$ 40,500	100	Erection/Construction Of Buildings
325865	224 Bonga Avenue Dandenong	\$ 185,000	\$ 310,000	\$ 15,500	\$ 185,000	\$ 310,000	\$ 15,500	120.3	Change Of Rating Category
243715	44 Blaxland Drive Dandenong North	\$ 400,000	\$ 510,000	\$ 25,500	\$ 400,000	\$ 400,000	\$ 20,000	110.3	Demolition of Improvements
164700	164 Bloomfield Road Keyston	\$ 430,000	\$ 560,000	\$ 28,000	\$ 430,000	\$ 430,000	\$ 21,500	110.3	Demolition of Improvements
265830	48 Brady Road Dandenong North	\$ 320,000	\$ 450,000	\$ 22,500	\$ -	\$ -	\$ -	110.3	Change In Occupancy Affecting NAV
265825	45-47 Brady Road Dandenong North	\$ 530,000	\$ 530,000	\$ 26,500	\$ -	\$ -	\$ -	150	Change In Occupancy Affecting NAV
504025	45-49 Brady Road Dandenong North	\$ -	\$ -	\$ -	\$ 690,000	\$ 690,000	\$ 34,500	0	Land Previously Multi Owned Now One Owner
445915	7X Breanne Place Keyston	\$ 5,000	\$ 5,000	\$ 250	\$ 5,000	\$ 5,000	\$ 250	625	Change Of Rating Category
445705	7/102-128 Bridge Road Keyston	\$ 463,000	\$ 2,034,000	\$ 215,400	\$ -	\$ -	\$ -	310.5	Change In Occupancy Affecting NAV

2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
1 September 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
504065	74/102-128 Bridge Road Keysborough	\$ -	\$ -	\$ -	\$ 185,000	\$ 724,000	\$ 76,700	0	Change In Occupancy Affecting NAV
504070	78/102-128 Bridge Road Keysborough	\$ -	\$ -	\$ -	\$ 298,000	\$ 1,310,000	\$ 138,700	0	Change In Occupancy Affecting NAV
229880	1/21-23 Briggs Crescent Noble Park	\$ 135,000	\$ 380,000	\$ 19,000	\$ 135,000	\$ 380,000	\$ 19,000	120.3	Change Of Rating Category
104735	10 Burden Street Springvale	\$ 530,000	\$ 590,000	\$ 29,500	\$ 530,000	\$ 530,000	\$ 26,500	110.3	Demolition of Improvements
492675	24 Burnham Crescent Keysborough	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 990,000	\$ 49,500	100	Erection/Construction Of Buildings
492650	34 Burnham Crescent Keysborough	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 980,000	\$ 49,000	100	Erection/Construction Of Buildings
492635	40 Burnham Crescent Keysborough	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 1,020,000	\$ 51,000	100	Erection/Construction Of Buildings
492625	44 Burnham Crescent Keysborough	\$ 460,000	\$ 460,000	\$ 23,000	\$ 460,000	\$ 870,000	\$ 43,500	100	Erection/Construction Of Buildings
492600	54 Burnham Crescent Keysborough	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 960,000	\$ 48,000	100	Erection/Construction Of Buildings
492590	58 Burnham Crescent Keysborough	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 1,060,000	\$ 53,000	100	Erection/Construction Of Buildings
294350	11 Burrows Avenue Dandenong	\$ 440,000	\$ 490,000	\$ 24,500	\$ 440,000	\$ 440,000	\$ 22,000	110.3	Demolition of Improvements
294470	26 Burrows Avenue Dandenong	\$ 460,000	\$ 460,000	\$ 23,000	\$ -	\$ -	\$ -	100	Erection/Construction Of Buildings
496780	1/26 Burrows Avenue Dandenong	\$ -	\$ -	\$ -	\$ 116,000	\$ 375,000	\$ 18,750	0	Erection/Construction Of Buildings
496785	2/26 Burrows Avenue Dandenong	\$ -	\$ -	\$ -	\$ 116,000	\$ 370,000	\$ 18,500	0	Erection/Construction Of Buildings
496790	3/26 Burrows Avenue Dandenong	\$ -	\$ -	\$ -	\$ 116,000	\$ 370,000	\$ 18,500	0	Erection/Construction Of Buildings
496795	4/26 Burrows Avenue Dandenong	\$ -	\$ -	\$ -	\$ 112,000	\$ 360,000	\$ 18,000	0	Erection/Construction Of Buildings
454470	1/67 Callander Road Noble Park	\$ 175,000	\$ 225,000	\$ 11,250	\$ 230,000	\$ 345,000	\$ 17,250	131	Change of Legal Description and/or Sale of Land
454475	2/67 Callander Road Noble Park	\$ 270,000	\$ 340,000	\$ 17,000	\$ 360,000	\$ 415,000	\$ 20,750	131	Change of Legal Description and/or Sale of Land
105080	1688 Centre Road Springvale	\$ 370,000	\$ 440,000	\$ 22,000	\$ 370,000	\$ 470,000	\$ 28,500	110.3	Change In Occupancy Affecting the AVPCC
205325	175 Chapel Road Keysborough	\$ 3,870,000	\$ 3,870,000	\$ 193,500	\$ 3,870,000	\$ 3,870,000	\$ 193,500	117	Demolition of Improvements

2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
1 September 2017

Property No.	Property Address	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	LCC	Supp Reason
417865	211-215 Chapel Road Keysborough	\$ 8,810,000	\$ 8,810,000	\$ 440,500	\$ -	\$ -	\$ -	103	Erection/Construction Of Buildings
502640	1/213 Chapel Road Keysborough	\$ -	\$ -	\$ -	\$ 324,000	\$ 1,390,000	\$ 109,100	0	Erection/Construction Of Buildings
502645	2/213 Chapel Road Keysborough	\$ -	\$ -	\$ -	\$ 351,000	\$ 1,500,000	\$ 118,000	0	Erection/Construction Of Buildings
502650	3/213 Chapel Road Keysborough	\$ -	\$ -	\$ -	\$ 3,743,000	\$ 16,000,000	\$ 1,259,000	0	Erection/Construction Of Buildings
502655	4/213 Chapel Road Keysborough	\$ -	\$ -	\$ -	\$ 153,000	\$ 680,000	\$ 51,600	0	Erection/Construction Of Buildings
502660	5/213 Chapel Road Keysborough	\$ -	\$ -	\$ -	\$ 61,000	\$ 260,000	\$ 20,500	0	Erection/Construction Of Buildings
502665	6/213 Chapel Road Keysborough	\$ -	\$ -	\$ -	\$ 135,000	\$ 580,000	\$ 45,300	0	Erection/Construction Of Buildings
502670	7/213 Chapel Road Keysborough	\$ -	\$ -	\$ -	\$ 150,000	\$ 640,000	\$ 50,400	0	Erection/Construction Of Buildings
502675	8/213 Chapel Road Keysborough	\$ -	\$ -	\$ -	\$ 150,000	\$ 640,000	\$ 50,400	0	Erection/Construction Of Buildings
502680	9/213 Chapel Road Keysborough	\$ -	\$ -	\$ -	\$ 198,000	\$ 850,000	\$ 66,600	0	Erection/Construction Of Buildings
497720	K01 213 Chapel Road Keysborough	\$ -	\$ -	\$ -	\$ 65,000	\$ 280,000	\$ 21,800	0	Erection/Construction Of Buildings
500805	195 Hulton Road Keysborough	\$ -	\$ -	\$ -	\$ 2,100,000	\$ 2,100,000	\$ 105,000	0	Change In Occupancy Affecting NAV
500810	197 Hulton Road Keysborough	\$ -	\$ -	\$ -	\$ 1,700,000	\$ 1,700,000	\$ 85,000	0	Change In Occupancy Affecting NAV
497745	199 Hulton Road Keysborough	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0	Change of Legal Description and/or Sale of Land
392085	81 Cheltenham Road Dandenong	\$ 4,480,000	\$ 12,608,000	\$ 768,000	\$ -	\$ -	\$ -	658	Land Previously Multi Owned Now One Owner
331340	Deport 8 George Street Dandenong	\$ 342,000	\$ 601,000	\$ 51,300	\$ -	\$ -	\$ -	320.6	Land Previously Multi Owned Now One Owner
504085	81 Cheltenham Road Dandenong	\$ -	\$ -	\$ -	\$ 4,840,000	\$ 13,100,000	\$ 861,000	0	Land Previously Multi Owned Now One Owner
422435	100-102 Cheltenham Road Dandenong	\$ 1,860,000	\$ 1,860,000	\$ 93,000	\$ 1,860,000	\$ 4,090,000	\$ 300,300	300	Erection/Construction Of Buildings
334800	183-195 Cheltenham Road Keysborough	\$ 1,450,000	\$ 1,470,000	\$ 73,500	\$ -	\$ -	\$ -	321.1	Change In Occupancy Affecting NAV
498220	183-195 Cheltenham Road Keysborough	\$ -	\$ -	\$ -	\$ 1,050,000	\$ 1,144,000	\$ 63,000	0	Change of Legal Description and/or Sale of Land
498210	11A Cambria Road Keysborough	\$ -	\$ -	\$ -	\$ 180,000	\$ 611,000	\$ 40,200	0	Erection/Construction Of Buildings
498215	11B Cambria Road Keysborough	\$ -	\$ -	\$ -	\$ 160,000	\$ 541,000	\$ 35,600	0	Erection/Construction Of Buildings
377440	342X Cheltenham Road Keysborough	\$ 7,000	\$ 7,000	\$ 350	\$ 7,000	\$ 7,000	\$ 350	625	Change Of Rating Category
486900	48 Church Road Keysborough	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 880,000	\$ 44,000	100	Erection/Construction Of Buildings
480085	154 Church Road Keysborough	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 820,000	\$ 41,000	100	Erection/Construction Of Buildings
492055	10 Clais Street Keysborough	\$ 340,000	\$ 340,000	\$ 17,000	\$ 340,000	\$ 570,000	\$ 28,500	100	Erection/Construction Of Buildings
206840	173-191 Clarke Road Springvale South	\$ 2,900,000	\$ 2,900,000	\$ 145,000	\$ -	\$ -	\$ -	100	Erection/Construction Of Buildings

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2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
1 September 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
205845	201-213 Clarke Road Springvale South	\$ 1,890,000	\$ 6,700,000	\$ 553,000	\$ -	\$ -	\$ -	-	142.3 Change of Legal Description and/or Sale of Land
501120	173 Clarke Road Springvale South	\$ -	\$ -	\$ -	\$ 1,980,000	\$ 1,980,000	\$ 99,000	0	Change of Legal Description and/or Sale of Land
501420	201-213 Clarke Road Springvale South	\$ -	\$ -	\$ -	\$ 2,650,000	\$ 6,700,000	\$ 553,000	0	Change of Legal Description and/or Sale of Land
393530	Power Station 98-100 Clarke Road Springvale South	\$ 140,000	\$ 400,000	\$ 30,720	\$ 140,000	\$ 400,000	\$ 30,750	625	Change Of Rating Category
296575	67 Clow Street Dandenong	\$ 500,000	\$ 600,000	\$ 30,000	\$ 500,000	\$ 500,000	\$ 25,000	110.3	Demolition of Improvements
296615	77 Clow Street Dandenong	\$ 530,000	\$ 530,000	\$ 26,500	\$ 530,000	\$ 800,000	\$ 99,600	100	Erection/Construction Of Buildings
136645	15 Comber Street Noble Park	\$ 510,000	\$ 560,000	\$ 28,000	\$ 510,000	\$ 510,000	\$ 25,500	110.3	Demolition of Improvements
208065	368 Corrigan Road Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 700,000	\$ 35,000	100	Erection/Construction Of Buildings
492215	9 Cunningham Parade Keysborough	\$ 340,000	\$ 340,000	\$ 17,000	\$ 340,000	\$ 570,000	\$ 28,500	100	Erection/Construction Of Buildings
271760	16 Curtin Crescent Dandenong North	\$ 320,000	\$ 370,000	\$ 18,500	\$ 320,000	\$ 370,000	\$ 18,500	110.3	Change Of Rating Category
172880	38 Dangerfield Drive Springvale South	\$ 420,000	\$ 420,000	\$ 21,000	\$ -	\$ -	\$ -	100	Erection/Construction Of Buildings
246255	28 Darwin Street Dandenong North	\$ 330,000	\$ 420,000	\$ 21,000	\$ 330,000	\$ 420,000	\$ 21,000	110.3	Change Of Rating Category
459740	1/2 Deakin Crescent Dandenong North	\$ 170,000	\$ 320,000	\$ 16,000	\$ 170,000	\$ 400,000	\$ 20,000	131	Change of Legal Description and/or Sale of Land
459745	2/2 Deakin Crescent Dandenong North	\$ 150,000	\$ 280,000	\$ 14,000	\$ 150,000	\$ 370,000	\$ 18,500	131	Change of Legal Description and/or Sale of Land
482955	33 Denmark Road Keysborough	\$ 580,000	\$ 580,000	\$ 29,000	\$ 580,000	\$ 960,000	\$ 48,000	100	Erection/Construction Of Buildings
482950	35 Denmark Road Keysborough	\$ 560,000	\$ 560,000	\$ 28,000	\$ 560,000	\$ 1,100,000	\$ 55,000	100	Erection/Construction Of Buildings
139130	13 Dods Street Springvale	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 860,000	\$ 43,000	100	Erection/Construction Of Buildings
272470	27 Dorset Road Dandenong North	\$ 360,000	\$ 480,000	\$ 24,500	\$ 360,000	\$ 360,000	\$ 18,000	110.3	Demolition of Improvements
298690	15 Dunvegan Crescent Dandenong	\$ 360,000	\$ 440,000	\$ 22,000	\$ 360,000	\$ 360,000	\$ 18,000	110.3	Demolition of Improvements
394035	2/12 Edith Street Dandenong	\$ 165,000	\$ 300,000	\$ 15,000	\$ 165,000	\$ 300,000	\$ 15,000	120.3	Change Of Rating Category
451300	1/12 Edward Avenue Dandenong	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 420,000	\$ 21,000	100	Erection/Construction Of Buildings
451305	2/12 Edward Avenue Dandenong	\$ 215,000	\$ 370,000	\$ 18,500	\$ 200,000	\$ 390,000	\$ 19,500	120.3	Erection/Construction Of Buildings
140500	83 Ellendale Road Noble Park	\$ 440,000	\$ 510,000	\$ 25,500	\$ 440,000	\$ 440,000	\$ 22,000	110.3	Demolition of Improvements
465115	53 Elmwood Boulevard Keysborough	\$ 580,000	\$ 580,000	\$ 29,000	\$ 580,000	\$ 1,120,000	\$ 56,000	100	Erection/Construction Of Buildings
339790	5 Elray Avenue Dandenong	\$ 420,000	\$ 420,000	\$ 21,000	\$ -	\$ -	\$ -	100	Erection/Construction Of Buildings
492865	1/5 Elray Avenue Dandenong	\$ -	\$ -	\$ -	\$ 150,000	\$ 385,000	\$ 19,250	0	Erection/Construction Of Buildings
492870	2/5 Elray Avenue Dandenong	\$ -	\$ -	\$ -	\$ 140,000	\$ 380,000	\$ 18,000	0	Erection/Construction Of Buildings

2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
1 September 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
492875	3/5 Elay Avenue Dandenong	\$ -	\$ -	\$ -	\$ 135,000	\$ 340,000	\$ 17,000	0	Erection/Construction Of Buildings
274570	12 Fisher Crescent Dandenong North	\$ 360,000	\$ 400,000	\$ 20,000	\$ -	\$ -	\$ -	110.3	Erection/Construction Of Buildings
500890	1/12 Fisher Crescent Dandenong North	\$ -	\$ -	\$ -	\$ 145,000	\$ 290,000	\$ 14,500	0	Change In Occupancy Affecting NAV
500895	2/12 Fisher Crescent Dandenong North	\$ -	\$ -	\$ -	\$ 215,000	\$ 435,000	\$ 21,750	0	Erection/Construction Of Buildings
274615	3 Fletcher Road Dandenong North	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 790,000	\$ 39,500	100	Erection/Construction Of Buildings
373725	DW 1/533-551 Frankston Dandenong Road Dandenong South	\$ 2,071,000	\$ 2,071,000	\$ 103,550	\$ -	\$ -	\$ -	117	Land Previously Multi Owned Now One Owner
373730	DW 2/533-551 Frankston Dandenong Road Dandenong South	\$ 86,000	\$ 86,000	\$ 4,300	\$ -	\$ -	\$ -	118	Change In Occupancy Affecting NAV
504090	533-551 Frankston Dandenong Road Dandenong South	\$ -	\$ -	\$ -	\$ 2,560,000	\$ 2,560,000	\$ 128,000	0	Change In Occupancy Affecting NAV
427490	Lease Area 128 12 George Street Dandenong	\$ 481,000	\$ 481,000	\$ 24,100	\$ -	\$ -	\$ -	300	Change Of Rating Category
301585	4/33 Gladstone Road Dandenong	\$ 70,000	\$ 280,000	\$ 14,000	\$ 70,000	\$ 240,000	\$ 12,000	125.3	Arithmetic Error
276310	28 Gloria Avenue Dandenong North	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 830,000	\$ 41,500	100	Erection/Construction Of Buildings
226150	Trunk Sewer Greenpatch Drive Bangholme	\$ 6,000	\$ 6,000	\$ 300	\$ 6,000	\$ 6,000	\$ 300	638.3	Change Of Rating Category
343880	200 Greens Road Dandenong South	\$ 1,215,000	\$ 1,215,000	\$ 60,750	\$ 1,215,000	\$ 1,215,000	\$ 60,750	625	Change Of Rating Category
487585	10 Grosvenor Street Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 820,000	\$ 41,000	100	Erection/Construction Of Buildings
303130	105 Hammond Road Dandenong	\$ 120,000	\$ 300,000	\$ 15,000	\$ 120,000	\$ 300,000	\$ 15,000	120.3	Change Of Rating Category
238990	Cafe 441 Hammond Road Dandenong South	\$ 312,000	\$ 440,000	\$ 31,000	\$ 157,000	\$ 440,000	\$ 31,000	210.5	Change In Occupancy Affecting NAV
238645	Factory 441 Hammond Road Dandenong South	\$ 282,000	\$ 410,000	\$ 28,000	\$ 147,000	\$ 410,000	\$ 29,000	310.5	Change In Occupancy Affecting NAV
503820	38 Quality Drive Dandenong South	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 15,000	0	Change In Occupancy Affecting NAV
111295	23 Harris Street Springvale	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 1,000,000	\$ 50,000	100	Erection/Construction Of Buildings
496375	44 Haversstone Drive Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 670,000	\$ 33,500	100	Erection/Construction Of Buildings
111485	57 Heather Grove Springvale	\$ 560,000	\$ 650,000	\$ 32,500	\$ 560,000	\$ 650,000	\$ 32,500	110.3	Change Of Rating Category
304055	1464-1468 Heatherton Road Dandenong	\$ 610,000	\$ 610,000	\$ 30,500	\$ 610,000	\$ 3,250,000	\$ 272,000	100	Erection/Construction Of Buildings
304090	1480-1486 Heatherton Road Dandenong	\$ 2,700,000	\$ 6,230,000	\$ 623,000	\$ -	\$ -	\$ -	711	Land Previously Multi Owned Now One Owner
304110	1492 Heatherton Road Dandenong	\$ 340,000	\$ 340,000	\$ 17,000	\$ -	\$ -	\$ -	100	Demolition Of Improvements
504020	1480-1492 Heatherton Road Dandenong	\$ -	\$ -	\$ -	\$ 3,040,000	\$ 6,570,000	\$ 624,000	0	Change Of Legal Description and/or Sale of Land
346870	47 Hemmings Street Dandenong	\$ 500,000	\$ 500,000	\$ 25,000	\$ -	\$ -	\$ -	100	Erection/Construction Of Buildings
498460	147 Hemmings Street Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 355,000	\$ 17,750	0	Erection/Construction Of Buildings

2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
1 September 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
498465	247 Hemmings Street Dandenong	\$ -	\$ -	\$ -	\$ 98,000	\$ 345,000	\$ 17,250	0	Erection/Construction Of Buildings
498470	347 Hemmings Street Dandenong	\$ -	\$ -	\$ -	\$ 98,000	\$ 345,000	\$ 17,250	0	Erection/Construction Of Buildings
498475	447 Hemmings Street Dandenong	\$ -	\$ -	\$ -	\$ 96,000	\$ 340,000	\$ 17,000	0	Erection/Construction Of Buildings
498480	547 Hemmings Street Dandenong	\$ -	\$ -	\$ -	\$ 112,000	\$ 395,000	\$ 19,750	0	Erection/Construction Of Buildings
346020	340-42 Hemmings Street Dandenong	\$ 58,000	\$ 215,000	\$ 10,750	\$ 58,000	\$ 215,000	\$ 10,750	125.3	Change Of Rating Category
386205	34X Hennessy Way Dandenong North	\$ 8,000	\$ 8,000	\$ 400	\$ 8,000	\$ 8,000	\$ 400	628	Change Of Rating Category
304980	81 Herbert Street Dandenong	\$ 380,000	\$ 560,000	\$ 28,000	\$ 380,000	\$ 520,000	\$ 26,000	130	Change In Occupancy Affecting the AVPC
305620	112 Herbert Street Dandenong	\$ 460,000	\$ 550,000	\$ 27,500	\$ 460,000	\$ 460,000	\$ 23,000	110.3	Demolition of Improvements
305750	3 High Street Dandenong	\$ 460,000	\$ 570,000	\$ 28,500	\$ 460,000	\$ 460,000	\$ 23,000	110.3	Demolition of Improvements
450530	2 Highbury Grove Keysborough	\$ 580,000	\$ 580,000	\$ 28,000	\$ 580,000	\$ 930,000	\$ 46,500	100	Erection/Construction Of Buildings
251240	19 Holly Avenue Dandenong North	\$ 350,000	\$ 450,000	\$ 22,500	\$ -	\$ -	\$ -	110.3	Erection/Construction Of Buildings
496910	1/19 Holly Avenue Dandenong North	\$ -	\$ -	\$ -	\$ 190,000	\$ 315,000	\$ 15,750	0	Change In Occupancy Affecting NAV
496915	2/19 Holly Avenue Dandenong North	\$ -	\$ -	\$ -	\$ 165,000	\$ 275,000	\$ 13,750	0	Erection/Construction Of Buildings
113105	34 Hope Street Springvale	\$ 540,000	\$ 630,000	\$ 31,500	\$ 330,000	\$ 425,000	\$ 21,250	110.3	Change of Legal Description and/or Sale of Land
474710	36 Hope Street Springvale	\$ -	\$ -	\$ -	\$ 330,000	\$ 730,000	\$ 36,500	0	Erection/Construction Of Buildings
175285	2/6 Horatio Street Noble Park	\$ 270,000	\$ 275,000	\$ 13,750	\$ 270,000	\$ 275,000	\$ 13,750	125.3	Change Of Rating Category
489105	161 Indian Drive Keysborough	\$ 687,000	\$ 687,000	\$ 34,350	\$ 687,000	\$ 1,540,000	\$ 109,200	300	Erection/Construction Of Buildings
488825	14X Indian Drive Keysborough	\$ 17,000	\$ 17,000	\$ 850	\$ 20,000	\$ 20,000	\$ 1,000	623	Change of Legal Description and/or Sale of Land
175850	10-12 Isaac Road Keysborough	\$ 540,000	\$ 600,000	\$ 30,000	\$ -	\$ -	\$ -	110.3	Erection/Construction Of Buildings
489765	10 Isaac Road Keysborough	\$ -	\$ -	\$ -	\$ 140,000	\$ 480,000	\$ 24,500	0	Erection/Construction Of Buildings
489770	10A Isaac Road Keysborough	\$ -	\$ -	\$ -	\$ 150,000	\$ 540,000	\$ 27,000	0	Erection/Construction Of Buildings
489775	12 Isaac Road Keysborough	\$ -	\$ -	\$ -	\$ 150,000	\$ 540,000	\$ 27,000	0	Erection/Construction Of Buildings
489780	12A Isaac Road Keysborough	\$ -	\$ -	\$ -	\$ 94,000	\$ 335,000	\$ 16,750	0	Erection/Construction Of Buildings
146190	39 Jasper Street Noble Park	\$ 710,000	\$ 750,000	\$ 37,500	\$ 710,000	\$ 710,000	\$ 35,500	110.3	Demolition of Improvements
375095	1 Jayne Court Dandenong South	\$ 300,000	\$ 483,000	\$ 24,150	\$ 300,000	\$ 483,000	\$ 24,150	310.6	Change In Occupancy Affecting NAV
308300	9 Jesson Crescent Dandenong	\$ 330,000	\$ 370,000	\$ 18,500	\$ 330,000	\$ 370,000	\$ 18,500	110.3	Change Of Rating Category
308340	25 Jesson Crescent Dandenong	\$ 330,000	\$ 380,000	\$ 19,000	\$ 330,000	\$ 380,000	\$ 19,000	110.3	Change Of Rating Category

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2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
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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
349225	52 Jones Road Dandenong	\$ 520,000	\$ 520,000	\$ 26,000	\$ -	\$ -	\$ -	100	Erection/Construction Of Buildings
494000	1/52 Jones Road Dandenong	\$ -	\$ -	\$ -	\$ 106,000	\$ 400,000	\$ 20,000	0	Erection/Construction Of Buildings
494005	2/52 Jones Road Dandenong	\$ -	\$ -	\$ -	\$ 102,000	\$ 385,000	\$ 19,250	0	Erection/Construction Of Buildings
494010	3/52 Jones Road Dandenong	\$ -	\$ -	\$ -	\$ 102,000	\$ 385,000	\$ 19,250	0	Erection/Construction Of Buildings
494015	4/52 Jones Road Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 370,000	\$ 18,500	0	Erection/Construction Of Buildings
494040	5/52 Jones Road Dandenong	\$ -	\$ -	\$ -	\$ 108,000	\$ 405,000	\$ 20,250	0	Erection/Construction Of Buildings
348945	67 Jones Road Dandenong	\$ 630,000	\$ 730,000	\$ 36,500	\$ -	\$ -	\$ -	110.3	Demolition of Improvements
496360	13 Juneberry Drive Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 680,000	\$ 34,000	100	Erection/Construction Of Buildings
254605	32 Kerrot Crescent Noble Park North	\$ 320,000	\$ 400,000	\$ 20,000	\$ 320,000	\$ 320,000	\$ 16,000	110.3	Demolition of Improvements
451110	43 Keshave Grove Dandenong	\$ 330,000	\$ 330,000	\$ 16,500	\$ 330,000	\$ 530,000	\$ 26,500	100	Erection/Construction Of Buildings
478010	249 Keys Road Keysborough	\$ 1,360,000	\$ 1,360,000	\$ 68,000	\$ 1,360,000	\$ 2,025,000	\$ 101,250	117	Erection/Construction Of Buildings
351155	35 King George Parade Dandenong	\$ 390,000	\$ 430,000	\$ 21,500	\$ 390,000	\$ 390,000	\$ 19,500	110.3	Demolition of Improvements
350720	8/38A King George Parade Dandenong	\$ 125,000	\$ 295,000	\$ 14,750	\$ 125,000	\$ 295,000	\$ 14,750	120.3	Change Of Rating Category
183005	28 Kleine Street Noble Park	\$ 430,000	\$ 480,000	\$ 24,000	\$ 430,000	\$ 430,000	\$ 21,500	110.3	Demolition of Improvements
239850	8X Lachlan Place Keysborough	\$ 8,000	\$ 8,000	\$ 400	\$ 8,000	\$ 8,000	\$ 400	625	Change Of Rating Category
149820	10/ Lesley Grove Noble Park	\$ 420,000	\$ 520,000	\$ 29,500	\$ 420,000	\$ 520,000	\$ 28,000	130	Change In Occupancy Affecting the AVPC
119555	35-38 Lewis Street Springvale	\$ 12,040,000	\$ 13,380,000	\$ 669,000	\$ 12,100,000	\$ 15,000,000	\$ 750,000	723.2	Erection/Construction Of Buildings
487745	14 Lymington Street Keysborough	\$ 460,000	\$ 460,000	\$ 23,000	\$ 460,000	\$ 850,000	\$ 42,500	100	Erection/Construction Of Buildings
314520	1/98 Mcrae Street Dandenong	\$ 135,000	\$ 270,000	\$ 13,500	\$ 135,000	\$ 270,000	\$ 13,500	120.3	Change Of Rating Category
314525	2/98 Mcrae Street Dandenong	\$ 135,000	\$ 270,000	\$ 13,500	\$ 135,000	\$ 270,000	\$ 13,500	120.3	Change Of Rating Category
314530	3/98 Mcrae Street Dandenong	\$ 135,000	\$ 270,000	\$ 13,500	\$ 135,000	\$ 270,000	\$ 13,500	120.3	Change Of Rating Category
314535	4/98 Mcrae Street Dandenong	\$ 135,000	\$ 270,000	\$ 13,500	\$ 135,000	\$ 270,000	\$ 13,500	120.3	Change Of Rating Category
314725	11 McFarlane Crescent Dandenong	\$ 550,000	\$ 550,000	\$ 27,500	\$ -	\$ -	\$ -	100	Erection/Construction Of Buildings
493155	1/11 McFarlane Crescent Dandenong	\$ -	\$ -	\$ -	\$ 90,000	\$ 370,000	\$ 18,500	0	Erection/Construction Of Buildings
493160	2/11 McFarlane Crescent Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 375,000	\$ 18,750	0	Erection/Construction Of Buildings
493165	3/11 McFarlane Crescent Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 375,000	\$ 18,750	0	Erection/Construction Of Buildings
493170	4/11 McFarlane Crescent Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 375,000	\$ 18,750	0	Erection/Construction Of Buildings

2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
1 September 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
493175	5/11 McFarlane Crescent Dandenong	\$ -	\$ -	\$ -	\$ 90,000	\$ 370,000	\$ 18,500	0	Erection/Construction Of Buildings
493180	6/11 McFarlane Crescent Dandenong	\$ -	\$ -	\$ -	\$ 98,000	\$ 400,000	\$ 20,000	0	Erection/Construction Of Buildings
280190	91 McFees Road Dandenong North	\$ 360,000	\$ 500,000	\$ 25,000	\$ 360,000	\$ 360,000	\$ 18,000	110.3	Demolition of Improvements
187700	40 Merrick Street Keysborough	\$ 480,000	\$ 610,000	\$ 30,500	\$ -	\$ -	\$ -	-	110.3 Erection/Construction Of Buildings
492920	1/40 Merrick Street Keysborough	\$ -	\$ -	\$ -	\$ 225,000	\$ 420,000	\$ 21,000	0	Erection/Construction Of Buildings
492925	2/40 Merrick Street Keysborough	\$ -	\$ -	\$ -	\$ 255,000	\$ 470,000	\$ 23,500	0	Erection/Construction Of Buildings
150850	7 Michael Court Springvale	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 940,000	\$ 47,000	100	Erection/Construction Of Buildings
257910	17 Mollison Street Dandenong North	\$ 350,000	\$ 460,000	\$ 23,000	\$ -	\$ -	\$ -	-	110.3 Change In Occupancy Affecting NAV
499350	17 Mollison Street Dandenong North	\$ -	\$ -	\$ -	\$ 290,000	\$ 410,000	\$ 20,500	0	Change In Occupancy Affecting NAV
499345	1A Leeside Street Dandenong North	\$ -	\$ -	\$ -	\$ 245,000	\$ 245,000	\$ 12,250	0	Change In Occupancy Affecting NAV
495160	1/16 Mons Parade Noble Park	\$ -	\$ -	\$ -	\$ 110,000	\$ 390,000	\$ 19,500	0	Erection/Construction Of Buildings
495165	2/16 Mons Parade Noble Park	\$ -	\$ -	\$ -	\$ 116,000	\$ 410,000	\$ 20,500	0	Erection/Construction Of Buildings
495170	3/16 Mons Parade Noble Park	\$ -	\$ -	\$ -	\$ 116,000	\$ 410,000	\$ 20,500	0	Erection/Construction Of Buildings
495175	4/16 Mons Parade Noble Park	\$ -	\$ -	\$ -	\$ 116,000	\$ 410,000	\$ 20,500	0	Erection/Construction Of Buildings
151240	26 Mons Parade Noble Park	\$ 630,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 630,000	\$ 31,500	100	
495585	1/26 Mons Parade Noble Park	\$ -	\$ -	\$ -	\$ 145,000	\$ 425,000	\$ 21,250	0	Erection/Construction Of Buildings
495590	2/26 Mons Parade Noble Park	\$ -	\$ -	\$ -	\$ 145,000	\$ 435,000	\$ 21,750	0	Erection/Construction Of Buildings
495595	3/26 Mons Parade Noble Park	\$ -	\$ -	\$ -	\$ 170,000	\$ 500,000	\$ 25,000	0	Erection/Construction Of Buildings
495600	4/26 Mons Parade Noble Park	\$ -	\$ -	\$ -	\$ 170,000	\$ 500,000	\$ 25,000	0	Erection/Construction Of Buildings
315190	2/11 New Street Dandenong	\$ 195,000	\$ 300,000	\$ 15,000	\$ 195,000	\$ 300,000	\$ 15,000	120.3	Change Of Rating Category
376175	3-5 Nicole Way Dandenong South	\$ 1,566,000	\$ 1,710,000	\$ 147,000	\$ -	\$ -	\$ -	-	310.3 Change In Occupancy Affecting NAV
504075	3-5 Nicole Way Dandenong South	\$ -	\$ -	\$ -	\$ 783,000	\$ 855,000	\$ 73,500	0	Change In Occupancy Affecting NAV
504080	25-27 Nicole Way Dandenong South	\$ -	\$ -	\$ -	\$ 783,000	\$ 855,000	\$ 73,500	0	Change In Occupancy Affecting NAV
151810	21 Nithsdale Road Noble Park	\$ 450,000	\$ 510,000	\$ 25,500	\$ 450,000	\$ 450,000	\$ 22,500	110.3	Demolition of Improvements
190810	6 Noble Street Noble Park	\$ 700,000	\$ 700,000	\$ 35,000	\$ -	\$ -	\$ -	-	100 Erection/Construction Of Buildings
485460	1/6 Noble Street Noble Park	\$ -	\$ -	\$ -	\$ 100,000	\$ 370,000	\$ 18,500	0	Erection/Construction Of Buildings
485465	2/6 Noble Street Noble Park	\$ -	\$ -	\$ -	\$ 100,000	\$ 370,000	\$ 18,500	0	Erection/Construction Of Buildings

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2.6.2 Supplementary Valuation Return 2018-2 (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
485470	3/6 Noble Street Noble Park	\$ -	\$ -	\$ -	\$ 100,000	\$ 370,000	\$ 18,500	0	Erection/Construction Of Buildings
485475	4/6 Noble Street Noble Park	\$ -	\$ -	\$ -	\$ 100,000	\$ 370,000	\$ 18,500	0	Erection/Construction Of Buildings
485480	5/6 Noble Street Noble Park	\$ -	\$ -	\$ -	\$ 100,000	\$ 370,000	\$ 18,500	0	Erection/Construction Of Buildings
485485	6/6 Noble Street Noble Park	\$ -	\$ -	\$ -	\$ 98,000	\$ 360,000	\$ 18,000	0	Erection/Construction Of Buildings
485490	7/6 Noble Street Noble Park	\$ -	\$ -	\$ -	\$ 100,000	\$ 370,000	\$ 18,500	0	Erection/Construction Of Buildings
282440	28 Oberon Street Dandenong North	\$ 350,000	\$ 460,000	\$ 23,000	\$ 350,000	\$ 460,000	\$ 23,000	110.3	Change Of Rating Category
315825	21 Olive Street Dandenong	\$ 500,000	\$ 590,000	\$ 28,500	\$ 500,000	\$ 500,000	\$ 25,000	110.3	Demolition of Improvements
495820	37 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 440,000	\$ 440,000	\$ 22,000	0	Arithmetical Error
495825	39 Olivetree Drive Keysborough	\$ -	\$ -	\$ -	\$ 440,000	\$ 440,000	\$ 22,000	0	Arithmetical Error
495845	50 Osborne Avenue Springvale	\$ 2,040,000	\$ 2,040,000	\$ 102,000	\$ -	\$ -	\$ -	101	Erection/Construction Of Buildings
493730	13 Bombala Street Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 530,000	\$ 26,500	0	Erection/Construction Of Buildings
493735	15 Bombala Street Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 530,000	\$ 26,500	0	Erection/Construction Of Buildings
493740	17 Bombala Street Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 530,000	\$ 26,500	0	Erection/Construction Of Buildings
493745	19 Bombala Street Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 530,000	\$ 26,500	0	Erection/Construction Of Buildings
493750	21 Bombala Street Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 530,000	\$ 26,500	0	Erection/Construction Of Buildings
493880	28 Bombala Street Springvale	\$ -	\$ -	\$ -	\$ 145,000	\$ 550,000	\$ 27,500	0	Erection/Construction Of Buildings
493885	30 Bombala Street Springvale	\$ -	\$ -	\$ -	\$ 145,000	\$ 550,000	\$ 27,500	0	Erection/Construction Of Buildings
493890	32 Bombala Street Springvale	\$ -	\$ -	\$ -	\$ 145,000	\$ 550,000	\$ 27,500	0	Erection/Construction Of Buildings
493895	34 Bombala Street Springvale	\$ -	\$ -	\$ -	\$ 145,000	\$ 550,000	\$ 27,500	0	Erection/Construction Of Buildings
493900	36 Bombala Street Springvale	\$ -	\$ -	\$ -	\$ 145,000	\$ 550,000	\$ 27,500	0	Erection/Construction Of Buildings
493905	38 Bombala Street Springvale	\$ -	\$ -	\$ -	\$ 145,000	\$ 550,000	\$ 27,500	0	Erection/Construction Of Buildings
493910	40 Bombala Street Springvale	\$ -	\$ -	\$ -	\$ 145,000	\$ 550,000	\$ 27,500	0	Erection/Construction Of Buildings
493915	42 Bombala Street Springvale	\$ -	\$ -	\$ -	\$ 145,000	\$ 550,000	\$ 27,500	0	Erection/Construction Of Buildings
493920	1 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 520,000	\$ 26,000	0	Erection/Construction Of Buildings
493755	2 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 520,000	\$ 26,000	0	Erection/Construction Of Buildings
493995	3 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 520,000	\$ 26,000	0	Erection/Construction Of Buildings
493760	4 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 520,000	\$ 26,000	0	Erection/Construction Of Buildings

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2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
1 September 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
493990	5 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 520,000	\$ 26,000	0	Erection/Construction Of Buildings
493765	6 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 520,000	\$ 26,000	0	Erection/Construction Of Buildings
493985	7 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 520,000	\$ 26,000	0	Erection/Construction Of Buildings
493980	9 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 520,000	\$ 26,000	0	Erection/Construction Of Buildings
493975	11 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 520,000	\$ 26,000	0	Erection/Construction Of Buildings
493970	13 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 520,000	\$ 26,000	0	Erection/Construction Of Buildings
493965	15 Talara Close Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 520,000	\$ 26,000	0	Erection/Construction Of Buildings
493705	19 Villa Road Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 530,000	\$ 26,500	0	Erection/Construction Of Buildings
493710	21 Villa Road Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 530,000	\$ 26,500	0	Erection/Construction Of Buildings
493715	23 Villa Road Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 530,000	\$ 26,500	0	Erection/Construction Of Buildings
493720	25 Villa Road Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 530,000	\$ 26,500	0	Erection/Construction Of Buildings
493725	27 Villa Road Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 530,000	\$ 26,500	0	Erection/Construction Of Buildings
316890	28 Parkview Close Dandenong	\$ 165,000	\$ 320,000	\$ 16,000	\$ 165,000	\$ 320,000	\$ 16,000	120.3	Change Of Rating Category
483280	32 Patricia Loop Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 750,000	\$ 37,500	100	Erection/Construction Of Buildings
483145	65 Patricia Loop Keysborough	\$ 450,000	\$ 450,000	\$ 22,500	\$ 450,000	\$ 830,000	\$ 41,500	100	Erection/Construction Of Buildings
355620	275-281 Perry Road Keysborough	\$ 3,600,000	\$ 3,600,000	\$ 180,000	\$ 3,600,000	\$ 3,600,000	\$ 180,000	117	Demolition of Improvements
355625	283-293 Perry Road Keysborough	\$ 3,600,000	\$ 3,600,000	\$ 180,000	\$ 3,600,000	\$ 3,600,000	\$ 180,000	117	Demolition of Improvements
487675	28 Petunia Drive Keysborough	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 610,000	\$ 30,500	100	Erection/Construction Of Buildings
487650	29 Petunia Drive Keysborough	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 740,000	\$ 37,000	100	Erection/Construction Of Buildings
487625	39 Petunia Drive Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 710,000	\$ 35,500	100	Erection/Construction Of Buildings
487710	40 Petunia Drive Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 870,000	\$ 43,500	100	Erection/Construction Of Buildings
487620	41 Petunia Drive Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 710,000	\$ 35,500	100	Erection/Construction Of Buildings
492135	3 Pleasant Way Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 800,000	\$ 40,000	100	Erection/Construction Of Buildings
492075	15 Pleasant Way Keysborough	\$ 340,000	\$ 340,000	\$ 17,000	\$ 340,000	\$ 560,000	\$ 28,000	100	Erection/Construction Of Buildings
492070	17 Pleasant Way Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 580,000	\$ 29,000	100	Erection/Construction Of Buildings
492005	23 Pleasant Way Keysborough	\$ 340,000	\$ 340,000	\$ 17,000	\$ 340,000	\$ 570,000	\$ 28,500	100	Erection/Construction Of Buildings
153625	88 Police Road Springvale	\$ 300,000	\$ 360,000	\$ 19,400	\$ 300,000	\$ 360,000	\$ 18,000	271.3	Arithmetical Error

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2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
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Property No.	Property Address	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	LCC	Supp Reason
386885	2/6 Potter Street Dandenong	\$ 150,000	\$ 310,000	\$ 15,500	\$ 150,000	\$ 310,000	\$ 15,500	120.3	Change Of Rating Category
228015	902 Princess Highway Springvale	\$ 264,900	\$ 460,000	\$ 30,100	\$ 232,100	\$ 460,000	\$ 30,100	310.3	Change In Occupancy Affecting NAV
435715	904-906 Princess Highway Springvale	\$ 775,100	\$ 1,170,000	\$ 88,000	\$ -	\$ -	\$ -	210.3	Change In Occupancy Affecting NAV
503985	2 Police Road Springvale	\$ -	\$ -	\$ -	\$ 152,100	\$ 300,000	\$ 19,700	0	Change In Occupancy Affecting NAV
503975	904 Princess Highway Springvale	\$ -	\$ -	\$ -	\$ 339,800	\$ 580,000	\$ 44,100	0	Change In Occupancy Affecting NAV
503980	906 Princess Highway Springvale	\$ -	\$ -	\$ -	\$ 316,100	\$ 540,000	\$ 41,000	0	Change In Occupancy Affecting NAV
385310	905 Princess Highway Springvale	\$ 5,750,000	\$ 5,750,000	\$ 287,500	\$ 5,750,000	\$ 5,750,000	\$ 287,500	625	Change Of Rating Category
119000	23 Princess Avenue Springvale	\$ 710,000	\$ 780,000	\$ 39,000	\$ -	\$ -	\$ -	110.3	Erection/Construction Of Buildings
495255	1/23 Princess Avenue Springvale	\$ -	\$ -	\$ -	\$ 220,000	\$ 470,000	\$ 23,500	0	Erection/Construction Of Buildings
495530	2/23 Princess Avenue Springvale	\$ -	\$ -	\$ -	\$ 215,000	\$ 460,000	\$ 23,000	0	Erection/Construction Of Buildings
495535	3/23 Princess Avenue Springvale	\$ -	\$ -	\$ -	\$ 220,000	\$ 470,000	\$ 23,500	0	Erection/Construction Of Buildings
119415	5/6 Princess Avenue Springvale	\$ 900,000	\$ 900,000	\$ 45,000	\$ -	\$ -	\$ -	100	Erection/Construction Of Buildings
495250	5/6A Princess Avenue Springvale	\$ -	\$ -	\$ -	\$ 420,000	\$ 550,000	\$ 27,500	0	Erection/Construction Of Buildings
495255	5/6B Princess Avenue Springvale	\$ -	\$ -	\$ -	\$ 410,000	\$ 540,000	\$ 27,000	0	Erection/Construction Of Buildings
193255	1/6 Prior Road Noble Park	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 690,000	\$ 34,500	100	Erection/Construction Of Buildings
193360	7 Raymond Street Noble Park	\$ 560,000	\$ 560,000	\$ 28,000	\$ -	\$ -	\$ -	100	Change In Occupancy Affecting NAV
497945	1/7 Raymond Street Noble Park	\$ -	\$ -	\$ -	\$ 140,000	\$ 425,000	\$ 21,250	0	Erection/Construction Of Buildings
497950	2/7 Raymond Street Noble Park	\$ -	\$ -	\$ -	\$ 135,000	\$ 425,000	\$ 21,250	0	Erection/Construction Of Buildings
497955	3/7 Raymond Street Noble Park	\$ -	\$ -	\$ -	\$ 135,000	\$ 420,000	\$ 21,000	0	Erection/Construction Of Buildings
497960	4/7 Raymond Street Noble Park	\$ -	\$ -	\$ -	\$ 145,000	\$ 450,000	\$ 22,500	0	Erection/Construction Of Buildings
486760	34 Red Brush Drive Kaysborough	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 710,000	\$ 35,500	100	Erection/Construction Of Buildings
486775	40 Red Brush Drive Kaysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 810,000	\$ 40,500	100	Erection/Construction Of Buildings
486780	42 Red Brush Drive Kaysborough	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 600,000	\$ 30,000	100	Erection/Construction Of Buildings
503360	Melb Cable Park Riverend Road Bangholme	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 2,450,000	\$ 122,500	0	Change In Occupancy Affecting NAV
194295	4 Romsey Street Noble Park	\$ 550,000	\$ 640,000	\$ 32,000	\$ 550,000	\$ 640,000	\$ 32,000	742	Arithmetical Error
155830	17 Rosa Avenue Springvale	\$ 510,000	\$ 520,000	\$ 26,000	\$ -	\$ -	\$ -	110.3	Change of Legal Description and/or Sale of Land
493550	17 Rosa Avenue Springvale	\$ -	\$ -	\$ -	\$ 455,000	\$ 470,000	\$ 23,500	0	Change of Legal Description and/or Sale of Land

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2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
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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
493545	3 Eden Avenue Springvale	\$ -	\$ -	\$ -	\$ 290,000	\$ 290,000	\$ 14,500	0	Change of Legal Description and/or Sale of Land
320755	41 Ross Street Dandenong	\$ 360,000	\$ 440,000	\$ 22,000	\$ 360,000	\$ 360,000	\$ 18,000	110.3	Demolition of Improvements
286555	2/12 Second Avenue Dandenong North	\$ 195,000	\$ 320,000	\$ 16,000	\$ 195,000	\$ 320,000	\$ 16,000	125.3	Change Of Rating Category
487020	12 Solisbury Crescent Keysborough	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 950,000	\$ 47,500	100	Erection/Construction Of Buildings
487025	14 Solisbury Crescent Keysborough	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 950,000	\$ 47,500	100	Erection/Construction Of Buildings
487035	18 Solisbury Crescent Keysborough	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 600,000	\$ 30,000	100	Erection/Construction Of Buildings
125655	1/40 St Johns Avenue Springvale	\$ 320,000	\$ 410,000	\$ 20,500	\$ 320,000	\$ 410,000	\$ 20,500	120.3	Change Of Rating Category
196460	5 Stackpole Street Noble Park	\$ 450,000	\$ 520,000	\$ 26,000	\$ 450,000	\$ 450,000	\$ 22,500	110.3	Demolition of Improvements
450740	10 Stafford Street Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 690,000	\$ 34,500	100	Erection/Construction Of Buildings
491985	10 Standish Way Keysborough	\$ 340,000	\$ 340,000	\$ 17,000	\$ 340,000	\$ 570,000	\$ 28,500	100	Erection/Construction Of Buildings
477815	142 Stanley Road Keysborough	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 750,000	\$ 37,500	100	Erection/Construction Of Buildings
222065	144 Stanley Road Keysborough	\$ 4,165,000	\$ 4,165,000	\$ 208,250	\$ -	\$ -	\$ -	102	Change of Legal Description and/or Sale of Land
502505	62 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 20,000	0	Change of Legal Description and/or Sale of Land
502475	88 Chi Avenue Keysborough	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,000	0	Change of Legal Description and/or Sale of Land
502515	2 Desmond Street Keysborough	\$ -	\$ -	\$ -	\$ 530,000	\$ 530,000	\$ 26,500	0	Change of Legal Description and/or Sale of Land
502455	172 Stanley Road Keysborough	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 25,000	0	Change of Legal Description and/or Sale of Land
502460	174 Stanley Road Keysborough	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 25,000	0	Change of Legal Description and/or Sale of Land
502465	176 Stanley Road Keysborough	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 25,000	0	Change of Legal Description and/or Sale of Land
503825	7-17 Season Grove Keysborough	\$ -	\$ -	\$ -	\$ 12,340,000	\$ 12,340,000	\$ 617,000	0	Change of Legal Description and/or Sale of Land
376855	875 Thompsons Road Lyndhurst	\$ 50,000	\$ 85,000	\$ 4,250	\$ -	\$ -	\$ -	111	Change of Legal Description and/or Sale of Land VicRoads Acquisition for road widening
376860	885 Thompsons Road Lyndhurst	\$ 50,000	\$ 73,000	\$ 3,650	\$ -	\$ -	\$ -	111	Change of Legal Description and/or Sale of Land VicRoads Acquisition for road widening
376820	505 Thompsons Road Lyndhurst	\$ 3,447,000	\$ 3,523,000	\$ 176,150	\$ 3,290,000	\$ 3,356,000	\$ 167,800	524	Change of Legal Description and/or Sale of Land VicRoads Acquisition for road widening
376825	605 Thompsons Road Lyndhurst	\$ 3,540,000	\$ 4,675,000	\$ 233,750	\$ 3,320,000	\$ 4,455,000	\$ 222,750	563	Change of Legal Description and/or Sale of Land VicRoads Acquisition for road widening
376830	685 Thompsons Road Lyndhurst	\$ 3,229,000	\$ 3,265,000	\$ 163,250	\$ 2,750,000	\$ 2,785,000	\$ 139,250	530.1	Change of Legal Description and/or Sale of Land VicRoads Acquisition for road widening
376845	795 Thompsons Road Lyndhurst	\$ 3,294,000	\$ 3,599,000	\$ 179,950	\$ 3,150,000	\$ 3,455,000	\$ 172,750	544.2	Change of Legal Description and/or Sale of Land VicRoads Acquisition for road widening
376840	815 Thompsons Road Lyndhurst	\$ 361,000	\$ 482,000	\$ 24,100	\$ 220,000	\$ 340,000	\$ 17,000	117	Change of Legal Description and/or Sale of Land VicRoads Acquisition for road widening
376850	885 Thompsons Road Lyndhurst	\$ 2,900,000	\$ 3,100,000	\$ 155,000	\$ 2,840,000	\$ 2,875,000	\$ 143,750	530.2	Change of Legal Description and/or Sale of Land VicRoads Acquisition for road widening

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2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
1 September 2017

Property No.	Property Address	Current SV	Current CV	Current NAV	Pending Sup SV	Pending Sup CV	Pending Sup NAV	LCC	Supp Reason
376835	785 Thompsons Road Lynnhurst	\$ 3,223,000	\$ 3,240,000	\$ 162,000	\$ 2,950,000	\$ 2,985,000	\$ 148,250	103	Change Of Legal Description and/or Sale of Land VicRoads Acquisition for road widening
264765	45 Titcher Road Noble Park North	\$ 350,000	\$ 440,000	\$ 22,000	\$ 350,000	\$ 520,000	\$ 26,000	110.3	Erection/Construction Of Buildings
157935	15 Vincent Crescent Noble Park	\$ 510,000	\$ 570,000	\$ 28,500	\$ -	\$ -	\$ -	110.3	Erection/Construction Of Buildings
497790	1/15 Vincent Crescent Noble Park	\$ -	\$ -	\$ -	\$ 180,000	\$ 375,000	\$ 18,750	0	Erection/Construction Of Buildings
497795	2/15 Vincent Crescent Noble Park	\$ -	\$ -	\$ -	\$ 165,000	\$ 345,000	\$ 17,250	0	Erection/Construction Of Buildings
497800	3/15 Vincent Crescent Noble Park	\$ -	\$ -	\$ -	\$ 160,000	\$ 335,000	\$ 16,750	0	Erection/Construction Of Buildings
127715	44 Virginia Street Springvale	\$ 470,000	\$ 550,000	\$ 36,900	\$ 700,000	\$ 830,000	\$ 41,500	130	Change In Occupancy Affecting the AVPC
393820	2/1 Vizard Street Dandenong	\$ 145,000	\$ 320,000	\$ 16,000	\$ 145,000	\$ 320,000	\$ 16,000	120.3	Change Of Rating Category
199540	1-7 Watarano Drive Noble Park	\$ 2,250,000	\$ 2,250,000	\$ 112,500	\$ 2,250,000	\$ 2,250,000	\$ 112,500	625	Change Of Rating Category
199780	7 Walsh Street Noble Park	\$ 510,000	\$ 510,000	\$ 25,500	\$ -	\$ -	\$ -	100	Erection/Construction Of Buildings
497750	7 Walsh Street Noble Park	\$ -	\$ -	\$ -	\$ 125,000	\$ 455,000	\$ 22,750	0	Erection/Construction Of Buildings
497765	1A Simpson Street Noble Park	\$ -	\$ -	\$ -	\$ 125,000	\$ 480,000	\$ 23,000	0	Erection/Construction Of Buildings
497755	1B Simpson Street Noble Park	\$ -	\$ -	\$ -	\$ 130,000	\$ 460,000	\$ 23,000	0	Erection/Construction Of Buildings
497760	1C Simpson Street Noble Park	\$ -	\$ -	\$ -	\$ 130,000	\$ 460,000	\$ 23,000	0	Erection/Construction Of Buildings
413255	28-30 Warwick Avenue Springvale	\$ 890,000	\$ 890,000	\$ 44,500	\$ -	\$ -	\$ -	282.3	Erection/Construction Of Buildings
486160	101/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 360,000	\$ 18,000	0	Erection/Construction Of Buildings
486165	102/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 335,000	\$ 16,750	0	Erection/Construction Of Buildings
486170	103/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 330,000	\$ 16,500	0	Erection/Construction Of Buildings
486175	104/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 350,000	\$ 17,500	0	Erection/Construction Of Buildings
486180	105/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 18,000	\$ 370,000	\$ 18,500	0	Erection/Construction Of Buildings
486185	106/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 340,000	\$ 17,000	0	Erection/Construction Of Buildings
486190	107/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 340,000	\$ 17,000	0	Erection/Construction Of Buildings
486195	108/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 18,000	\$ 370,000	\$ 18,500	0	Erection/Construction Of Buildings
486200	201/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 360,000	\$ 18,000	0	Erection/Construction Of Buildings
486205	202/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 14,000	\$ 300,000	\$ 15,000	0	Erection/Construction Of Buildings
486210	203/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 14,000	\$ 300,000	\$ 15,000	0	Erection/Construction Of Buildings
486215	204/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 335,000	\$ 16,750	0	Erection/Construction Of Buildings

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2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
1 September 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
486220	205/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 380,000	\$ 18,000	0	Erection/Construction Of Buildings
486225	206/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 15,000	\$ 315,000	\$ 15,750	0	Erection/Construction Of Buildings
486230	207/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 15,000	\$ 315,000	\$ 15,750	0	Erection/Construction Of Buildings
486235	208/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 345,000	\$ 17,250	0	Erection/Construction Of Buildings
486240	301/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 380,000	\$ 18,000	0	Erection/Construction Of Buildings
486245	302/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 14,000	\$ 300,000	\$ 15,000	0	Erection/Construction Of Buildings
486250	303/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 12,000	\$ 255,000	\$ 12,750	0	Erection/Construction Of Buildings
486255	304/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 325,000	\$ 16,250	0	Erection/Construction Of Buildings
486260	305/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 325,000	\$ 16,250	0	Erection/Construction Of Buildings
486265	306/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 15,000	\$ 315,000	\$ 15,750	0	Erection/Construction Of Buildings
486270	307/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 15,000	\$ 315,000	\$ 15,750	0	Erection/Construction Of Buildings
486275	308/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 345,000	\$ 17,250	0	Erection/Construction Of Buildings
486280	401/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 380,000	\$ 18,000	0	Erection/Construction Of Buildings
486285	402/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 14,000	\$ 300,000	\$ 15,000	0	Erection/Construction Of Buildings
486290	403/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 12,000	\$ 255,000	\$ 12,750	0	Erection/Construction Of Buildings
486295	404/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 325,000	\$ 16,250	0	Erection/Construction Of Buildings
486300	405/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 325,000	\$ 16,250	0	Erection/Construction Of Buildings
486305	406/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 15,000	\$ 315,000	\$ 15,750	0	Erection/Construction Of Buildings
486310	407/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 15,000	\$ 315,000	\$ 15,750	0	Erection/Construction Of Buildings
486315	408/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 345,000	\$ 17,250	0	Erection/Construction Of Buildings
486320	501/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 380,000	\$ 18,000	0	Erection/Construction Of Buildings
486325	502/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 12,000	\$ 280,000	\$ 13,000	0	Erection/Construction Of Buildings
486330	503/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 12,000	\$ 255,000	\$ 12,750	0	Erection/Construction Of Buildings
486335	504/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 325,000	\$ 16,250	0	Erection/Construction Of Buildings
486340	505/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 325,000	\$ 16,250	0	Erection/Construction Of Buildings
486345	506/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 15,000	\$ 315,000	\$ 15,750	0	Erection/Construction Of Buildings
486350	507/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 15,000	\$ 315,000	\$ 15,750	0	Erection/Construction Of Buildings

2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
1 September 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
486355	508/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 345,000	\$ 17,250	0	Erection/Construction Of Buildings
486360	601/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 360,000	\$ 18,000	0	Erection/Construction Of Buildings
486365	602/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 14,000	\$ 300,000	\$ 15,000	0	Erection/Construction Of Buildings
486370	603/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 12,000	\$ 255,000	\$ 12,750	0	Erection/Construction Of Buildings
486375	604/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 325,000	\$ 16,250	0	Erection/Construction Of Buildings
486380	605/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 325,000	\$ 16,250	0	Erection/Construction Of Buildings
486385	606/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 15,000	\$ 315,000	\$ 15,750	0	Erection/Construction Of Buildings
486390	607/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 15,000	\$ 315,000	\$ 15,750	0	Erection/Construction Of Buildings
486395	608/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 345,000	\$ 17,250	0	Erection/Construction Of Buildings
486400	701/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 360,000	\$ 18,000	0	Erection/Construction Of Buildings
486405	702/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 14,000	\$ 300,000	\$ 15,000	0	Erection/Construction Of Buildings
486410	703/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 12,000	\$ 255,000	\$ 12,750	0	Erection/Construction Of Buildings
486415	704/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 325,000	\$ 16,250	0	Erection/Construction Of Buildings
486420	705/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 16,000	\$ 330,000	\$ 16,500	0	Erection/Construction Of Buildings
486425	706/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 15,000	\$ 315,000	\$ 15,750	0	Erection/Construction Of Buildings
486430	707/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 15,000	\$ 315,000	\$ 15,750	0	Erection/Construction Of Buildings
486435	708/28 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 17,000	\$ 345,000	\$ 17,250	0	Erection/Construction Of Buildings
486155	30 Warwick Avenue Springvale	\$ -	\$ -	\$ -	\$ 22,000	\$ 520,000	\$ 26,000	0	Erection/Construction Of Buildings
492370	4 Weatherall Way Keysborough	\$ 340,000	\$ 340,000	\$ 17,000	\$ 340,000	\$ 570,000	\$ 28,500	100	Erection/Construction Of Buildings
325110	4 Wedge Street Dandenong	\$ 430,000	\$ 440,000	\$ 22,000	\$ 430,000	\$ 790,000	\$ 39,500	150.3	Erection/Construction Of Buildings
156370	5 Whitmore Court Noble Park	\$ 420,000	\$ 530,000	\$ 26,500	\$ 420,000	\$ 590,000	\$ 29,500	110.3	Erection/Construction Of Buildings
371730	1/53 Wilma Avenue Dandenong	\$ 175,000	\$ 275,000	\$ 13,750	\$ 175,000	\$ 350,000	\$ 17,500	131	Change Of Legal Description and/or Sale of Land
383280	2/53 Wilma Avenue Dandenong	\$ 175,000	\$ 275,000	\$ 13,750	\$ 175,000	\$ 355,000	\$ 17,750	131	Change Of Legal Description and/or Sale of Land
383290	3/53 Wilma Avenue Dandenong	\$ 175,000	\$ 275,000	\$ 13,750	\$ 175,000	\$ 365,000	\$ 17,750	131	Change Of Legal Description and/or Sale of Land
383300	4/53 Wilma Avenue Dandenong	\$ 175,000	\$ 275,000	\$ 13,750	\$ 175,000	\$ 360,000	\$ 18,000	131	Change Of Legal Description and/or Sale of Land
371590	1/11 Wilma Avenue Dandenong	\$ 135,000	\$ 310,000	\$ 15,500	\$ 135,000	\$ 310,000	\$ 15,500	120.3	Change Of Rating Category
393675	4/11 Wilma Avenue Dandenong	\$ 140,000	\$ 320,000	\$ 16,000	\$ 140,000	\$ 320,000	\$ 16,000	120.3	Change Of Rating Category

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2.6.2 Supplementary Valuation Return 2018-2 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-02
1 September 2017

Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
125845	15 Windsor Avenue Springvale	\$ 620,000	\$ 980,000	\$ 49,000	\$ -	\$ -	\$ -	-	271.3 Land Previously Multi Owned Now One Owner
125990	26A St Johns Avenue Springvale	\$ 1,140,000	\$ 1,170,000	\$ 58,500	\$ -	\$ -	\$ -	-	271.3 Land Previously Multi Owned Now One Owner
497715	15 Windsor Avenue Springvale	\$ -	\$ -	\$ -	\$ 2,810,000	\$ 2,810,000	\$ 140,500	0	Land Previously Multi Owned Now One Owner
495405	14 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 470,000	\$ 470,000	\$ 23,500	0	Change of Legal Description and/or Sale of Land
495390	20 Woodland Avenue Keysborough	\$ -	\$ -	\$ -	\$ 470,000	\$ 470,000	\$ 23,500	0	Change of Legal Description and/or Sale of Land
326925	30 Woodlee Street Dandenong	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 800,000	\$ 40,000	100	Erection/Constitution Of Buildings
TOTALS:		\$ 154,742,000	\$ 187,840,000	\$ 10,434,220	\$ 171,744,100	\$ 297,238,000	\$ 16,926,250	Total Property Records: 404	

2.7 OTHER

2.7.1 Naming of Tatterson Park Pavilion

File Id:

Responsible Officer:

Director Community Services

Attachments:

Report Summary

Tatterson Park is the site of a major new facility with the pavilion now completed. There has been \$11.6 million invested by the Federal and State Governments and the City of Greater Dandenong to provide a new sport and community pavilion and new synthetic soccer sports ground. Construction of synthetic soccer field is under way and is due for completion in March 2018.

The name of the reserve and facilities will be important in retaining historic significance and ensuring visitors to the site can easily navigate booking and usage. It was resolved at the Ordinary Council Meeting 170911 Monday 11 September 2017(Minute No. 369) that:

- Council endorses that the newly developed pavilion within Tatterson Park be named “Ian Tatterson Pavilion”;
- Council makes the appropriate changes within the report in the Minutes to reflect the proposed new facility name as “Ian Tatterson Pavilion”; and
- Community Consultation be undertaken with relevant stakeholders on the new name for a period of 30 days.

Recommendation Summary

Following the period of community consultation, this report recommends that Council endorse the proposed name of “Ian Tatterson Pavilion” for the new Tatterson Park facility.

2.7.1 Naming of Tatterson Park Pavilion (Cont.)**Background**

Tatterson Park sports grounds are currently used mainly for soccer, cricket and AFL training. The new facility is to a high standard with a commitment to increasing usage and partnerships. The new facility and grounds will be used for sport, education and training while creating employment and economic benefits for the municipality.

While the initial business case had been based on the development of a regional soccer hub, it was expanded to cater for a range of other sport and community activities through the provision and use of flexible multi-use spaces to cater for the diverse and changing needs of the community.

The facility has:

- eight unisex change rooms – including operable walls to increase size
- function room capacity to seat 160 people
- dedicated store rooms
- commercial kitchen
- board meeting room and office space
- two kiosks to service the east and west ovals
- medical first aid room
- male/female accessible toilets
- welcoming lobby and foyer, and
- a large undercover area and a 500 person terraced seating area.

Proposed soccer programs will include:

- National Premier Leagues Victoria (NPLV) Team
- local club game overflow, preseason training
- Football Federation Victoria (FFV) Regional competition on synthetic pitch
- school use
- licensed providers of development academies/soccer school/soccer education
- casual hire (synthetic pitch) by clubs, academies, squads, social enterprises and other sports
- soccer functions
- additional futsal/indoor activities
- other facility based programming such as community competitions, youth training workshops, corporate competitions.

2.7.1 Naming of Tatterson Park Pavilion (Cont.)

Proposed other programs include:

- Australian Football League (AFL), Cricket, Rugby
- school sports
- corporate programs
- festivals
- community education and support services
- programs for early years/youth services/older people/people with a disability.

The following are examples of just some of the potential partners:

- Football Federation Victoria
- Dandenong City
- Dandenong Thunder
- Impact Sport
- Australian Football League
- Dandenong Southern Stingrays
- Cricket Victoria
- YMCA Victoria
- School Sport Victoria/SEDA
- South East Business Networks
- local businesses
- Springvale Learning and Activities Centre
- Keysborough Learning Centre.

Proposal

Ian Tatterson was CEO of City of Springvale from 1984 until his death in a plane crash in June 1992. He was CEO when Council purchased the land now known as 'Tatterson Park' on Cheltenham Road in the late 1980s.

It is proposed to name the new facility "Ian Tatterson Pavilion" and apply to the Office of Geographic Names to have this approved.

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:

2.7.1 Naming of Tatterson Park Pavilion (Cont.)

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Outdoor Activity and Sports* – Recreation for everyone
- *Lifecycle and Social Support* – The generations supported

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings

Opportunity

- *Tourism and visitors* – Diverse and interesting experiences

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:

People

- A vibrant, connected and safe community
- A creative city that respects and embraces diversity

Place

- A healthy, liveable and sustainable city
- A city planned for the future

Opportunity

- A diverse and growing economy
- An open and effective Council

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

- Activate – Sport and Active Recreation Strategy 2014-2019
- Sports Facilities Plan 2015
- Asset Management Strategy 2015-22
- Tourism Strategy 2014-18
- Council Plan 2017-21
- Community Wellbeing Plan 2017-21

2.7.1 Naming of Tatterson Park Pavilion (Cont.)

- Festival and Events Plan 2012-15
- Open Space Strategy 2009
- Green Wedge Management Plan
- Playground Strategy 2013-23
- Tatterson Park Master Plan 2006

Related Council Policies

This report complies with Council's policy on Naming of Places and Naming and Numbering of Roads whereby Council will administer the naming of places, including sports pavilions, reserves, features and roads according to the guidelines set out by the Officer of Geographic Names Victoria.

Other related policies are:

- Community Facilities Management Policy
- Sports Pavilion Management Policy 2017
- Community Engagement Policy.

Victorian Charter of Human Rights and Responsibilities

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

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

Any financial implications associated with this report will be finalised upon practical completion of the facility.

Consultation

Consultation is a key component in the process of naming features and localities. Community consultation was conducted by inviting the community to submit written submissions on the proposed name via email and post. The consultation period was from the Monday 2 October to the Wednesday 1 November 2017. This was communicated to the community via flyers and posters located at:

- Civic Centre – Customer Service
- Dandenong and Springvale Libraries
- Parkmore Shopping Centre – Customer Service Centre
- Tom Houlahan Centre
- Dandenong Oasis
- Springers Leisure Centre
- Noble Park Aquatic Centre

2.7.1 Naming of Tatterson Park Pavilion (Cont.)

- Gloria Pyke Sporting Complex
- Dandenong Stadium.

An advertisement was also placed in the Dandenong Leader and Dandenong Journal on the Monday 2 October 2017. It was also placed on the Council website during this time.

Three responses were received. Each recommended that the pavilion be named the Cr Roz Blades Pavilion.

The Office of Geographic Names Victoria's, Naming rules for places in Victoria – Statutory requirements for naming roads, features and localities 2016 recommend that "The names of people who are still alive must be avoided because community attitudes and opinions can change over time".

As per the statement above and consistent with the standard practice of Council, it is not appropriate to name features after a living person due to changing attitudes and opinions.

In summary, Council, as per the Office of Geographic Names Victoria's, Naming rules for places in Victoria – Statutory requirements for naming roads, features and localities 2016, requires the following procedure to be followed:

1. Council to lodge a proposal with the Office of Geographic Names;
2. Registrar of Geographic Names to consider proposal;
3. Endorsement: gazettal and registration of a proposal by the Office of Geographic Names;
4. Implementation, signage and recording the history in VICNAMES.

Conclusion

It is recommended that the pavilion be named the "Ian Tatterson Pavilion". Following this endorsement, Council will need to lodge a proposal with the Office of Geographic Names.

Recommendation

That:

1. **Council endorses the newly developed pavilion within Tatterson Park being named "Ian Tatterson Pavilion"; and**
2. **an application be lodged to the Office of Geographic Names for the naming of the "Ian Tatterson Pavilion".**

2.7.1 Naming of Tatterson Park Pavilion (Cont.)

MINUTE 502

Moved by: Cr Roz Blades AM

Seconded by: Cr Angela Long

That:

1. Council endorses the newly developed pavilion within Tatterson Park being named “Ian Tatterson Pavilion”; and
2. an application be lodged to the Office of Geographic Names for the naming of the “Ian Tatterson Pavilion”.

CARRIED

2.7.2 Response to Notice of Motion No. 25 - Greater Dandenong Council taking a role reducing soft plastic pollution

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Attachments:

Report Summary

At the Ordinary Council meeting on Monday 10 July 2017, Council endorsed Notice of Motion No. 25 – Greater Dandenong Council to take up a role in reducing soft plastic pollution.

This report considers the options available to Council to reduce its use of soft plastics within its corporate operations, the potential benefits and disadvantages, as well providing a recommendation on how to proceed.

It should be noted that the regulation of plastic bags is covered under amendments made by the State Government in 2006 to the Environment Protection Act, thus precluding Local Government from regulating the use of plastic bags within the broader community.

On 17 October 2017 the State Government made a commitment to banning single-use, lightweight plastic shopping bags and other soft plastics in Victoria. State wide community consultation on what should be covered in the ban, when it should take effect and how it should be implemented started on 18 October 2017 and will end on 25 January 2018.

The State Government is likely to introduce an Amendment Bill for the Environment Protection Act 1970 to ban single use plastic bags and soft plastics in the 2018/19 financial year. Until then Council's ability to eliminate or reduce the use of single-use plastic bags and other soft plastics will be limited to its own corporate operations and to organisations conducting events on Council owned land.

2.7.2 Response to Notice of Motion No. 25 - Greater Dandenong Council taking a role reducing soft plastic pollution (Cont.)

Recommendation Summary

This report recommends that Council:

1. Commits to develop a policy and guidelines in the 2018/19 financial year:
 - that supports the elimination of the use of single-use plastic bags and other soft plastics across Council's corporate operations;
 - that requires organisations or individuals conducting an event or activity on any land or building owned or managed by Council to prevent:
 - the distribution or use of single-use plastic bags;
 - the distribution or use of plastic straws;
 - the distribution or use of balloons; and
 - all unnecessary soft plastic packaging, where possible.
2. Develop an implementation plan, as part of the development of a policy and guidelines, to support the elimination of single-use plastic bags and other soft plastics by Council, as well as organisations and individuals conducting an event or activity on land or in buildings owned by Council;
3. Support the State Government in its implementation of a state-wide ban on the use of single-use plastic bags and other soft plastics;
4. Provide a submission to the State Government as part of the community consultation on how it should implement a ban on single-use plastic bags and other soft plastics; and
5. Engage with the Dandenong Market and its traders to prepare and support them when the state-wide ban on the use of single-use plastic bags and other soft plastics comes into effect.

2.7.2 Response to Notice of Motion No. 25 - Greater Dandenong Council taking a role reducing soft plastic pollution (Cont.)**Background**

Greater Dandenong recognises that plastic pollution is an urgent environmental problem.

Why reduce the use of plastic bags and other soft plastics?

Globally, thousands of tonnes of plastic enter our waterways and oceans each year. The Great Pacific Garbage Patch, an area of the Pacific Ocean about the size of Texas, is strewn with plastic debris, ranging from small particles of plastic bags and micro-beads, through to bottles, toothbrushes, utensils and straws. It has been estimated that ocean surface waters alone could contain over 5 trillion plastic pieces, weighing over 250,000 tonnes.

The average Australian uses almost 250 plastic bags per year. This equals an astounding 5 billion plastic bags per year. The 2014-15 Keep Australia Beautiful National Litter Index, ranked plastic rubbish (including plastic bags, bottles and balloons) in the top three most littered items across Australia.

In 2013, as part of a national coastal debris survey conducted by CSIRO, it was estimated that there are more than 85 million bits of plastic rubbish on Australia's coastline. According to Clean-Up Australia it is estimated that plastics make up 60 per cent of all marine debris, with over 100,000 marine mammals and turtles killed globally by plastic pollution every year.

What are the two main types of plastic bags?

HDPE bags – High Density Polyethylene bags are the thinner bags used mainly by the supermarkets, but also other retailers.

LDPE bags – Low Density Polyethylene bags are the much thicker bags used typically by boutiques and department stores. While LDPE bags can be reused they can be just as bad as the HDPE bags as they are difficult to recycle.

Why reduce the use of single-use plastic bags?

Just three per cent of plastic bags used in Australia end up being recycled, the rest end up in either landfill or polluting the environment. It is estimated that it costs governments, businesses and the community in Australia over \$4 million per year to clean up single use plastic bags.

What are the alternatives to single-use plastic bags?

Alternatives to single-use plastic bags include – reusable alternative bags like 'green bags' 'cloth bags' or 'paper bags'.

Why reduce the use of plastic straws?

Straws are a damaging global environmental hazard increasing by millions daily, polluting the environment and waterways and injuring wildlife. Over 500 million straws are used daily worldwide for an average of 20 minutes before being discarded.

What are the alternatives to plastic straws?

2.7.2 Response to Notice of Motion No. 25 - Greater Dandenong Council taking a role reducing soft plastic pollution (Cont.)

Alternatives to plastic straws include – biodegradable paper straws, stainless steel and titanium straws, plus organic bamboo straws.

Why reduce the use of balloons?

Every day balloons released outdoors can be dangerous for wildlife. In 2016, CSIRO identified balloons to be in the top three most harmful pollutants threatening marine wildlife. According to Zoos Victoria over 80% of baby seabirds on Lord Howe Island have ingested rubbish, with balloons and their attachments being easily identified.

What are other Councils doing?

In Victoria, some of the other Councils to have put in place measures to reduce or ban the use of single-use plastic bags and other soft plastics include – Moreland, Surf Coast Shire, Hobson Bay, Yarra Ranges, Monash and Darebin Councils.

What are others doing?

Both Woolworths and Coles have committed to cutting out the use of single use soft plastic bags by the end of the 2017-18. The Queen Victoria Market and all Melbourne Farmer's Markets have introduced plastic free initiatives and activities into their operations.

Who is Plastic Bag Free Victoria?

Plastic Bag Free Victoria is an advocacy group lobbying state government to ban plastic bags in Victoria and New South Wales. This follows in the footsteps of South Australia, Tasmania, Northern Territory, the ACT and recently Western Australia, where bans have been implemented.

The advocacy group website lists a range of councils, and communities across Victoria that have already taken steps to become plastic bag free. These include Surf Coast Shire, Monash Council, Frankston Council and Moreland City Council.

Plastic Bag Free Victoria recently submitted a petition with 11,600 signatures to the Victorian Government in August 2016, which prompted the Parliamentary Inquiry into the Environment Protection Amendment (Banning Plastic Bags, Packaging and Microbeads) Bill 2016.

What is Council currently doing to address plastic pollution?

Council is committed to reducing the amount of waste sent to landfill and the impact of waste and litter on the environment. This is highlighted in Council's 2016-30 Sustainability Strategy and its vision for the City of Greater Dandenong to become recognised as one of the most sustainable cities in Australia by 2030. It is also underpinned by the key goals in this strategy of becoming *A Waste Wise City* and *A Clean & Healthy City*.

In addition, the 2015-2020 Waste & Litter Strategy provides guidance and an annual action plan used to run programs and projects that tackle waste, litter and pollution. Examples of these initiatives include *Roadside Litter Education Program*, *Dob In A Dumper*, participation in various *Clean Up Australia* events and state-wide program *Get It Right On Bin Night*.

2.7.2 Response to Notice of Motion No. 25 - Greater Dandenong Council taking a role reducing soft plastic pollution (Cont.)

In 2017, as a result of these strategies and initiatives, the City of Greater Dandenong was awarded the Sustainable Council of the Year Award at the Keep Australia Beautiful Awards.

From a corporate operations perspective, Council has minimised its use of single-use soft plastics and introduced 'biodegradable' alternatives within its corporate operations. It should be noted however that many of these 'biodegradable' alternatives are no better than the soft plastics they replace and further work is required to find suitable alternatives.

From an events perspective, current Council event guidelines do not specifically address the use of single-use plastic bags or other soft plastics. Therefore, there is an opportunity to support the events team and organisations involved in events or activities on any Council land or buildings to eliminate the use of single use soft plastic bags and other soft plastics.

Proposal

Regulation on the use of single-use plastic bags and other soft plastics is covered under amendments made by the State Government in 2006 to the Environment Protection Act. This currently limits Local Government's ability to establish a Local Law regulating the use of plastic bags within the broader community.

However this does not prevent the Council from developing an internal policy eliminating the use of single-use plastic bags across its corporate operations, or one that is applicable to organisations conducting an event on land owned by Council.

In June 2017, the Environment and Planning Committee as part of the Parliament of Victoria's Legislative Council, released the Final Report that introduces the Environment Protection Amendment (Banning Plastic Bags, Packaging and Microbeads) Bill 2016.

On the 17 October 2017, the State Government committed to introducing this proposed Amendment Bill and implementing a ban on the use of single-use plastic bags and other soft plastics in Victoria.

What does the proposed Bill look like?

The proposed Bill seeks to amend the Environment Protection Act 1970 (the Principal Act) by inserting a new Part IXE that:

- Restricts the sale or supply of plastic bags by retailers, with exceptions applying for:
 - bags supplied and used for medical or health-related purposes and policing or security purposes; and
 - bags declared exempt by the Minister.
- Restricts the sale, supply or provision of perishable fruit or vegetables by retailers in packaging made in whole or in part from polyethylene or polystyrene.
- Makes it an offence for a retailer to sell, supply or provide goods containing prohibited plastic microbeads without a reasonable excuse.

2.7.2 Response to Notice of Motion No. 25 - Greater Dandenong Council taking a role reducing soft plastic pollution (Cont.)

Additionally, obligations are imposed on the Environment Protection Authority (EPA) to report certain data relating to plastic consumption and pollution, and to conduct a review and report on the operation and impact of measures in the Bill.

What background work was conducted to determine what's included in the ban?

To support the final report, economic consultants Marsden Jacobs Associates (MJA), were engaged by the Victorian Department of Environment, Land, Water and Planning (DELWP) to complete a cost benefit analysis (CBA) into the options to reduce the use of plastic shopping bags.

They assessed the following options – looking at both the overall costs and benefits to the community of each option:

- Option 1: status quo with no specific regulation or management of plastic shopping bags. Over 10 years the use of high density polyethylene (HDPE) plastic bags would increase from 1.6 billion to 1.9 billion and low density polyethylene (LDPE) plastic bags would increase from 130 million to 133 million.
- Option 2: a ban on plastic shopping bags with a thickness of less than 35 microns, known as HDPE shopping bags, and biodegradable shopping bags. This option would have a net economic benefit of \$2.0 million over 10 years and a net economic cost of \$0.7 million over 5 years. With the benefit offset by the uptake in LDPE shopping bags by consumers.
- Option 3: a ban on HDPE and biodegradable shopping bags and the major retailers agreeing to a voluntary code of practice on reducing the use of all other plastic shopping bags, referred to in this report as LDPE shopping bags. This option would have a net economic benefit of \$15.3 million over 10 years and a net economic cost of \$1.8 million over 5 years.
- Option 4: a ban on all plastic shopping bags (HDPE and LDPE) and biodegradable shopping bags. This option would have a net economic benefit of \$64.4 million over 10 years and \$28.5 million over 5 years.

MJA recommended banning all plastic bags under Option 4 as it delivered the highest net economic benefit, with more consumers substituting reusable shopping bags for plastic shopping bags.

Consumers would bear the majority of any net economic benefit or cost. The retail industry was likely to pass any costs on to consumers. The community and the environment would benefit from any reduced litter.

This information was used to help inform the proposed Amendment Bill banning single-use plastic bags and will be used to help guide further community consultation.

What is the likely timing for a ban on single use plastic bags?

Consultation with the Victorian community is currently being conducted by the State Government on how the ban on single-use plastic bags should be implemented. The opportunity to provide a submission is open until the 25 January 2018.

2.7.2 Response to Notice of Motion No. 25 - Greater Dandenong Council taking a role reducing soft plastic pollution (Cont.)

The State Government plans to introduce the Amendment Bill in the 2018/19 financial year. Until then Council's ability to eliminate or reduce the use of single-use plastic bags and other soft plastics will be restricted to its corporate operations and to organisations holding events or activities on Council owned land and buildings.

What should Council do before the state-wide ban is implemented?

While a state-wide ban is being finalised Council should conduct further research into what the content of a Council Policy should be. This research should have a focus on the use of plastics with Council's corporate operations and at events held by organisations on Council land.

There is a risk that this approach may result in the Council Policy being delivered after the Amendment Bill has been passed by the State Government. To minimise the risk the approach to the development of a Council Policy should take into account the contents of the state-wide ban, as outlined in the proposed Amendment Bill, and should be tailored for Council's own requirements and circumstances.

Finally, Council should also begin to prepare and support the broader community so it informed about any changes, is educated about the environmental benefits and has alternative options readily available to replace plastic items identified in the state-wide ban.

Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

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

Community Plan 'Imagine 2030'**People**

- *Pride* – Best place best people

Place

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

Opportunity

- *Education, Learning and Information* – Knowledge
- *Leadership by the Council* – The leading Council

Council Plan 2017-21

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:

2.7.2 Response to Notice of Motion No. 25 - Greater Dandenong Council taking a role reducing soft plastic pollution (Cont.)

People

- A vibrant, connected and safe community

Place

- A healthy, liveable and sustainable city
- A city planned for the future

Opportunity

- A diverse and growing economy
- An open and effective Council

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

- 2015-2020 Waste & Litter Strategy
- 2016-2030 Sustainability Strategy
- Annual Sustainability Report
- Annual Litter Action Plan
- Annual Waste Education Plan

Related Council Policies

- Procurement Policy

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

For implementation of the recommendations there are no current resources included within the Annual Budget for this project, including the development of the policy and any advocacy work. Consideration for funding will need to be referred to the next Annual Budget process.

It should be noted that significant time and resources are required to initially respond to Notice of Motions and then follow up on the recommendations. This in turn has an impact on the ability of Council Officers to deliver existing 2017- 2018 business plan commitments within both the Council Plan and Departmental Business Plans. Consequently this may result in the delay into the 2018-2019 financial year of other work originally scheduled for completion in the current financial year.

2.7.2 Response to Notice of Motion No. 25 - Greater Dandenong Council taking a role reducing soft plastic pollution (Cont.)**Consultation**

Consultation has been conducted with all Directorates to determine where Council is currently using single-use soft plastics as part of its current operations. Each Directorate is supportive in principle of minimising and potentially eliminating the use of soft plastics and single-use plastic bags.

The Dandenong Market management was consulted to gain an appreciation on the work being conducted to minimise the impacts of soft plastics and single use plastic bags, as well as an understanding on the potential impacts of traders. Initial feedback indicates that there may be push back against any voluntary ban on plastic bags and that management would prefer to wait until a state-wide ban is in place.

Engagement has not been conducted with the Greater Dandenong community as the State Government is currently consulting with the broader Victorian community on how a ban on the use of single-use soft plastic shopping bags should be implemented.

The opportunity to provide input on the final version of bill banning plastic bags opened on the 18 October 2017 and will close on 25 January 2018.

Finally, the following resources were used to help inform this report:

- Parliament of Victoria, Legislative Council, Environment and Planning Committee – Inquiry into the Environment Protection Amendment (Banning Plastic Bags, Packaging and Microbeads) Bill 2016
- Marsden Jacobs and Associates – Cost Benefit Analysis: Plastic Bags Ban Options Report, November 2016 (Prepared for the Victorian Department of Environment, Land, Water and Planning)
- Victorian Department of Environment, Land, Water and Planning – Discussion Paper: Reducing the impacts of plastics on the Victorian environment, October 2017

Conclusion

The City of Greater Dandenong is committed to reducing the impacts of waste and litter in the environment. As identified in the 2016-30 Sustainability Strategy and 2015-2020 Waste & Litter Strategy.

Therefore, it is recommended that Council commits to developing a policy to eliminate the use of single-use plastic bags and other soft plastics across its corporate operations, as well as for organisations (or individuals) conducting an event or activity on any land or in buildings owned or managed by Council.

In addition, it is recommended that Council develops guidelines and an implementation plan to assist in eliminating the use of single-use plastic bags and other soft plastics, as well as advocate to the State government regarding this issue, and work closely with the Dandenong Market to support it in transitioning away from plastic bags.

2.7.2 Response to Notice of Motion No. 25 - Greater Dandenong Council taking a role reducing soft plastic pollution (Cont.)

Recommendation

This report recommends that Council:

- 1. commits to develop a policy and guidelines in the 2018/19 financial year:**
 - that supports the elimination of the use of single-use plastic bags and other soft plastics across Council's corporate operations;
 - that requires organisations or individuals conducting an event or activity on any land or building owned or managed by Council to prevent:
 - the distribution or use of single-use plastic bags;
 - the distribution or use of plastic straws;
 - the distribution or use of balloons; and
 - all unnecessary soft plastic packaging, where possible.
- 2 develop an implementation plan, as part of the development of a policy and guidelines, to support the elimination of single-use plastic bags and other soft plastics by Council, as well as organisations and individuals conducting an event or activity on land or in buildings owned by Council;**
- 3. support the State Government in its implementation of a state-wide ban on the use of single-use plastic bags and other soft plastics;**
- 4. provide a submission to the State Government as part of the community consultation on how it should implement a ban on single-use plastic bags and other soft plastics; and**
- 5. engage with the Dandenong Market and its traders to prepare and support them when the state-wide ban on the use of single-use plastic bags and other soft plastics comes into effect.**

Cr Loi Truong returned to the Chamber at 8.13pm.

MINUTE 503

Moved by: Cr Zaynoun Melhem

Seconded by: Cr Maria Sampey

That Cr Matthew Kirwan be granted an extension of time of one (1) minute to speak for the motion.

CARRIED

2.7.2 Response to Notice of Motion No. 25 - Greater Dandenong Council taking a role reducing soft plastic pollution (Cont.)

MINUTE 504

Moved by: Cr Matthew Kirwan

Seconded by: Cr Heang Tak

This report recommends that Council:

- 1. commits to develop a policy and guidelines in the 2018/19 financial year:**
 - a) that supports the elimination of the use of single-use plastic bags and other soft plastics across Council's corporate operations; and**
 - b) that requires organisations or individuals conducting an event or activity on any land or building owned or managed by Council to prevent:**
 - (i) the distribution or use of single-use plastic bags; and**
 - (ii) all unnecessary soft plastic packaging where possible;**
- 2. develops an implementation plan, as part of the development of a policy and guidelines, to support the elimination of single-use plastic bags and other soft plastics by Council, as well as organisations and individuals conducting an event or activity on land or in buildings owned by Council;**
- 3. further investigates the distribution and/or use of plastic straws and balloons and their subsequent impact on the environment;**
- 4. supports the State Government in its implementation of a state-wide ban on the use of single-use plastic bags and other soft plastics;**
- 5. provides a submission to the State Government as part of the community consultation on how it should implement a ban on single-use plastic bags and other soft plastics; and**
- 6. engages with the Dandenong Market and its traders to prepare and support them when the state-wide ban on the use of single-use plastic bags and other soft plastics comes into effect.**

CARRIED

For the Motion: Cr Roz Blades AM, Cr Matthew Kirwan (called for the division), Cr Angela Long, Cr Zaynoun Melhem, Cr Jim Memeti, Cr Sean O'Reilly, Cr Maria Sampey, Cr Heang Tak, Cr Loi Truong

Against the Motion: Cr Tim Dark

2.7.3 Community Funding Program - Round Two

File Id:	A4647883
Responsible Officer:	Director Community Services
Attachments:	Community Support Grants Program 2017 Round Two List of Recommended Applications Sponsorships Program 2017 Round Two List of Recommended Applications

Report Summary

Council provides a number of community funding programs that financially support organisations, services, projects and events to benefit residents of Greater Dandenong.

This report outlines the assessment of funding applications for the following community funding programs:

- Community Support Grants Program 2017 Round Two
- Sponsorships Program 2017 Round Two

All applications have been reviewed by Council Officers and eligible applications have been considered by Council at a Councillor Briefing Session. The applications recommended for funding are presented in this report.

Recommendation Summary

This report recommends that Council endorse the recommendations for Community Support Grants and Sponsorships as outlined in the attachments to this report.

2.7.3 Community Funding Program - Round Two (Cont.)

Background

Council has received applications and proposals for funding in two community funding programs:

- Community Support Grants Program 2017 Round Two
- Sponsorships Program 2017 Round Two

Community Support Grants Program

Council identified five special priorities for Community Support Grants funding for 2017:

- Improving community safety and building community confidence to use public spaces
- Assisting asylum seekers and refugees to find employment
- Encouraging respect and reconciliation between indigenous and non-indigenous Australians
- Activities that connect young people to community
- Promoting healthy eating to families

These priorities were factors which were considered during the assessment phase for grants.

A total of 95 applications were submitted for the Community Support Grants Program.

Of these a total of 67 applications seeking total funding of \$536,115 were deemed eligible to be assessed for funding by officers.

At the Councillor Briefing Session of 20 November 2017, Councillors reviewed the advice regarding funding from officers. Following this it is recommended that 53 applications be funded to a total amount of \$208,197.

A list of all applications recommended for funding through the Community Support Grants Program is provided in Attachment One.

Sponsorship Program

Applications were received from five organisations for Council's Sponsorships Program.

A total of four applications seeking total funding of \$43,405 were deemed eligible to be assessed for funding by officers.

At the Councillor Briefing Session of 20 November 2017, Councillors reviewed the advice regarding funding from officers. Following this it is recommended that four applications be funded to a total amount of \$20,500.

A list of all applications recommended for funding through the Sponsorships Program is provided in Attachment Two.

2.7.3 Community Funding Program - Round Two (Cont.)**Proposal**

It is proposed that Council endorse the recommendations as shown in Attachments One and Two for funding through the following funding programs:

- Attachment One - Community Support Grants Program 2017 Round Two
- Attachment Two - Sponsorships Program 2017 Round Two

For the Community Support Grants Program 2017 Round Two there are 53 applications recommended for funding as listed in Attachment One.

For the Sponsorships Program 2017 Round Two there are four applications recommended for funding as listed in Attachment Two.

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
- *Cultural Diversity* – Model multicultural community
- *Outdoor Activity and Sports* – Recreation for everyone
- *Lifecycle and Social Support* – The generations supported

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe

Opportunity

- *Education, Learning and Information* – Knowledge
- *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:

2.7.3 Community Funding Program - Round Two (Cont.)

People

- A vibrant, connected and safe community
- A creative city that respects and embraces diversity

Place

- A healthy, liveable and sustainable city

Related Council Policies

- Community Support Grants Policy
- Sponsorships Policy

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

The resource requirements associated with this report are \$228,697 compared to the remaining annual budget allocation of \$274,145 for this purpose. This leaves a saving of \$45,448.

Consultation

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

Officers also conducted extensive checks of applications including compliance documentation, financial records, past grant acquittal history and other matters. Where required organisations have been contacted for further information to assist with the assessment process.

All eligible applications were presented at a Councillor Briefing Session on 20 November 2017 for consideration. Following this the recommended funding allocations under the Community Supports Grants Program and the Sponsorships Program have been formulated and are now presented for endorsement.

Conclusion

This report contains the recommendations arising from the Councillor Briefing Session for funding through the following funding programs:

- Community Support Grants Program 2017 Round Two
- Sponsorships Program 2017 Round Two

These recommendations are presented to Council for consideration and endorsement.

2.7.3 Community Funding Program - Round Two (Cont.)

These forms of community funding provide local community groups and organisations with beneficial and necessary financial resources to promote positive outcomes including social inclusion, civic participation and diversity and harmony within the City of Greater Dandenong.

Recommendation

That Council:

1. **endorses the recommendations as detailed in Attachment One of the report titled “Community Support Grants Program 2017 Round Two List of Recommended Applications” for the allocation of a total of \$208,197 to 53 applications for the Community Support Grants Program 2017 Round Two;**

and
2. **endorses the recommendations as detailed in Attachment Two of the report titled “Sponsorships Program 2017 Round Two List of Recommended Applications” for the allocation of a total of \$20,500 to four applications for the Sponsorships Program 2017 Round Two.**

Cr Matthew Kirwan disclosed a Conflict of Interest (Indirect interest due to conflicting duties) in this item as he is a member of the Dandenong West Primary School Council which operates the Dandenong West Community Hub.

Cr Matthew Kirwan disclosed a Conflict of Interest (Indirect interest due to conflicting duties) in this item as he is a member of the Dandenong West Primary School Council which hosts the Girl Guides.

Cr Matthew Kirwan left the Chamber at 8.26pm.

2.7.3 Community Funding Program - Round Two (Cont.)

MINUTE 505

Moved by: Cr Roz Blades AM
Seconded by: Cr Angela Long

That Council:

1. endorses the recommendations as detailed in Attachment One of the report titled “Community Support Grants Program 2017 Round Two List of Recommended Applications” for the allocation of a total of \$208,197 to 53 applications for the Community Support Grants Program 2017 Round Two; and
2. endorses the recommendations as detailed in Attachment Two of the report titled “Sponsorships Program 2017 Round Two List of Recommended Applications” for the allocation of a total of \$20,500 to four applications for the Sponsorships Program 2017 Round Two.

CARRIED

Cr Matthew Kirwan returned to the Chamber at 8.26pm.

2.7.3 Community Funding Program - Round Two (Cont.)

OTHER

COMMUNITY FUNDING PROGRAM – ROUND TWO

ATTACHMENT 1

**COMMUNITY SUPPORT GRANTS PROGRAM
2017 ROUND TWO LIST OF RECOMMENDED
APPLICATIONS**

PAGES 5 (including cover)

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

2.7.3 Community Funding Program - Round Two (Cont.)

Community Support Grants Program**2017-18 Round 2****Recommended Applications**

Applicant Name	Project Title	Recommendation
Al-Emaan Women's Organisation Inc	Happiness Workshop	\$3,000
Anglo-Indian Australasian Association of Victoria Inc	Picnics (3) in Fotheringham Reserve for Young and Old in the Community	\$1,000
Association of Hazaras in Victoria Inc	End of Ramadan Celebration	\$1,100
Athol Road Primary School	Urban Farm Initiative	\$10,000
Athol Road Primary School	Athol Road Play Group Family Wellbeing Program	\$1,250
Australian Rohingya Soccer Club	Australian Rohingya Soccer Club	\$6,000
Australian Vietnamese Women's Association Inc	Vietnamese Cultural Expo	\$2,000
Australian Youth Climate Coalition Limited	Switched On Schools - Greater Dandenong	\$5,000
Burmese Women's Alliance	Creative Arts Activity	\$6,256
Burmese Women's Group	Empowered Life Project	\$1,700
Cambodian Association of Victoria Inc	Healthy Eating and Living for Cambodian Elderly Citizens	\$1,500
Cambodian Association of Victoria Inc	Harmony Gathering	\$2,000
Cambodian Association of Victoria Inc	Community Newsletter	\$1,000

2.7.3 Community Funding Program - Round Two (Cont.)

Applicant Name	Project Title	Recommendation
Cambodian Association of Victoria Inc	Traditional Khmer Dance for Cambodian Youth	\$1,500
Dandenong Arts Club Inc	Christmas and New Year - Community Gathering	\$1,500
Dandenong High School	School Urban Farm	\$10,000
Dandenong Neighbourhood House Inc	Learn...Share...Eat...Connect	\$10,000
Dandenong West Community Hub Primary School	2018 Dandenong West Cultural Diversity Harmony Day Community Festival	\$8,600
Dandenong West Cricket Club	Cricket Equipment	\$2,731
Fiji Islamic Cultural Society of Victoria Inc	Eid Celebrations and Prophet's Birthday	\$1,000
Freedom Day Club	Fun Day Project of Freedom Day Club in 2017	\$1,000
Friends of Refugees	Refugee and Asylum Seekers Recognition Awards	\$5,000
Friends of Refugees	Startup Refugees	\$8,000
Future Foundations	Future Foundation Creative Workshops	\$7,274
Girl Guides Association of Victoria	Girl Guides in School Community Cohesion Programs	\$5,540
Hindi Niketan Inc	Celebration of Independence Day of India	\$1,000
Jesuit Social Services	Parent-Child Language for Learning Program	\$8,240

2.7.3 Community Funding Program - Round Two (Cont.)

Applicant Name	Project Title	Recommendation
Kerala Hindu Society Melbourne	Kids Club Activities	\$2,500
Lakhanda Sri Lankan Elderly Group	Sri Lankan New Year Celebration	\$400
Las Iluminadas	Tuesday Lunch Club	\$750
Lopit Community Association of Australia Inc	Lopit Women's Empowerment Project	\$2,850
Mythri Social and Cultural Association	Kudumbolsavam	\$1,500
North Dandenong Junior Football Club	Community Football Engagement Project	\$2,500
Omid Cultural Association	Refugee Week and Eid Celebration 2018	\$3,000
Parkmore Junior Football Club Inc	Free Community Junior Football Clinics	\$8,000
Rodriguan Social Club of Victoria Inc	Festival Creole	\$1,000
Rohingyan Women's Group	Rohingyan Healing Stories	\$7,066
Russian Seniors in Dandenong Inc	Transport, Exercise, Administration, General Support, Dancing Classes	\$1,000
Serbian Community Association of Australia	Raising Awareness About the Safety in the Community	\$2,350
South East Victorian Tibetan Cultural School	Tibetan Folk Dance Classes	\$3,500
Southeast Region Melbourne Oromo Community Association Victoria, Australia	Bridging the Young-Elderly People Gap among the Oromo Community	\$5,000

2.7.3 Community Funding Program - Round Two (Cont.)

Applicant Name	Project Title	Recommendation
Southen Migrant and Refugee Centre	Women Exercise Group	\$3,240
Southern Migrant and Refugee Centre	One World Festival of Sports and Culture	\$7,500
Springvale Little Athletics Centre Inc	Finish Line	\$4,000
Springvale Mandarin Network	2018 Springvale Chinese Music Festival	\$1,000
Sri Lanka German Technical Training Institute Old Boys Association of Australia Inc	Sri Lankan New Year Celebrations	\$5,000
Stand Up: Jewish Commitment to a Better World	Sudanese Women's Leadership Group	\$5,000
The Australian Indian Innovations Inc	Alli Holi Fair 2018	\$4,000
U3A Dandenong Inc	A Proposed Course on Positive Ageing	\$1,500
U3A Dandenong Inc	Arts and Craft Show 2018	\$1,400
Victorian Afghan Associations Network Inc	The Nawroz Festival 2018	\$8,500
Wellsprings for Women	Wellsprings Holiday Program	\$3,450
Wooranna Park Primary School	Youth Empowerment Conference 2018 and Beyond	\$9,000
TOTAL	53 applications	\$208,197

2.7.3 Community Funding Program - Round Two (Cont.)

OTHER

COMMUNITY FUNDING PROGRAM – ROUND TWO

ATTACHMENT 2

**SPONSORSHIPS PROGRAM 2017 ROUND
TWO LIST OF RECOMMENDED
APPLICATIONS**

PAGES 2 (including cover)

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

2.7.3 Community Funding Program - Round Two (Cont.)**Sponsorships Program*****2017-18 Round 2*****Recommended Applications**

Applicant Name	Project Title	Recommendation
Chand Raat Eid Festival Inc	Chand Raat Eid Festival 2018	\$5,000
Dandenong Basketball Association	2018 Australian Club Champs	\$5,000
Dandenong Thunder Soccer Club	Prepare for 2018 Season	\$8,000
YMCA Victoria Community Programming - Dandenong Oasis	Twilight Fun Run	\$2,500
TOTAL	4 applications	\$20,500

2.7.4 Report on Matters Discussed at Councillor Briefing Sessions - 13 & 20 November 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 13 & 20 November 2017.

Recommendation Summary

This report recommends that the information contained within it be received and noted.

2.7.4 Report on Matters Discussed at Councillor Briefing Sessions - 13 & 20 November 2017 (Cont.)**Matters Presented for Discussion**

Item		Briefing Session
1	Councillors and Council officers briefly discussed the following topics: a) Councillor nominations for representation on Council and community groups and committees, peak bodies and regional organisations. b) Greater Dandenong Aquatic Centre survey update. c) Agenda items for the Council meeting of 13 November 2017. d) Agenda items for the Council meeting of 16 November 2017.	13 November 2017
2	Community Funding Programs – Round 2 This briefing sought Councillor consideration of the officer recommendations for the awarding of funding for the second round of Community Support Grants Program 2017 and Sponsorships Program 2017. A report seeking Council endorsement of the recommendations will be presented to Council on 11 December 2017.	20 November 2017
3	Potential Land Purchase The potential submission of an expression of interest was discussed for purchase of land in Springvale (CONFIDENTIAL).	20 November 2017
4	Proposed 2018-19 Budget and Annual Plan Community Engagement Plan Councillor feedback was sought about a draft consultation process for the Annual Plan and Annual Budget. The proposed process will be presented to the 27 November 2017 Council Meeting.	20 November 2017
5	Dumped Rubbish Initiatives Information was provided to increase awareness and present the findings of the FY2016/17 Dumped Rubbish Initiatives program. Based on this information, Councillor feedback was sought on the funded initiatives for FY2017/18.	20 November 2017

2.7.4 Report on Matters Discussed at Councillor Briefing Sessions - 13 & 20 November 2017 (Cont.)

6	2017-18 Mid-Year Budget Councillors were provided with a 2017-18 mid-year budget review (CONFIDENTIAL). A full report on the Mid Year Budget will be presented to the 11 December 2017 Council meeting.	20 November 2017
7	Councillors and Council officers briefly discussed the following topics: a) Council as the recipient of two new awards. b) Agenda items for the Council meeting of 27 November 2017.	20 November 2017

Apologies

- Nil.

Recommendation

That:

1. the information contained in this report be received and noted; and
2. the information discussed at the above listed Councillor Briefing Sessions that was declared confidential in Item 3 & 7 by the Chief Executive Officer under Sections 77 and 89 of the Local Government Act remain confidential until further advisement unless that information was the subject of a subsequent Council report.

MINUTE 506

Moved by: Cr Angela Long

Seconded by: Cr Tim Dark

That:

1. the information contained in this report be received and noted; and
2. the information discussed at the above listed Councillor Briefing Sessions that was declared confidential in Item 3 & 7 by the Chief Executive Officer under Sections 77 and 89 of the Local Government Act remain confidential until further advisement unless that information was the subject of a subsequent Council report.

CARRIED

2.7.5 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 13-24 November 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 13-24 November 2017.

Recommendation

That the listed items provided in Attachment 1 for the period 13-24 November 2017 be received and noted.

MINUTE 507

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

That the listed items provided in Attachment 1 for the period 13-24 November 2017 be received and noted.

CARRIED

2.7.5 List of Registered Correspondence to Mayor and Councillors (Cont.)

OTHER

**LIST OF REGISTERED CORRESPONDENCE TO MAYOR AND
COUNCILLORS**

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
13-24 NOVEMBER 2017**

PAGES 2 (including cover)

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

2.7.5 List of Registered Correspondence to Mayor and Councillors (Cont.)

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 13/11/2017 & 24/11/2017 - for officer action - total = 2

Correspondence Name	Date Created	Objective ID	User Assigned
Letter from applicant regarding Council's Community Response Grants Program to expediate decision on grant.	22-Nov-17	fA134041	Community Services
Complaint from Keysborough resident regarding Council's tree planting and trimming processes, particularly under power lines.	21-Nov-17	fA133998	Mayor & Councillors Office

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 13/11/2017 & 24/11/2017 - for information only - total =

4

Correspondence Name	Date Created	Objective ID	User Assigned
Letter from Minister for Infrastructure and Transport regarding a Statement of Expectations issued with Roads to Recovery (R2R) Program funding.	13-Nov-17	A4663560	Mayor & Councillors Office
Letter of acknowledgement from the Department of Human Services and advising Mayor's letter has been sent to the Department of Social Services.	14-Nov-17	A4666269	Mayor & Councillors Office
Letter of congratulations to the recently elected Mayor from the Federal Member for Hotham.	23-Nov-17	A4684850	Mayor & Councillors Office
A copy of the 2017 Public Transport Ombudsman (PTO) Annual Report.	23-Nov-17	A4684852	Mayor & Councillors Office

3 NOTICES OF MOTION

3.1 Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTI Community within Greater Dandenong

File Id:

Responsible Officer:

Director Community Services

Author:

Cr Matthew Kirwan

Preamble

Earlier in 2017 a group of LGBTI (Gay, Lesbian, Bisexual, Transgender and Intersex) young people living or active in the Greater Dandenong community were surveyed by Council on what issues they faced. These young people were from the Unite Alliance youth program, run by Greater Dandenong Council Youth and Family Services.

In brief they said the issues were:

- a) Lack of openness in Greater Dandenong discussing issues relating to LGBTI people;
- b) Not being able to express their identity without fear of criticism or discrimination;
- c) Stereotyping and lack of understanding, including cultural factors;
- d) Abuse and bullying;
- e) Lack of local resources and/or lack of awareness of local resources; and
- f) Gaps in services and infrastructure provision.

The respected mental health charity Headspace was involved in the setup of the Unite Alliance. Research has demonstrated that a disproportionate number of LGBTI experience poorer mental health outcomes and have higher risk of suicidal behaviours than the general community. Compared to the general population, LGBTI people are more likely to attempt suicide in their lifetime, specifically:

- LGBTI young people aged 16 to 27 are five times more likely
- Transgender people aged 18 and over are nearly eleven times more likely
- People with an Intersex variation aged 16 and over are nearly six times more likely
- LGBTI young people who experience abuse and harassment are even more likely to attempt suicide

The National LGBTI Health Alliance has found that greater inclusion and recognition of LGBTI people leads to improved resilience, increased sense of security, better mental health, greater social cohesion and more accessible health care.

Why is this relevant for Greater Dandenong Council?

3.1 Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTI Community within Greater Dandenong (Cont.)

Greater Dandenong Council has a proud and continuing history of recognising and celebrating diversity and improving community understanding of the nature and value of that diversity and of importantly promoting social inclusion.

This is incorporated in the Greater Dandenong Council *Diversity, Access and Equity Policy* endorsed by Council in 2015. This policy articulates that it is Council's role to enhance the capacity of Council to recognise, celebrate and respond appropriately to diversity and to promote and support inclusion. This Council policy recognises that diversity includes differences in sexual orientation, identity or status. While some service provision gaps are the responsibility of State and Federal Government, the policy makes clear that making our own services and infrastructure responsive to the needs of Greater Dandenong residents is our responsibility as is advocating for the services our diverse community needs.

The focus on inclusion and community understanding in this notice of motion reflects that while there is scope for improvement this Council is arguably doing well addressing the service and infrastructure needs of LGBTI residents.

Instead it is developing and implementing an approach to the inclusion and community understanding aspects of our Diversity, Access and Equity policy for our LGBTI community in Greater Dandenong where there is arguably scope for significant improvement.

The focus on inclusion and community understanding reflects the nature of the majority of the above issues in the local survey, what broader research indicates and the health prevention benefits.

Other suburban Councils like Kingston, Frankston, Monash, Maroondah and Whitehorse; to name just some; have developed their own approaches, arguably we should develop our own, hence the request for a report with options.

Motion

That Council be presented with a report to a Council meeting in April 2018 with options and recommendations for potentially improving the recognition of, inclusion of and community understanding of the Greater Dandenong LGBTI community. The report should include comparison of approaches by other Melbourne Councils and include consultation with relevant local LGBTI reference groups and relevant local service providers.

3.1 Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTI Community within Greater Dandenong (Cont.)

MINUTE 508

Moved by: Cr Matthew Kirwan
Seconded by: Cr Roz Blades AM

That Council be presented with a report to a Council meeting in April 2018 with options and recommendations for potentially improving the recognition of, inclusion of and community understanding of the Greater Dandenong LGBTI community. The report should include comparison of approaches by other Melbourne Councils and include consultation with relevant local LGBTI reference groups and relevant local service providers.

MINUTE 509

Moved by: Cr Heang Tak
Seconded by: Cr Roz Blades AM

That Cr Tim Dark be granted an extension of time of two (2) minutes to speak against the motion.

CARRIED

**Cr Zaynoun Melhem left the Chamber at 8.37pm.
Cr Zaynoun Melhem returned to the Chamber at 8.40pm.**

MINUTE 510

Moved by: Cr Loi Truong
Seconded by: Cr Zaynoun Melhem

That Cr Matthew Kirwan be granted an extension of time of two (2) minutes to speak for the motion.

CARRIED

CARRIED (REFER TO MINUTE NUMBER 508)

For the Motion: Cr Roz Blades, Cr Matthew Kirwan, Cr Angela Long, Cr Zaynoun Melhem, Cr Jim Memeti, Cr Sean O'Reilly, Cr Heang Tak, Cr Loi Truong

Against the Motion: Cr Tim Dark (called for the division)

3.2 Notice of Motion No. 41 - Addressing the Increasing Complexity and Demand for Maternal and Child Health Services in Greater Dandenong

File Id:

Responsible Officer:

Director Community Services

Author:

Cr Matthew Kirwan

Preamble

The City of Greater Dandenong Maternal Child Health (MCH) provides services in a culturally and low socio-economic diverse community. Maternal and Child Health Services support families in the areas of parenting, health and development, offering consultation up until three and a half years of age via both office based and home visits (depending on circumstance), parent groups and telephone support.

The Socio-Economic Indexes for Areas (SEIFA) Index of Relative Socio-economic Disadvantage (at the time of writing, the most recent SEIFA Index available), based on the findings of the 2011 Census, ranked Greater Dandenong as the most disadvantaged municipality in Victoria.

Greater Dandenong is also the most culturally diverse community in Victoria, with 64 per cent of its residents born overseas, and languages other than English spoken by two-thirds (70%) of its residents – the highest level in the state.

In the past 15 years, the annual number of birth notifications received within Greater Dandenong has risen from 1,732 in 2001/2 to 2,464 in 2016/17. This includes the new estates of Keysborough which is an area primarily of young families.

More so, than other municipalities, these families often present to the MCH service with complex issues related to family violence, trauma, torture, mental health, drugs and alcohol. These are common interactions between families and the MCH service, on a day to day basis that often require referrals and/or reports to external services and agencies including CHILD FIRST and Child Protection.

A significant amount of time is also required in culturally diverse communities such as Greater Dandenong, to provide services that are culturally sensitive and build trust. This often involves interpreter and translation services that significantly increase the time and duration of the MCH appointment. However Greater Dandenong Council only receives funding for approximately a 20 minute visit, viable for more affluent and less diverse municipalities, whereas an average visit in Greater Dandenong takes approximately 1 hr 20 minutes.

3.2 Notice of Motion No. 41 - Addressing the Increasing Complexity and Demand for Maternal and Child Health Services in Greater Dandenong (Cont.)

The current funding provided by the State Government requires MCH nurses to provide key ages and stages assessments of the child, while also assessing issues of family violence, mental health and providing information on services and support available in the local community. A key recommendation of the Royal Commission into Family Violence was for MCH services to provide significant assessment and support.

To add further to the increasing complexity of their role, it is just been announced that autism assessments are now likely to be part of the role of maternal and child nurses with the Minister just announcing autism awareness training for MCH nurses.

The current funding model from the State Government does not provide additional resources for any of these additional complexities and this creates additional pressure on staff, local government budgets and recruitment of staff in an environment where the capacity of local government to raise revenue has been constrained by rate capping and where the percentage of capping is below the percentage increase in staff costs.

The complexities and costs of providing Maternal and Child Health Services in CALD and low socio-economic communities cannot be compared to service provision in other mainstream municipalities and needs to be acknowledged and appropriately resourced possibly using a different funding model.

3.2 Notice of Motion No. 41 - Addressing the Increasing Complexity and Demand for Maternal and Child Health Services in Greater Dandenong (Cont.)

Motion

That:

- 1. Council writes separately to the Victorian Minister of Families and Children and our local State members of parliament (both in the Legislative Assembly and the Legislative Council) outlining the issues that we are facing (including the impact it is causing) and seeking their action;**
- 2. a media release be issued outlining Greater Dandenong Council's advocacy on this issue and that the Greater Dandenong Council website advocacy page be updated with both reference to this Council resolution and include the media release;**
- 3. Council forms a working group (including interested Councillors) with Councils that have similar demographics to address these issues, specifically to:**
 - a) address the challenges and cost of service delivery in CALD and socio-economic disadvantaged communities;**
 - b) jointly advocate specifically in relation to resources and innovative models for these local government areas to provide Maternal and Child Health services;**
- 4. a report comes to Council by a Council meeting in June 2018 at the latest with an update on these matters and their impact in Greater Dandenong including progress with that working group and any further options Greater Dandenong Council has for action on this issue, including but not necessarily limited to advocacy.**

3.2 Notice of Motion No. 41 - Addressing the Increasing Complexity and Demand for Maternal and Child Health Services in Greater Dandenong (Cont.)

MINUTE 511

Moved by: Cr Matthew Kirwan

Seconded by: Cr Tim Dark

That:

1. Council writes separately to the Victorian Minister of Families and Children and our local State members of parliament (both in the Legislative Assembly and the Legislative Council) outlining the issues that we are facing (including the impact it is causing) and seeking their action;
2. a media release be issued outlining Greater Dandenong Council's advocacy on this issue and that the Greater Dandenong Council website advocacy page be updated with both reference to this Council resolution and include the media release;
3. Council forms a working group (including interested Councillors) with Councils that have similar demographics to address these issues, specifically to:
 - a) address the challenges and cost of service delivery in CALD and socio-economic disadvantaged communities;
 - b) jointly advocate specifically in relation to resources and innovative models for these local government areas to provide Maternal and Child Health services;
4. a report comes to Council by a Council meeting in June 2018 at the latest with an update on these matters and their impact in Greater Dandenong including progress with that working group and any further options Greater Dandenong Council has for action on this issue, including but not necessarily limited to advocacy.

CARRIED

3.3 Notice of Motion No. 42 - Acknowledging Christmas Decorations across the Municipality

File Id:

Responsible Officer:

Director Community Services

Author:

Cr Jim Memeti

Motion

That Council:

- 1. acknowledges that residents and traders often put in significant time and effort to decorate their properties for the Christmas season and make this city an even more vibrant and welcoming place;**
 - 2. acknowledges the Mayor will judge the properties that have been decorated this year and awards a \$1,500 to both the best residence and the best retail premises within Greater Dandenong prior to Friday 22 December 2017; and**
 - 3. officers develop a substantial and programmed proposal to acknowledge decorations across the municipality at Christmas time for 2018 for Council consideration.**
-

Temporary Chairperson Cr Jim Memeti called for a temporary Chairperson so he could participate in the discussions and votings for Item 3.3 - Notice of Motion No. 42 - Acknowledging Christmas Decorations across the Municipality and Item 3.4 - Notice of Motion No. 43 - Parking in Dandenong Central Activity District.

MINUTE 512

Moved by: Cr Roz Blades AM

Seconded by: Cr Loi Truong

That Cr Heang Tak be elected temporary Chairperson for these two items.

CARRIED

3.3 Notice of Motion No. 42 - Acknowledging Christmas Decorations across the Municipality (Cont.)

Temporary Chairperson Cr Jim Memeti vacated the Chair at 8.55pm.

MINUTE 513

Moved by: Cr Jim Memeti

Seconded by: Cr Zaynoun Melhem

That Council:

- 1. acknowledges that residents and traders often put in significant time and effort to decorate their properties for the Christmas season and make this city an even more vibrant and welcoming place;**
- 2. acknowledges the Mayor will judge the properties that have been decorated this year and awards a \$1,500 to both the best residence and the best retail premises within Greater Dandenong prior to Friday 22 December 2017; and**
- 3. officers develop a substantial and programmed proposal to acknowledge decorations across the municipality at Christmas time for 2018 for Council consideration.**

CARRIED

3.4 Notice of Motion No. 43 - Parking in Dandenong Central Activity District

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Author:

Cr Jim Memeti

Motion

That Council:

- 1. provides free car parking in the Dandenong central activity district over the holiday period commencing Monday 18 December 2017 through to Friday 19 January 2018 (inclusive) in both Council on-street and off-street ticketed parking areas within the boundary formed by Foster Street, Robinson Street, Clow Street and McCrae Street; and**
- 2. advertises that the free parking is available as widely as possible and via Council's website.**

3.4 Notice of Motion No. 43 - Parking in Dandenong Central Activity District (Cont.)

MINUTE 514

Moved by: Cr Jim Memeti

Seconded by: Cr Maria Sampey

That Council:

1. provides free car parking in the Dandenong central activity district over the holiday period commencing Monday 18 December 2017 through to Friday 19 January 2018 (inclusive) in both Council on-street and off-street ticketed parking areas within the boundary formed by Foster Street, Robinson Street, Clow Street and McCrae Street; and
 2. advertises that the free parking is available as widely as possible and via Council's website.
-

MINUTE 515

Moved by: Cr Loi Truong

Seconded by: Cr Zaynoun Melhem

That Cr Matthew Kirwan be granted an extension of time of one (1) minute to speak against the motion.

CARRIED

MINUTE 516

Moved by: Cr Loi Truong

Seconded by: Cr Zaynoun Melhem

That Cr Sean O'Reilly be granted an extension of time of two (2) minutes to speak against the motion.

CARRIED

CARRIED (REFER TO MINUTE NUMBER 514)

3.4 Notice of Motion No. 43 - Parking in Dandenong Central Activity District (Cont.)

For the Motion: Cr Roz Blades, Cr Tim Dark, Cr Zaynoun Melhem, Cr Jim Memeti, Cr Maria Sampey, Cr Heang Tak

Against the Motion: Cr Matthew Kirwan (called for the division), Cr Angela Long, Cr Sean O'Reilly, Cr Loi Truong

3.5 Notice of Motion No. 44 - Parking at Dandenong Market

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Author:

Cr Maria Sampey

Motion

That Council:

- 1. provides free car parking within the Dandenong Market precinct over the holiday period commencing Monday 18 December 2017 through to Friday 19 January 2018 (inclusive); and**
- 2. advertises that the free parking is available as widely as possible and via Council's website.**

Cr Jim Memeti disclosed a Conflict of Interest (Direct interest) in this item as he is a director of a company that has a stall at the Dandenong Market. Cr Jim Memeti left the Chamber at 9.20pm.

MINUTE 517

Moved by: Cr Maria Sampey

Seconded by: Cr Roz Blades AM

That Council:

- 1. provides free car parking within the Dandenong Market precinct over the holiday period commencing Monday 18 December 2017 through to Friday 19 January 2018 (inclusive); and**
- 2. advertises that the free parking is available as widely as possible and via Council's website.**

3.5 Notice of Motion No. 44 - Parking at Dandenong Market (Cont.)

MINUTE 518

Moved by: Cr Loi Truong
Seconded by: Cr Zaynoun Melhem

That Cr Sean O'Reilly be granted an extension of time of two (2) minutes to speak against the motion.

CARRIED

CARRIED (REFER TO MINUTE NUMBER 517)

For the Motion: Cr Roz Blades AM, Cr Tim Dark (called for the division), Cr Zaynoun Melhem, Cr Maria Sampey, Cr Heang Tak

Against the Motion: Cr Matthew Kirwan, Cr Angela Long, Cr Sean O'Reilly, Cr Loi Truong

Cr Jim Memeti resumed the Chair at 9.40pm.

3.6 Notice of Motion No. 45 - Request for a Report on how Neighbouring Councils Manage and Implement Permits and Bond Monies for Asset Protection for Builders in Industrial Estates

File Id:

Responsible Officer:

Director Engineering Services

Author:

Cr Maria Sampey

Preamble

Our industrial area is developing rapidly with more factories being built continuously. Business, including the industrial area, is contributing 52% of our rates so this is both financially beneficial for our community but also means that we have an obligation to businesses for fair processes.

However there is no clear understanding between builders and Council as to who is responsible for what when it comes to permits and asset protection bonds. Builders ask me what does the permit fee of \$287 actually cover? Does it cover for an officer from Council to come to the site to inspect the site of any broken or cracked footpath or kerbing and channelling? A lot of confusion occurs because neighbouring Councils do things differently.

The current reality in Greater Dandenong is that an amount of \$2000.00 is taken from the builder and held by Greater Dandenong Council as a Bond so that at the end that money is retained by Greater Dandenong Council should there be any cracked concrete footpath so that Council can proceed to repair the footpath etc.

The present process is deficient in my view as Greater Dandenong Council relies on the builder to take the initial photos of any cracks in the footpath or kerbing and channelling which does not always occur. Greater Dandenong Council does not take any photos in the beginning and only inspects the building site at the completion of the landscaping and build. This causes disputes between builders and Greater Dandenong Council as other parties in an industrial estate may cause damage but Greater Dandenong Council holds the builder responsible.

3.6 Notice of Motion No. 45 - Request for a Report on how Neighbouring Councils Manage and Implement Permits and Bond Monies for Asset Protection for Builders in Industrial Estates (Cont.)

The system that another metropolitan Council has in place involves builders presenting an application to Council in person or submitting it on-line. When submitting on-line a notification is sent through to the Asset Protection Department and an officer will then go and take photos of the site and then compare with the photos that the builder/applicant has submitted as well and any discrepancy seen at the start will be ironed out straight away instead of the applicant/builder trying to prove at the end that the cracks were there in the first place.

In that Council the applicant pays \$200.00 for a permit and out of that \$200.00 it allows for an officer's time to go to the site for the first inspection and taking photos. \$1,000.00 is only paid by the applicant/builder of that Council for an asset protection Bond.

Many builders are building on the borders of neighbouring Councils and sometimes the policy and asset management is quite different between surrounding Councils thus causing confusion with regard to rules and regulations amongst builders. I believe that Councils in our region should meet with other neighbouring Councils, discuss what each Council is doing and come up with a common approach so that the costs and processes for a Permit and Asset Protection are similar rather than each Council doing things differently.

Motion

That:

1. **Council receives a report at the Council meeting in April 2018 with;**
 - a) **the different ways neighbouring Councils treat builders with permits and asset protection bonds including what services do they provide the applicant/builders and what monitoring mechanisms are put in place; and**
 - b) **possible changes that Greater Dandenong Council could make including next steps to implementing them; and**
2. **prior to the report coming to a Council meeting the matter be discussed at a Councillor Briefing Session.**

Cr Zaynoun Melhem left the Chamber at 9.40pm.

Cr Zaynoun Melhem returned to the Chamber at 9.44pm.

3.6 Notice of Motion No. 45 - Request for a Report on how Neighbouring Councils Manage and Implement Permits and Bond Monies for Asset Protection for Builders in Industrial Estates (Cont.)

MINUTE 519

Moved by: Cr Maria Sampey

Seconded by: Cr Matthew Kirwan

That:

1. Council receives a report at the Council meeting in April 2018 with;
 - a) the different ways neighbouring Councils treat builders with permits and asset protection bonds including what services do they provide the applicant/builders and what monitoring mechanisms are put in place; and
 - b) possible changes that Greater Dandenong Council could make including next steps to implementing them; and
2. prior to the report coming to a Council meeting the matter be discussed at a Councillor Briefing Session;

CARRIED

For the Motion: Cr Matthew Kirwan, Cr Zaynoun Melhem, Cr Jim Memeti, Cr Maria Sampey, Cr Loi Truong

Against the Motion: Cr Tim Dark (called for the division), Cr Angela Long, Cr Sean O'Reilly, Cr Heang Tak

3.7 Notice of Motion No. 46 - Advocacy to the State Government and its Agencies in Respect of the Review and Enforcement of Regulations Pertaining to Rooming Houses

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Author:

Cr Roz Blades

Preamble

There is no doubt that many people across the State live in Rooming Houses which are sub-standard and in conditions which demonstrate their vulnerability to exploitation. Not all Rooming Houses are guilty of this and indeed many do provide good accommodation that is well maintained and affordable.

Rooming Houses and similar accommodation is regulated by a number of legislations, including:

- The Victoria Planning Provisions
- The Building Code of Australia
- The Health and Wellbeing Act, and
- The Residential Tenancies Act

It is considered important that there be a review at State Government level of the legislative provisions which apply to Rooming Houses and similar accommodation types, with a view to reviewing them for present day circumstances. For example, has legislation kept pace with the changing socio-economic and environmental change affecting people who are accommodated in such places? It is also considered necessary to review the need for improved efficiency that could be brought about by bringing together currently disparate and disconnected pieces of legislation, and the jurisdictions of their enforcement.

3.7 Notice of Motion No. 46 - Advocacy to the State Government and its Agencies in Respect of the Review and Enforcement of Regulations Pertaining to Rooming Houses (Cont.)

Motion

That Council writes to the State Government requesting that through the offices of the Minister for Planning; the Minister for Housing, Disability and Ageing; and other relevant agencies a review be undertaken of the various legislations applying to the development and management of rooming houses and similar accommodation types, with a view to determining the opportunities for:

1. improvement in minimum standards of living in such accommodation.
2. improvement in the coordination between currently disparate and disconnected pieces of legislation; and
3. improvement in the coordination of the jurisdictions of enforcement of legislation applicable to rooming houses and similar accommodation.

MINUTE 520

Moved by: Cr Roz Blades AM

Seconded by: Cr Tim Dark

That Council writes to the State Government requesting that through the offices of the Minister for Planning; the Minister for Housing, Disability and Ageing; and other relevant agencies a review be undertaken of the various legislations applying to the development and management of rooming houses and similar accommodation types, with a view to determining the opportunities for:

1. improvement in minimum standards of living in such accommodation.
2. improvement in the coordination between currently disparate and disconnected pieces of legislation; and
3. improvement in the coordination of the jurisdictions of enforcement of legislation applicable to rooming houses and similar accommodation.

CARRIED

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

Question

Cr Sean O'Reilly

I attended many events but I will skip over those. I have one brief question to Julie Reid, Director Engineering Services regarding the recent almost extreme weather on Friday 1 December 2017 to Sunday 3 December 2017. I am particularly interested in the drainage systems subsequent to that weather situation. Firstly, did the drainage systems hold up as well as expected? Secondly, are there any learnings from this event? Thirdly, has the view of the Director of the drainage infrastructure changed after this event?

Response

Julie Reid, Director Engineering Services

The drainage system performed well with only some localised flooding recorded at the time. In Dandenong South the rainfall gauge indicated that there were 48.4 millimetres of rainfall over the City of Greater Dandenong (CGD) during the three day period. Council received approximately 40 calls from Friday morning through to Monday morning to deal with blocked pits, minor localised flooding and minor road pavement damage. There were no road closures required on the local road network under the care and management of CGD due to the flooding. The only road closure reported was on Heatherton Road between the Monash Freeway and Stud Road that experienced flooding over the road and pavement. As Councillors know, that is a declared road under the care and management of VicRoads.

CGD staff members were made aware early of the forecast weather. The weather event was concerning at the time and officers took necessary steps to prepare which placed Council in a good position to respond to the event. Staff responded quickly without any loss of public access or significant damage. Whilst the rainfall was higher than normal, it did not significantly impact on the City and was largely attributed to the level of preparedness and the state of the drainage assets that placed CGD in a favourable position to respond and recover. It also confirmed that Council must not be complacent about these issues and continue to deliver high quality maintenance and capital investment to protect its assets and the community. On this occasion the weather was not as bad as what was predicted. We held out quite well under the circumstances because there was still some considerable rain and my view of the situation has not changed as a result of that.

Comment

Cr Matthew Kirwan

Councillor Kirwan tabled the following report:

Firstly a few comments about the mid-year Budget. Highlights for me are the funding for the Yarraman Oaks Primary School Early Years Learning Facility, Stage 1 of the Keysborough South Industrial Buffer, Hemmings Park Lighting Improvements, Dandenong South Manufacturing Connectivity Centre and the Pilot project for indented parking space opportunities in high demand areas of Keysborough South.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Since the last ordinary Council meeting these are some of the activities I have attended.

On Thursday 30 November 2017, I attended the launch of the Council's Disability Action Plan 2017-23 along with Councillor Blades and Councillor Long. Later that day Councillor Blades and I attended the Asylum Seeker and Refugee Advisory Committee meeting, where progress with the Employment Prototype and the development of the new Asylum Seeker and Refugee Action Plan was discussed. Following that I travelled from Dandenong to Keysborough to join the Mayor, Councillor Chea, Councillor Dark, Councillor Long and Councillor Memeti at the Somerfield Residential/Industrial Information Session held at the South Eastern Masonic Lodge. Residents had lobbied me to have this information session organised to better understand the residential/industrial interface behind Clarendon Drive, Keysborough; including the origins of the interface, nature of the industrial development (including nature of, access routes in and out and operating hours), origins of the acoustic wall solution and the proposed Council landscaping response (including what trees are planted and when works are expected to start and end).

On Saturday 2 December 2017, I represented the Mayor, Councillor Chea, at the Connection Art Space Gala Dinner and 2nd Anniversary celebration. Councillor Dark and Councillor O'Reilly also attended. It was a fun night. Councillors Dark, O'Reilly and I were put through our paces with charades and it was an insight into how busy a year Connection Art Space has had and how large their volunteer base has become.

On Sunday 3 December 2017, I also represented the Mayor at the Dandenong and District Historical Society Christmas Luncheon. Councillor Dark and Councillor O'Reilly attended also. The Society have had another a full year, with a team of now eleven volunteers every Wednesday researching, archiving and answering enquiries as well as the regular activities of the Gippsland Gate Journal twice a year, authoring the regular Dandenong Journal article and having exhibits at events like the Dandenong Show. They are grateful to Council for their new rooms at the old Council offices in Clow Street, Dandenong, which they are very happy with.

On Tuesday 5 December 2017, I attended the Sustainability Reference Committee.

On Thursday 7 December 2017, I chaired the Greater Dandenong People Seeking Asylum Employment Working Group. The Mayor, Councillor Chea also attended. That afternoon I attended a meeting of the working group developing the new Asylum Seeker and Refugee Action Plan. Later that evening I attended a meeting of the Cultural Heritage Advisory Committee along with Councillor Blades.

On Monday 11 December 2017, I attended the celebration of 100 years of the Maternal and Child Health Service in Victoria. It was a joyous occasion where Councillor Blades and I learned a lot about the service. Later that day I attended the Chief Executive Officer's Performance Review session.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

I learned yesterday evening that the gravel paths on the eastern and northern borders in the Dandenong wetlands - Dandenong flood plains park in Dandenong North have been washed away in recent rains. Following on from a request earlier this year, can concrete paths please be reconsidered for this location due to this flooding being quite frequent?

Response

Julie Reid, Director Engineering Services

As per the previous response provided at a Council meeting, I can advise that due to the Dandenong wetlands being situated on a flood plain alongside the Dandenong Creek, it is common for this area to get wet and hold water at certain times of the year and particularly after significant rainfall. The wetlands are in place to mitigate the flooding risk to the surrounding residential properties. The gravel circulation and access paths are a secondary network that provides for nature based walking and habitat observation. The gravel surface provides a soft setting in what is a predominantly passive parkland setting.

During the master planning and community consultation phases of the project, the feedback from the park users was, they did not want all paths to be concreted as it was not aesthetically pleasing and it is much harder on feet when walking. In fact, when Council sealed the last section of the gravel path between the Dandenong wetland and Brady Road, a number of residents contacted Council to request that a second path be built to accommodate the people that used the park for walking. Therefore, Council officers are still of the view that the gravel surface finish of the secondary path network are appropriate for their intended use which usually only requires additional maintenance after heavy rain events. Council has continued to maintain the unsealed path network including the resurfacing of the gravel as required. There are no plans at this stage to replace the gravel path with a sealed surface and the path is regularly repaired after a rain event.

Question

Cr Matthew Kirwan

Is there any update on what will be done regarding residents' concerns about the safety of the recently installed traffic management devices at Titcher Road, Noble Park North?

Response

Julie Reid, Director Engineering Services

Yes. The Ward Councillors including Councillor Kirwan have previously had discussions with myself about this issue. We have also previously recently provided them with some options to address the various concerns raised by a few residents regarding the traffic management at Titcher Road in Noble Park North. To date, only one resident request has been received seeking further information and confirmation of the data which is currently being prepared for them. I had intended to arrange another meeting with Councillor Kirwan and the Ward Councillors to further discuss options and provide an update on the actions to date. As soon as there is time, a meeting will certainly be arranged.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)**Question****Cr Matthew Kirwan**

I have been asked by residents on how an estate can be developed without any internet access. In a modern digital economy, many residents see telecommunications infrastructure like water or power. Is this something Council has a role in planning, regulating or enforcing and if not, who is responsible for those activities? The particular estate in question is the Stanley Green Estate in Keysborough which has been built without any telecommunications infrastructure to date according to residents. Furthermore, is there anything else we can do as a Council to help these residents?

Response**Brett Jackson, Director Engineering Services**

Council officers are well aware of the importance of telecommunication infrastructure in new developments. As part of the process of issuing a planning permit for subdivision, Council imposes two standard conditions relating to this. The first is a requirement for an owner to enter into an agreement with a service provider for the provision of the infrastructure. The second is a requirement for written confirmation from that service provider that all of the lots are connected to or are ready for connection to telco services. Once Council has received this written confirmation, that is the extent of the powers that Council has in relation to this matter. The Australian Communications and Media Authority is then responsible for addressing any further issues that relate to this matter. With regards to the Stanley Green Estate, Council did receive written confirmation that the telecommunication works had been carried out and Council is also aware that the service provider in this instance is OptiComm.

In terms of moving forward for residents, the suggestion would be that they directly contact OptiComm or the Australian Communications and Media Authority to assist further with the matter.

Question**Cr Matthew Kirwan**

I have two questions relating to the C182 Planning Scheme Amendment and related matters:

(a) Is there any further update on the information given at the last Council meeting regarding the status of the Amendment and further strategic work involved, in particular, when will discussions with Councillors about the further strategic work commence?

(b) One aspect of the answer to my questions at the last Council meeting I found perplexing was with reference to the further strategic work coming out of Council resolutions on 22 August 2016, regarding abolishing or modifying the General Residential Zone 2 (GRZ2) used for the new estates of Keysborough and the Meridian Estate and replacing it with the General Residential Zone 1 (GRZ1) slated for this financial year. The answer given at the last Council meeting was, I quote, "*That it would not be prudent to start this until the further work required by the Minister on C182 is completed.*" The result of this is that the work on the GRZ2 be delayed until that time. My question is given the further work required by the Minister on C182 Planning Scheme Amendment has no relation to the differences between the GRZ1 and GRZ2 zones, why is there a reason for delay?

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Brett Jackson, Director Engineering Services

In terms of the status of the Amendment, Council is still waiting on the gazettal of Part 1 into the planning scheme which we are anticipating to occur in the coming weeks. With regards to Part 2 of the Amendment which requires the further strategic work, Council officers have a meeting with Department of Environment, Land, Water and Planning (DELWP) representatives on 19 December 2017, to further discuss the work that may or may not be required in relation to that.

In relation to part (b), the additional strategic work required for areas currently proposed to be Residential Growth Zone Schedule 3, we now need to look at whether the Residential Growth Zone Schedule 3 will move to one of the other Residential Growth Zones or whether it will move to one of the General Residential Zones which may mean that either one of those two may need to be altered. If it turns out that it is the General Residential Zones that need to be altered in some way and that potentially could have an impact on the difference, on the review of the General Residential Zone Schedule 2. Until we have had the meeting with the DELWP and we have a better understanding of the general direction of where we are going with that, we are suggesting that it is best to hold off on that work around the General Residential Zone Schedule 2. Once we have had that meeting and we have a better idea on where we are heading, we can provide Councillor Kirwan a further update on when we may be able to proceed with that work.

Question

Cr Matthew Kirwan

In a Council report earlier this year, a plan was endorsed to address resident concerns about drainage and a lack of visitor car spaces in the Meridian Estate in Dandenong particularly the installation of selective inlet parking. How is the implementation of this endorsed plan progressing?

Response

Julie Reid, Director Engineering Services

Over a number of months, we have been collating relevant information and preparing a report to bring back to Council about these matters. This will also include a plan for a discussion with the residents in the Meridian Estate. We are getting close to finalising that report and I am expecting to bring that back to Council in the first quarter of 2018.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

I am a bit confused because in the previous report, we made a commitment to residents to address the drainage issues and the parking issues including implementing inlet parking so why is there a report for a new plan when we have already come up with a plan?

Response

Julie Reid, Director Engineering Services

I did forget to mention that there are drainage works that are about to commence down there. There was some money set aside in this year's Budget for drainage works. That is just a small proportion potentially of some of the other works that might need to be done as well. There are works which are just about to commence down there in relation to drainage fixes. In terms of the inlet bays, I will need to investigate that. I think there is a proposal for a couple of inlet bays on one of the streets however, we need to consult with the residents around that as well. There are things that are being undertaken but there is a broader report coming back to Council as well as to talk to Councillor Kirwan about some of the issues that the residents are facing down there and a discussion that we would like to have with the residents around some of those issues.

Question

Cr Matthew Kirwan

Do the broader issues about parking which are going to be covered in their report focus on the streets other than Rodina Terrace? Is that the scope of that report in terms of parking issues?

Response

Julie Reid, Director Engineering Services

The report covers the entire estate. It is not just focused on Rodina Terrace.

Question

Cr Matthew Kirwan

From the Somerfield residential industrial information session a week and a half ago, there were still concerns from some residents that were expressed on the night. In my report that I tabled earlier, I want to thank officers for that information session. In general, I think it went really well and it was received very well.

(a) One resident in particular queried the buffer width behind their house. Having visited the house myself, the width of only ten metres did not seem consistent with the plans. Have we been able to identify whether the wall has been built too close to residences at this location?

(b) I have also received questions from a neighbouring Polish Catholic centre as follows:

(i) On 3 November 2017, a letter was sent to the John Bennie, Chief Executive Officer, regarding the Polish Catholic Centre at 337-343 Greens Road, Keysborough, where the neighbours in this area expressed a number of serious concerns regarding the procedural correctness of the planning process

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

for the industrial site at 29 Indian Drive and the acceptability of some of these processes' outcomes. The Polish Catholic church has received no response to this letter so far. The question I am asking on their behalf is whether the Polish Catholic centre will be receiving a reply with answers to that letter this month?

(ii) A request under Freedom of Information (FOI) by the Polish Catholic Centre was made in October this year for Council to provide access to the Acoustic Report prepared for 29 Indian Drive industrial site. In November 2017, a three page report, a summary rather than a full report in their view was released to the Polish Catholic centre. The question is, has a longer proper acoustic report been submitted by the developer to Council and if the answer is in the affirmative, why has it NOT been released to the Polish Catholic centre?

(iii) If there is not a longer or full report, has the applicant, Frasers Property, and Council failed to meet the requirements of SEPP N-1, ie. Victorian State Environment Protection Policy, control of noise from commerce, industry and trade?

(iv) Frasers Property Australia has already built over half a kilometre long seven metre tall precast concrete wall, whose apparent purpose is to reduce the noise impact from the industrial site on the residents to the west of this site. What was the basis of the Council accepting this wall? Was it the recommendation of the acoustic expert hired by the developer or was it the recommendation of Council's own staff, and was it the best of all means possible to the developer to protect its neighbours from excessive noise from the industrial site?

(v) According to the Polish Catholic Centre, even though the Victorian Law clearly affords the same level of protection from noise and other controlled impacts to Special Use Zone 5 (SUZ5) such as the land occupied by the Polish Centre, as to the GRZ residential land, such as the land occupied by the Keysborough residential development occupants, the developer has so far not offered any noise or any other protection whatsoever to the residents of the caretaker's house on the land occupied by the Polish Catholic Centre according to the centre. From the Polish Catholic Centre's perspective, it appears it has not been required by the Council to do so either at the same time the Council accepting construction of the precast concrete wall over 100 metres beyond what was required for it to protect the residents from noise. Why the need for the extra section and why was it agreed to Council, and if not, why has it not been required by Council to be demolished?

(vi) Why has the Greater Dandenong Council not requested the developer to approach the Polish Catholic Centre with any offer or negotiating an amicable solution for the interface between the two properties that would provide to the Polish Catholic Centre the level of protection from all impacts of the industrial site.

Response**Julie Reid, Director Engineering Services**

This question covers the Engineering Services and City Planning, Design and Amenity Directorates. This question is taken on notice. However, I will let Councillor Kirwan know that I have sent a response to the resident he referred to earlier this afternoon and copied in Councillors. That response has an explanation in relation to this issue and Councillor Kirwan may not have seen it yet.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

Yes, I can understand the questions from the Polish Catholic Centre being taken on notice however, if Julie Reid, Director Engineering Services has already replied to the resident about why it is only a ten metre width between their fence and the acoustic wall, can Ms Reid briefly summarise the reasons why it is only ten metres and is it according to the plans?

Response

Julie Reid, Director Engineering Services

Yes, it is in accordance with the plans. It is ten metres and has been confirmed that it is ten metres onsite.

Question

Cr Matthew Kirwan

As well as in accordance with the plan, does that meet the requirements of the original development plan in terms of a suitable interface distance between properties and any other structure that relates to the protection of those properties from the industrial interface?

Response

Brett Jackson, Acting Director City Planning, Design and Amenity

The original panel reports and development plan mentioned providing a buffer. It did not specify the specific distance and therefore we believe it is in accordance with those original documents.

Question

Cr Matthew Kirwan

If that last point could be checked, that would be great.

Response

Brett Jackson, Acting Director City Planning, Design and Amenity

I can confirm it is in accordance with those documents.

Comment

Cr Angela Long

These are some of the events that I have attended since my last formal meeting.

On Wednesday 29 November 2017, I attended the VIP function and game for the One Africa WNBL match between Dandenong Jayco Rangers and Townsville Fire. Dandenong won 78:59.

On Thursday 30 November 2017, I attended the Inter Council Aboriginal Consultative Committee (ICACC) meeting in Hastings. That night, I attended the Somerfield residents' information session at the Keysborough Masonic Centre.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

On Saturday 2 December 2017, I attended the Christmas party for the Italian Guards of Honour.

On Tuesday 5 December 2017, I attended the morning tea for community partners and volunteers at the Dandenong West Primary School. That night, I attended the Greater Dandenong volunteers Christmas party at the Springvale Town Hall.

On Wednesday 6 December 2017, I attended the Christmas party for the Italo-Spanish Seniors Club.

On Saturday 9 December 2017, I attended the basketball game between Dandenong Jayco Rangers and the Canberra Capitals. Canberra Capitals won 81:78.

As this is the last Council meeting for 2017, I would like to wish all our residents and business people a very merry Christmas and a happy and safe new year.

Question

Cr Zaynoun Melhem

In the Rosewood Downs Estate, Dandenong North where I live, I am finding that there is a bit of a fox problem. In the last three weeks, I have seen three foxes every week. I know it is not the same fox because one was a shade of brown, one was a shade of black and one pure red. Last week on Saturday, I went hunting up in the City of Whittlesea for foxes and there were none. I came back home and there was a fox sitting in my driveway with a loaf of bread. I have received three calls from residents because their pets have been killed. Can the relevant officers look into this if Council has a process or management plan regarding catching or eradicating foxes?

Response

Brett Jackson, Acting Director City Planning, Design and Amenity

I will have to confirm that Council are responsible for dealing with foxes and will take the rest of the question on notice.

Comment

Cr Zaynoun Melhem

I would like to wish everyone a merry Christmas and a Happy New Year and a safe holiday. I hope you all eat and drink and enjoy your family time together. It is Hanukkah as well so I would like to wish and hope the Jewish community has a fantastic Hanukkah. Stay safe.

Comment

Cr Maria Sampey

I have also been to a quite a variety of places, too numerous to mention.

I would like to also wish our residents and their families a happy and blessed Christmas. I wish for God's blessings on you all and your families throughout Christmas and the New Year, health and happiness for you always.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Comment

Cr Roz Blades AM

I am going to give a Springvale Benevolent Society report as a member of the Committee. In November 2017, we received 98 calls and 23 of which were new. We do not see that as being particularly positive to be getting a large increase in November. Nine months ago, we did not have too many new clients but now we are receiving many. The Society has spent an average of \$5,000 to \$6,000 per month on vouchers. We receive donations of food from schools and churches. On Saturday 16 December 2017, we are all getting together at the Benevolent Society to pack in excess of 150 Christmas Hampers for families who are needy. That is something that the Council needs to know about. It is free so if anyone can give us a hand with that, it would be appreciated.

Question

Cr Roz Blades AM

I wanted to mention and we know about this because it was in the newspaper, that there was an assault of an elderly lady in Noble Park. We are doing a lot in Noble Park with CCTV. We are working with Victoria Police and Council. Everyone is doing a very diligent job. Have Council had any connections to the local police to discuss this and what we might do in Noble Park to further increase police numbers?

Response

Martin Fidler, Director Community Services

I will take that question on notice. We have a very good relationship with Victoria Police and I am happy to look into that and provide some feedback.

Comment

Cr Roz Blades AM

Thank you for that because as much as we have done in Noble Park, the residents are justifiably very upset.

With that in mind, the Noble Park Community Action Forum will have their Christmas breakup at 6pm on Wednesday 13 December 2017. Everyone is welcome.

I wanted to also mention that today Councillor Kirwan and I attended the 100th Anniversary of Maternal and Child Health Nurses and it was a joyous celebration. Everyone was there, renewing acquaintances, getting to know each other, telling each other stories. We were able to go back with them to the wonderful contribution made by them and their predecessors over the last 100 years. We need to thank the ladies that attended, the current Maternal and Child Health Nurses for the wonderful work they are doing and Councillor Kirwan did something this afternoon that will help with that.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Roz Blades AM

The Ukrainian Community Church in Chandler Road, Noble Park, wants to build a playground. If the relevant officer could please get in touch with them to work out the permit regulations that they may need to adhere to, I would appreciate it.

Response

Brett Jackson, Acting Director City Planning, Design and Amenity

We will get in touch with them to work through the requirements and process with them.

Comment

Cr Roz Blades AM

I was at the Yarraman Oaks Primary School recently and one of the people that attended was Doris Wong who is our excellent Playgroup Advisor. I think we have already thanked them but they were the Playgroup Agency of the year for 2017 so I think that is very noteworthy.

Question

Cr Roz Blades AM

There are a number of residents who live on Bloomfield Road and Bundeena Avenue on their way to the Parkmore Shopping Centre. They cannot cross the road on their scooters because they get halfway across and cannot get across the rest of the way. There are some barriers where they can enter into the road but they are nearly being hit by cars. I am wondering if anything can be done with that because it is really quite unsafe and there are a lot of elderly people?

Response

Julie Reid, Director Engineering Services

I will take this question on notice and advise Councillor Blades.

Comment

Cr Heang Tak

On Saturday 9 December 2017 I attended the Miss Cambodia 2017 pageant along with Councillor Dark. It was a fantastic turnout. It was not just about the beauty of our second generation who are either born here or grown up here, but it is more to do with the fashion, food and culture. This was a good opportunity to reflect upon this City where multiculturalism is celebrated and the Miss Cambodia Pageant is one of the events that I can think of. On that night, I accepted a certificate of appreciation on behalf of Council from the President of the association who is our Mayor, Councillor Chea. I will present the certificate at the appropriate time.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Heang Tak

It brings me to my next point which is how are we going to get our younger generation involved in this community where we have 150 nationalities and how can we get in touch with our direct community. Perhaps we should have a Miss Greater Dandenong competition where we can engage and involve all of our younger generation?

Response

Martin Fidler, Director Community Services

I look forward to those discussions with Councillor Tak.

Comment

Cr Heang Tak

Sunday 10 December 2017 was International Human Rights Day. Given that it is the end of the year, it gives us some good reflections of this year. Whilst we live in this free country, we know that other people in other parts of the world are doing it tough. I would like to take this opportunity to give my own reflection and say that tough times will not last forever. Never abandon hope and lose all your confidence. Merry Christmas and Happy New Year to our residents and the people of the world.

Comment

Cr Tim Dark

Over the last fortnight, I have attended quite a few events.

I attended the Somerfield Industrial Information Session which was to do with the Somerfield residential abutting the Industrial 3 zoning of Indian Drive along with Councillor Kirwan, Councillor Memeti and Councillor Long. It was a well-attended event with a lot of feedback from quite a few different groups.

I also attended the Connections Art Space second year dinner in a row and I was on the newly elected Council last year. It was good to see the growth and now they have incorporated into a new entity, they can secure the future of the Connections Art Space. It was a very well-attended event by a lot of different people. It was good to see as well they have held a very good Art Show in Dandenong High School. This was done with a lot of students from disadvantaged backgrounds who may not necessarily have done art as a task or as a subject but they have been able to do it after hours. It was an excellent which was very well attended. I think it is definitely worthwhile sending them a letter congratulating them on a second year in a row.

I also attended the Dandenong Historical Society Christmas Lunch with Councillor Kirwan and Councillor O'Reilly. Once again, the Dandenong Historical Society is a powerhouse within Greater Dandenong. They have recently mentioned they have a Facebook page with photos of old Dandenong which they have posted which have also attracted some interest.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

I also attended the CGD Volunteers Christmas function which was another very well-attended event for Council's Volunteers' department, I think we must pass on our congratulations to them. The officer in charge knows every single volunteer, who they are, how long they have been with us as a volunteer and what department they are from. It was a really, really good event.

I also attended the Ahmadiyya Annual Peace Symposium held at what used to be the Leisureland fun park and is now their mosque in Langwarrin. That was a huge event and very well-attended with over 200-odd people that turned out. It was a good symposium with contributions from all different people, particularly from the Ahmad. The Mayor, Councillor Chea also attended.

I also attended the St Gerard's, the SOS Christian d'Orient bar which was with St Gerard's in Gladstone Road, with Father Brendan Arthur. It was a fantastic seminar about Christians being persecuted overseas. They are an organisation that is based in France and doing a whole lot of work particularly with the countries of Iraq, Afghanistan, Lebanon and Syria. Their work will ensure that they are able to rebuild cities post-war. That was a fantastic event and I congratulate Father Brendan Arthur for putting on a fantastic show.

Last but not least, as Councillor Tak said, I attended the best Cambodian Association of Victoria event that I have ever attended, the Miss Cambodia 2017. It was a fantastic event, almost a sell out at the Springvale Town Hall. The contestants ranged between 18 to 25 years of age from the local area. They went to school and work in the local area. It was a really fantastic event with good turnout.

Question**Cr Tim Dark**

On Council's Facebook page, a lot of people post a number of questions. While some issues have been responded to, there are a whole lot of questions that have not been responded to. I am just wondering if the relevant director could please ensure that we are responding to all of them?

Response**Mick Jaensch, Director Corporate Services**

We will take that question on notice and I will speak to the Media and Communication team and ascertain which questions are being responded to and which are not. We obviously can only do a limited amount with the resources we have. We do not have a dedicated staff member who works on Facebook responses and we certainly do what we can do. I will take the substantive question on notice and get back to Councillor Dark.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Tim Dark

Given that we are now entering the Christmas period and we are now going to be on a break until early or mid-January, given that we have the potential of having some heatwaves and the weather is changing at the moment, do we have strategies in place? I believe last summer we had cool rooms at Springers Leisure Centre, a place where people can go to seek some cool air conditioned area with some hydration. Given that the electricity prices are skyrocketing, I have spoken to a few people who do not want to turn on their air conditioner.

Response

Martin Fidler, Director Community Services

What we do during a heatwave is we issue a lot of communication. We have a Vulnerable Persons Register so we will provide them information about how to handle the heat. We also have a range of services, everything from Meals on Wheels, volunteers to Council staff that phone and check in on people. We provide the information via Council's Social Media, Big Screen and Council's website. We do provide a lot of information at that time around how people can stay cool and what places they can go to.

Comment

Cr Tim Dark

I just want to wish everyone a Merry Christmas and Happy New Year. I hope you all have a fantastic break and come back refreshed for an exciting 2018.

Comment

Cr Jim Memeti, Chairperson

These are some of the events that I attended in the last fortnight.

I attended the Shamrock event, King of Combats. It is a boxing and kick boxing tournament that was held in Springvale Town Hall. It was televised to many, many countries around the world and it was fantastic to see that the Springvale Town Hall turned into a phenomenal exhibition of a boxing and kick boxing event. I am not sure how many people attended but it was packed out and televised through many countries in the world. It was great to have that event in our own City and in our new renovated Springvale Town Hall. It looked absolutely fantastic.

I also attended the official opening of EPA in Dandenong. Mr John Valanti, who has been in the aluminium business for over 50 years, opened up a brand new factory in Dandenong South in Ordish Road, a \$40m factory employing well over 200 people. It is a fantastic story of another factory in Dandenong with 200 new employees. I was there to officially open it and it was fantastic. I told him I was no longer the Mayor but he still wanted me there, so it was a great honour to officially open it.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

I also attended the Somerfield residents industrial information session. I would like to take this opportunity to thank Mr Jackson and the team of staff that were there who did a fantastic job with everything, and made the evening a good success.

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
27/11/17 CQT22	Cr Youhorn Chea	Letter of Congratulations to SICMAA On Friday 17 November 2017, I attended the Noble Park Italian Senior Citizen function with Councillor Sampey. In the evening, I attended the Springvale Indo-Chinese Mutual Assistance Association's (SICMAA) 35th Anniversary Celebration at Anabella Reception. I am happy to write a letter to SICMAA to congratulate them on their hard work.	The Mayor	5/12/17	Letter signed by Mayor Youhorn Chea sent to SICMAA. <i>NB: Certificate of Recognition was presented to SICMA/Be Ha on 27/10/17 by former Mayor, Cr Jim Memeti.</i>
27/11/17 CQT21	Cr Tim Dark	Letter of Congratulations to Be Ha I also attended the Springvale Indo-Chinese Mutual Assistance Association's (SICMAA) 35th Anniversary at the Annual General Meeting (AGM). This organisation has done a huge amount of work. I was there with the Mayor, Councillor Chea, Councillor O'Reilly and Councillor Tak. That was another very well attended event with a lot of different community groups coming out to celebrate all of the work that SICMAA has done over the last 35 years. I think it would be very good for the Mayor to write Ms Be Ha a letter to congratulate her on the success over the last 35 years.	The Mayor	5/12/17	Letter signed by Mayor Youhorn Chea sent to SICMAA. <i>NB: Certificate of Recognition was presented to SICMA/Be Ha on 27/10/17 by former Mayor, Cr Jim Memeti.</i>
27/11/17 CQT20	Cr Roz Blades AM	Letter of Congratulations to Facey Industrial Commercial Real Estate Could the Mayor please write a letter to Frank Facey Commercial	The Mayor	5/12/17	Letter signed by Mayor Youhorn Chea sent to Facey Industrial Commercial.

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
27/11/17 CQT19	Cr Roz Blades AM	Information on the history of Ukrainian Community for 70th Anniversary In the year 2019, the Ukrainian Community of Noble Park will be having their 70th Anniversary. When they first came to the area, there was a settlement at the current place of the Burden Park Bowls Club. They would like to know if we can locate any history of that and if we can contribute that history to their 70th Anniversary.	Director Community Services	8/12/17	Council Officers have located a reference to an image of a migrant camp in the Burden Park history archive, and an oral history recording in Ukrainian - copies can be provided. Other sources that might have more information are: - Ukrainian Community School (Chandler Road) - the school may have stories of migration to Springvale and Dandenong. - Springvale and District Historical Society may have some information available once they complete their move. Council Officers will liaise with the group and provide assistance with sourcing this information.
27/11/17 CQT13	Cr Maria Sampey	Bus shelters at Scott Street, Dandenong A resident sent me a photo of a bus shelter near the Uniting Church in Scott Street, Dandenong. It is blocking the footpath. I am happy to send the photo to the relevant officer so it can be looked at. I do not understand how the bus shelter could be installed where it is blocking the footpath and not close to the road.	Director Engineering Services	8/12/17	The shelters in question have been in place for many years, when bus services used to travel along this section of Scott Street. The shelters were purposely set back against the property line, which provides more than 2m clear space in front of the shelters for pedestrians to pass. Given the standard footpath width is 1.8m, the available space is considered sufficient for pedestrians to safely pass the shelters with little inconvenience.

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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
27/11/17 CQT12	Cr Matthew Kinwan	Library Strategy My last substantive question relates to various sub-questions about Item 2.5.3 - Library Strategy in tonight's Agenda, both the Strategy and the associated Action Plans. Let me say that in both breadth and high level structure, I think the Library Strategy and Action Plan that we have put out for exhibition are really good documents. As it is only going out for exhibition tonight, I did not see the urgency for a resolution of these issues and questions but I am still curious and concerned about them. I have provided feedback on a number of them based on previous versions of the document. (a) Section 1 - Engagement (page 673). (i) It mentions that we aim to increase the number of physical visits to our libraries by 5 percent presumably over the five year life of the Strategy. Given that physical visitation to the Dandenong Library has doubled since the opening of the new building and the new Library in Springvale is on its way, why would the goal not be more ambitious like 25 percent to 50 percent rather than 5 percent?	Director Community Services	7/12/17	Having said all that, the shelters are planned in our program for removal from this location in 2018 and relocated to other suitable locations where shelters have been requested on existing bus routes. Section 1 – Engagement. Agenda p673 (i) Response: In setting this target overall trends over the last 5 years are considered. Springvale Library and Greater Dandenong Libraries overall has one of the highest visitation rates compared with other public library services in Victoria, currently ranked in the top 10 Library Services for number of visits. While conservative, this target is in line with past trends and would be consistent with our previous history of excellence in this area. If necessary, this item can be amended following public exhibition and included in the final report. (ii) Response: Our focus for the Strategy is to further develop and improve our web presence and its usability to increase customer satisfaction. As a result, we envisage that online visits will increase and we will provide this information to Council. If necessary, this item can be amended following the public exhibition and included in the final report. (iii) Response:

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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
		(ii) With increasing online use of libraries including eBooks, why would we be only aiming to maintain online visit numbers rather than increase them by a significant amount? This arguably clashes with the technology increase targets on page 676 although they are also not more ambitious. (iii) In terms of collaborations with external organisations why would we be aiming to increase them by 3 percent only? Is that 3 percent over the life of the Strategy or per annum? (iv) Why are there no targets in the Strategy for increasing usage by older residents and people with a disability of our libraries? This would match well with Actions 1.1.4 and 1.1.5 listed in the Action Plan on page 682. (b) Section 2 - Literacy and Lifelong Learning (page 674). (i) With the new Springvale Community Hub opening and the new Dandenong Library still having potential to be exploited, particularly for older residents, why would it be only aimed for a 5 percent increase in Library program attendance? That is low for the first year of a new hub and also low over the life of the Strategy. (c) Section 3 - Spaces (page 675). (i) Why are there no targets as to why we want to increase user satisfaction by ie. why is it benchmarked at 85 percent? (ii) Why is there only a 5 percent			This is 3% over the life of the Strategy based on trends over the last five years. The number of collaborations and partnerships with other voluntary and community based organisations continues to increase each year and is already high at 40. While the target increase is 3%, we will welcome the opportunity to collaborate with others to further increase this trend and target. (iv) Response: There are no targets for any specific user groups or age group. We report on overall participation rates based on membership data and program attendances. If necessary, this item can be amended following public exhibition and included in the final report. Section 2 – Literacy and Learning. Agenda p674 (i) Response: 5% is a reasonable target and is based on current trends. Springvale Library already offers a range of learning and literacy programs where attendance is very high compared with other public library services in Victoria. Section 3 - Spaces – Agenda p675 (i) Response: This is the first time we have Spaces in the Strategy as a separate Strategic Objective. We don't have any historical data beyond 2015-16, but

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
		increase in physical visits to the libraries? As I mentioned earlier, the new Library in the Springvale Community Hub is sure to generate much more. (iii) As this is about libraries being diverse multi-purpose spaces, why are there no performance measures relating to diversity including growth targets for particular multi-purpose uses guided by the principals of the community hub framework and the community development framework? (iv) Why is there no coverage of the number of things I previously raised at Council on behalf of residents including recent displays of Council information including consultation opportunities, community group information and tourist information? This is common in other libraries and I thought it was being acted on. If it is, why not include it? (v) Why is there no mention of the use of spaces by community volunteer groups whereas the current wording implies just Council programs? (vi) Why is there no mention of visual information in the Facility on how to book meeting/activity spaces? (d) Section 4 - Collections and Technology (page 676). (i) Why are the targets not more ambitious? (e) Action Plan (pages 680-696) (i) Action 3.2.2.- What is missing here I			we will report on this when the data becomes available. We are also reporting on overall customer satisfaction and are looking to increase this by 3% as outlined in the Leading Library section of the Strategy. (ii) Response: When we set this target we look at overall trends over the last 5 years. Springvale Library and Greater Dandenong Libraries overall has one of the highest visitation rates compared with other public library services in Victoria. While conservative, this target is in line with past trends and would be consistent with our previous history of excellence in this area. If necessary, this item can be amended following public exhibition and included in the final report. (iii) Response: These frameworks have been considered in the development of the Strategy and we will measure this by: • Numbers of collaborations • Library membership • Program evaluation, attendance and satisfaction rates • Physical visits • And customer satisfaction. (iv) Response: This is being acted on. Access to community information, Council information and consultations is covered in the <i>Engagement</i> section of

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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
		would have thought is that the libraries should be gathering space. This is what the actual Dandenong Library does so well as I personally have informal meetings there and I know lots of other people do. Why has that usage not been incorporated into the Strategy in the Action Plan? (ii) My understanding from a Council meeting question asked earlier this year is that a review of library hours was to occur this financial year. This made sense because it would inform Planning of the opening hours of the library service within the new Springvale Community Hub but in this document, why has this review of library hours been shifted to Year 3?			the Action Plan at 1.1.7 <i>Connect the community to Council and community information and services.</i> (v) Response: Access to and use of spaces is covered in the Spaces section of the Action Plan at 3.2.3 <i>Increase access to small group bookable meeting spaces.</i> If necessary, this item can be amended following public exhibition and included in the final report. (vi) Response: Information on how to book meeting/activity spaces is available on the Council website and by contacting Civic or Library staff. The spaces are available outside programming for general public use (individual / group study or reading) – this includes informal gatherings of community and volunteer groups. Civic facilities will manage the meeting rooms at the new Springvale Community Hub. (d) Section 4: Collections and technology – Agenda p676 (i) Response: The targets were based on current CGD trends, benchmarking with other similar public library services, patron feedback, and referring to industry standards. (e) Action Plan (pages 680-696) (i) Response: The library as a gathering space is incorporated and implied in the Action

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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
27/11/17 CQT11	Cr Matthew Kirwan	C182 Planning Amendment My next question relates to the news about the C182 Amendment. I understand that the Minister of Planning has formally written to the Mayor to inform Council that he is approving C182 Amendment in part with Part 1 being approved and Part 2 requiring further strategic work. Part 1 includes all elements of Amendment C182 excluding the areas proposed to be rezoned to Residential Growth Zone Schedule 3. Part 1 has	Director City Planning, Design & Amenity	28/11/17	3.2.2 Continue to investigate leading edge libraries, lifelong learning and service centres to design buildings and spaces that encourage the general community to enter, gather, participate and feel valued. (ii) Response: Council's library officers regularly monitor the demand for services and are currently considering library service hours. Our benchmarking has shown that Dandenong and Springvale Libraries have broader opening hours compared to many other public libraries across Australia. The Library Services team is currently reviewing innovative cost effective service models in Australia and overseas for expanding service delivery. The review of opening hours will be completed prior to the opening of the Springvale Library and a report will come to Council. (a) Council officers are yet to see the final details of the Ministers changes to part 1 of C182, however it is understood that the design objectives and neighbourhood character objectives for the zones have been taken directly from Clause 22.09, and as such will make minimal practical difference to the implementation of the controls. With regard to the amendments to Clause 22.09, and other changes in light of VC110 and the Ministerial Direction – The Form and Content of Planning Schemes',

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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
		been approved as adopted by Council with changes. With regards to Part 2, the Minister of Planning has invited Council to conduct further strategic work for the areas proposed to be zoned Residential Growth Zone Schedule 3 in light of the recently introduced statewide planning scheme amendments. This work is required to determine whether the General Residential Zone Schedule 1 or the Residential Growth Zone Schedule 2 should be applied in these areas. My questions are: (a) Compared to what was originally approved by Council, what practical differences would the Minister's changes make regarding: (i) Inserting design objectives into the Residential Growth Zone Schedule 1 and 2; (ii) Neighbourhood character objectives into the General Residential Zone and Neighbourhood Residential Zone schedules; (iii) Amending clause 22.09 by making changes to the design principles; and (iv) Other changes in light of VC110, the change to make residential schedules to ensure consistency with the ministerial direction in the form and content of planning schemes? (b) With the new situation regarding C182 Amendment, first being altered by			Council officers understand these to be very minor changes that again will not impact on the practical implementation of these controls. Council officers will provide Councilors with more detail around these changes once the information is available. (b) Once further information as detailed in my previous response is available, Council's website will be updated to provide residents with the relevant information. It should also be noted that while Council has received a letter from the Minister for Planning stating that part 1 has been approved, it is still to be gazetted into the Planning Scheme, and as such still remains 'seriously entertained', which in effect results in status quo at the moment, aside from the fact that we now know what the outcome will be. (c) Council officers first need to discuss the required further work with DELWP to fully understand the expectations of the Minister in relation to this. Once this is understood, officers will be in a position to advise on the future process for this, including methods of consultation. However, it is safe to say that this future work is highly likely to involve a consultation process. (d) With regard to the potential to introduce mandatory heights limits

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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
		the statewide planning scheme amendment VC110 and then by the Minister, what information material will we be putting on our website to explain to residents and land owners about the nature of the developments now allowed in their particular streets and by when do we think we will be putting up that information? We had some very good relatively simple information at the time of C182 to explain to residents what it all meant. I know that residents have actually found that so useful they have kept it but that is actually now incorrect. (c) What community consultation will take place and when, regarding the Council direction regarding the streets where Council need to decide whether the General Residential Zone Schedule 1 or Residential Growth Zone Schedule 2 should be applied? (d) What implication does the decision by the Minister have for the further strategic work coming out of Council resolutions from 22 August 2016 regarding advocating for mandatory height limits in the General Residential Zone and Residential Growth Zone and consideration of abolishing or modifying the General Residential Zone Schedule 2 used for the new estates of Keysborough and the Meridian estate and replacing it with a General Residential Zone Schedule 1?			that are lower than those currently set in the General Residential Zone and Residential Growth Zone, this was prohibited as part of Planning Scheme Amendment VC110, which sought to ensure there was a consistent height limit for each zone across Victoria. With regard to the potential abolishing or modifying of the GRZ2, this work can still be pursued, however it would not be prudent to do so until the further work required by the Minister is completed. The result of this is that the work on the GRZ2 will be delayed until that time.

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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
27/11/17 CQT3	Cr Jim Memeti	Christmas Decorations Competitions for Residents & Businesses. Following on from that, a lot of people have asked me why we do not have as many decorations as we used to in the central parts of Springvale, Dandenong, Keysborough or Noble Park. I tell them that things have changed. Retailers used to decorate their shops but with more diversity in our City, different people and groups bring in different changes. I know it is only a fortnight away but I would like to raise this with the relevant Council officer that maybe Council can initiate a competition for the best decorated business and shops with prize money awarded for the winner. It can also be for the house with the best Christmas decorations for a small prize. If we can start this, we might get people interested in dressing up their shops or decorating their homes because I know in other municipalities, people enjoy driving around admiring the Christmas decorations that people have put up. If we can investigate this bring it back to the next Council meeting and get everyone involved, we can brighten up the City of Greater Dandenong through Dandenong, Keysborough and Springvale. My family arrived in Dandenong when I was two years old. I remember the Country Fire Authority (CFA) volunteers used to dress up in their gear, the fire truck with Santa Claus giving presents to the children	Group Manager, Greater Dandenong Business	4/12/17	I can provide the following advice: Businesses: We started to run a Festive Window Display competition for businesses in 2013. This was for all of Greater Dandenong retail businesses, not just the major activity centres. There was extensive mail out to retailers, face to face discussions and promotion in the Dandenong Journal and Stakeholder Magazine. In 2014 we employed a person to hand deliver the information and encourage more entries to participate for the activity centres. There was face to face visits, also publicity in the Dandenong Journal and Council offered free printed decals and corflute with baubles and Christmas message as a basis for the businesses to visually merchandise their windows. In 2015 we promoted the competition via enews, face to face discussions and through Dandenong Journal and Stakeholder Magazine. Between 2013 and 2015 over the three years the numbers were under 5 (2013) up to 30 registered (2014 & 2015), but on visiting not all businesses visually merchandised their windows. In the last two years, they just wanted the free decals or corflute with the Christmas message

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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
		throughout the streets. Sometimes the children were given just lollies. I remember all the kids chasing the fire truck. Maybe we can raise the idea with CFA and donate a little bit of money to them to go out on Christmas Day and spread a bit of good cheer to the people within the City. I think that is what this community needs. The community has changed. It is diversified. There are a lot more groups living here. These are some of the options that I think we should revisit, going back to grass roots and what we did several years ago. It is not inventing the wheel. It is doing the things that we used to do in the past and I think different community groups would like to see that happen in our City. Can Council please look at that option?			and in a lot of cases they weren't installed on visitation for the judging. The uptake was very small. Taking into consideration the amount of resources to run the competition and encouraging the retailers to participate, it was decided that it was not viable to continue to run the competition in 2016 or 2017. Incentives over the years included the winners having advertising in the Dandenong Journal, free business mentoring, promotion on Council's website and voucher for a local restaurant for the business owner to take staff for Christmas meal. Residents' homes: I understand that the Leader newspaper ran a competition for best Christmas decorations for houses in the CGD suburbs a few years ago but due to resources and a lack of interest in running this event they don't run this competition anymore.
27/11/17 CQT2	Cr Jim Memeti	Location of Santa Claus & Christmas Decorations Cost It is fantastic to see the Christmas tree in Harmony Square this year. Last year we had Santa Claus in the Square. Can we have an update on where Santa has been placed this year and what are we looking forward to seeing throughout our City? The biggest question we always get asked in November and	Group Manager, Greater Dandenong Business	4/12/17	As requested, please find list below of all things Christmas for our main activity centres (plus a few other centres where there are flag poles that we can use): Springvale Multicultural Place 6 metre LED Christmas tree in large plinth Corflute wrap around light poles

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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
		December is how much does Council spend on Christmas decorations? I am happy to say that during my Mayoral term in 2014, the Budget increased from \$75,000 to \$185,000 and I think it has remained at the amount of \$185,000 for the last two years. It is great to see all these new Christmas decorations out there but could we have an update on where Santa is and where we can expect to see the Nativity Scene? I am sure that the Councillors in Springvale and Noble Park want to know what is happening in their Wards as well.			Vinyl wrap on seating Buckingham Avenue, Springvale Road and Windsor Avenue 10 x small metal Christmas trees and 3 x red synthetic grass boards in flower crates distributed over the three streets Springvale Road Flags with Merry Christmas messaging at the 2 x entrances to the Activity centre Skysign with Merry Christmas messaging Across Activity Centre Conflute wraps around light poles Entertainment in and around Multicultural Place and Springvale Road Roving entertainment on Wednesday 20 December and Friday 22 December Noble Park Douglas Street- Public space 6 metre LED Christmas tree in large plinth Vinyl wrap on seating Douglas Street 5 x metal poles with baubles Flags with Merry Christmas messaging at the roundabout Across Activity Centre

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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
					Corflute wraps around light poles and signs Entertainment in and around the Civic Space and Douglas Street Roving entertainment on Tuesday 19 December and Thursday 21 December. Dandenong Harmony Square 9 metre LED Christmas Tree in large plinth 9 x red bases around live pine trees Stairs leading from Lonsdale Street up to Harmony Square Lonsdale Street Flags with Merry Christmas messaging at the 2 x entrances to the Activity centre Vinyl wrap on seating – corner of Walker Street Corflute wraps around tree guards Langhorne Street 7 metre Reindeer and Santa in large plinths Lonsdale Street – corner of Clow Street O'Brien Real Estate Awning - plinth with LED reindeer and tree and LED wall decorations Exhibition windows in front of library Nativity Set Wreath with handmade poinsettias

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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
					Palm Plaza 5 x Holly and Boxes decorations in flower crates Entertainment in and around Harmony Square and Lonsdale Street Roving entertainment on Tuesday 19 December, Wednesday 20 December, Thursday 21 December and Friday 22 December. Video Messaging As per previous years a video message wishing people a Merry Christmas for the Big Screen in Harmony Square, Council's website and e-card <u>Dandenong North</u> Outside the activity centres due to streetscape update inclusion of poles for flags or banners <u>Menzies Avenue</u> Flags with Merry Christmas messaging <u>Brady Road</u> Banners with Merry Christmas messaging

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

Statement

Colin Riddiford, Dandenong North

On behalf of the ratepayers and citizens of the City of Greater Dandenong, I wish the Mayor, Councillors, Chief Executive Officer and Directors and all the staff a very merry Christmas and a prosperous New Year. May you all return fresh and rejuvenated from a well-deserved break. May it be a safe one. Once again, a happy Christmas to all.

Comment

Cr Jim Memeti, Temporary Chairperson

In response to Mr Riddiford and our community, I would like to wish everybody a merry Christmas on behalf of the Mayor, Cr Youhorn Chea who unfortunately is not here tonight, a safe Christmas time and we will all look after one another in this extreme heatwave and return refreshed in 2018.

6 URGENT BUSINESS

No urgent business was considered.

The meeting closed at 10.36PM.

Confirmed: / /

CHAIRPERSON