



**GREATER
DANDENONG**
City of Opportunity

AGENDA

ORDINARY COUNCIL MEETING

MONDAY 14 MAY 2018

Commencing at 7:00 PM

COUNCIL CHAMBERS

225 Lonsdale Street, Dandenong VIC 3175

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1 MEETING OPENING

1.1 ATTENDANCE

Apologies

1.2 OFFERING OF PRAYER

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer this evening will be offered by Rajaratna Sarma Premakantha Kurukkal from the Hindu Community, a member of the Greater Dandenong Interfaith Network.

1.3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 23 April 2018.

Recommendation

That the minutes of the Ordinary Meeting of Council held 23 April 2018 be confirmed.

1.4 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 19 April to 9 May 2018:

Date	Meeting Type	Councillors Attending	Topics Discussed & Disclosures of Conflict of Interest
19/04/18	Asylum Seeker and Refugee Advisory Committee	Youhorn Chea, Matthew Kirwan	- Asylum Seeker and Refugee Advisory Committee Meeting.
23/04/18	Councillor Briefing Session	Roz Blades, Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Jim Memeti, Sean O'Reilly, Heang Tak, Loi Truong	<ul style="list-style-type: none">- Anzac Day activities.- Flu shot availability for Councillors and messages to diverse communities regarding flu vaccination.- Graffiti and road management in new areas around level crossing works in Noble Park.- State Government announcement regarding funding for community hub in Keysborough.- Current works in Walker Street, Dandenong.- Agenda items for the Council Meeting of 23 April 2018.

7/05/18	Councillor Briefing Session	Roz Blades, Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Sean O'Reilly, Zaynoun Melhem, Maria Sampey (part), Heang Tak	<ul style="list-style-type: none">- Response to Notice of Motion 103 – Further strategic work following on from the C182 Planning Scheme Amendment.- Dandenong Market Pty Ltd Annual Plan, Strategic Plan and Budget.- Hard Waste contract review.- Response to Notice of Motion 45 – Request for a report on how neighbouring Councils manage and implement permits and bond monies for asset protection for builders in industrial estates.- Update on Team 11 activities.- National Volunteer Week 22 May 2018.- Councillor flu vaccinations.- Discussions had with the Keysborough CFA.- Proposed delegation to Canberra during the ALGA National general Assembly.- Agenda items for the Council Meeting of 14 May 2018.
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Recommendation

That the assemblies of Council listed above be noted.

1.5 DISCLOSURES OF INTEREST

Any interest that a Councillor or staff member has deemed to be significant and has disclosed as either a direct or an indirect interest is now considered to be a conflict of interest. Conflict of Interest legislation is detailed in sections 77A, 77B, 78, 78A-E & 79 of the Local Government Act 1989. This legislation can be obtained by contacting the Greater Dandenong Governance Unit on 8571 5216 or by accessing the Victorian Legislation and Parliamentary Documents website at www.legislation.vic.gov.au. If a Councillor discloses any interest in an item discussed at any Council Meeting (whether they attend or not) they must:

- complete a disclosure of interest form prior to the meeting.
- advise the chairperson of the interest immediately before the particular item is considered (if attending the meeting).
- leave the chamber while the item is being discussed and during any vote taken (if attending the meeting).

The Councillor will be advised to return to the chamber or meeting room immediately after the item has been considered and the vote is complete.

2 OFFICERS' REPORTS

2.1 DOCUMENTS FOR SEALING

2.1.1 Documents for Sealing

File Id: A2683601

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 [2] items being presented to Council's meeting of 14 May 2018 for signing and sealing as follows:

1. A letter of recognition to Kim Hoyling, Community Services for 10 years of service to the City of Greater Dandenong; and
2. A letter of recognition to Kirstine Oh, Engineering Services for 10 years of service to the City of Greater Dandenong.

Recommendation

That the listed documents be signed and sealed.

2.2 DOCUMENTS FOR TABLING

2.2.1 Documents for Tabling

File Id: qA228025

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
City of Whitehorse	Annual Report Summary 2016/2017

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.

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 new petitions and no joint letters prior to the Council Meeting of 14 May 2018.

N.B: A summary of the progress of ongoing change.org petitions has been provided in the attachment to this report.

Recommendation

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

2.2.2 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 9 (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
10/04/18	A petition signed by 27 stallholders at the Dandenong Market requesting a reduction in rent to make it more affordable and competitive. This petition has been forwarded to the relevant Council business unit for consideration.	Signed by 27 stallholders	Completed 30/04/18	<p>Tabled at Council Meeting 23 April 2018.</p> <p>Response sent to lead petitioner from Director Corporate Services as follows:</p> <p><i>Council established the Dandenong Market Pty Ltd (DMPL) in 2012 and this Board has responsibility for all operational matters in respect of Dandenong Market. As such, Council has no role to play in responding to your submission. DMPL will however provide its response to yourself as the lead petitioner in due course.</i></p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
9/4/18	A submission signed by ten Springvale residents regarding the occupants of a property in Springvale. This petition has been forwarded to the relevant Council business unit for consideration.	Signed by 10 Springvale residents.	Completed 12/04/2018	<p>Tabled at Council Meeting 23 April 2018.</p> <p>Response emailed to head petitioner on 12/04/18 advising of appropriate action to be taken.</p>
26/2/18	<p>Petition</p> <p>Residents of Keysborough have requested the following for Orlando Crescent in Keysborough:</p> <ol style="list-style-type: none"> 1. Car parking bays on some nature strips. 2. Erection of play equipment. 3. Redesign of path inside park. 4. BBQ facilities. 	Signed by 12 Keysborough residents.	Completed 1/05/2018	<p>Tabled at Council Meeting 13 March 2018.</p> <p>Response sent to lead petitioner from Director Engineering Services as follows:</p> <ol style="list-style-type: none"> 1. <i>Car Parking Bays on nature strips</i> <i>Indented car parking spaces provide an alternative parking space in addition to the road carriageway and can improve the space available for cars driving on the road.</i> <i>Any proposed indented parking spaces need to be properly constructed with standard pavement materials and accommodate drainage and other services.</i>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
				<p>Residents may apply to construct indented parking on the nature strip outside their own property, if feasible, at their expense, at locations where this increases parking supply. The cost to construct an indented car space can range between \$5,000 to \$10,000 depending on the specific site.</p> <p>If an application for an indented car parking space is received, Council will consult with adjoining residents to consider their views on the installation.</p> <p>Additionally it should be noted that indented parking bays cannot be reserved by Council for individuals or adjacent properties and can be used by the public, including neighbours and visitors as this is public property.</p> <p>2. Play equipment</p> <p>The park at the end of Orlando Crescent was set aside by the original developer as a remnant bushland reserve and has a role as a passive nature reserve to provide habitat for indigenous flora and fauna. Its development for a more active use would compromise those principles, for example a playground may require substantial vegetation clearance. This principle would also apply to its further development with additional paths and BBQ facilities. Playground and BBQ facilities are being provided at nearby parks currently and proposed in the neighbourhood. Within your local area,</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
				<p>there are three playgrounds within a 1.5km walking distance from Orlando Crescent. There is Hidden Grove - Pencil Park Playground (which is being upgraded to a neighbourhood status playground), Donici Reserve (Local playground) and Ascot Reserve - Harlequin Drive (Local playground) which all provide a range of playground, BBQ facilities and open space for families in the area.</p> <p>3. Path currently inside park Comment is provided on this matter under item 2 above.</p> <p>4. BBQ facilities Comment is provided on this matter under item 2 above.</p> <p>You can access further information regarding Councils playgrounds and Reserves on Council's website www.greaterdandenong.com.au</p> <p>Thank you for taking the time to inform Council of your ideas. Please feel free to contact me if you wish to proceed with the proposal to create indented car parking bays in your street.</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Other/Submissions		No of Co-Signatures	Status	Officer Response
Date Received	Content			
June 2017	<p>(Via Change.org)</p> <p>Begin detailed design of an integrated, intergenerational Keysborough South Community Hub.</p> <p>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.</p>	<p>Currently 111 signatories.</p> <p><i>This petition has now closed.</i></p>	Completed 30/06/17	

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

2.2.2 Petitions and Joint Letters (Cont.)

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

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

2.2.2 Petitions and Joint Letters (Cont.)

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2.3 CONTRACTS

2.3.1 Contract No. 1718-48 Supply & Installation of Public Litter & Recycle Bin Surrounds

File Id:	qA380192
Responsible Officer:	Director Engineering Services
Attachments:	Tender Evaluation Comments (Confidential)

Report Summary

This report details the public tender process undertaken by Council to select a suitably qualified and experienced contractor for the **Supply & Installation of Public Litter & Recycle Bin Surrounds** within the City of Greater Dandenong.

This is a Schedule of Rates based contract.

Recommendation Summary

This report recommends that Council awards Contract 1718-48 to **Rivierra Discretionary Trust, trading as Australian General Engineering** for a Schedule of Rates as tendered for an initial term of two (2) years from the date of commencement with an option to extend the contract by three (3) twelve month periods at the sole and absolute discretion of Council.

The estimated annual expenditure for this contract is expected to be somewhere in the order of \$120,000.00 including GST, (based on the average annual expenditure for this service over the past five years).

2.3.1 Contract No. 1718-48 Supply & Installation of Public Litter & Recycle Bin Surrounds (Cont.)**Introduction / Background**

Council provides a litter collection service to public areas such as shopping precincts, parks and reserves throughout the municipality. As part of this service, Council has a significant number of litter bins permanently located within these public areas. The existing litter bins include the following:

- 80 litre Mobile Garbage Bins (MGBs) for general rubbish and recycling
- 120 litre Mobile Garbage Bins (MGBs) for general rubbish and recycling
- 240 litre Mobile Garbage Bins (MGBs) for general rubbish and recycling

MGBs are placed within an appropriate bin surround that complements urban streetscapes and urban design elements.

The successful contractor will be expected to;

- Supply bin surrounds of identical design and quality to the existing bin surrounds being used by Council, and
- Provide a service to install the supplied bin surround, if required

Generally, bin surrounds will be installed by council's in house staff. However, from time to time, Council will require the services of the Contractor to install bin surrounds if the work cannot be completed by the in house staff.

Tender Process

This tender was advertised in the Age Newspaper and on Council's website on Saturday 16 December 2017 and at the close of tenders at 2:00PM Thursday 18th January 2018 (3) three tender submissions were received as follows:

1) Rivierra Discretionary Trust, trading as Australian General Engineering

2) The Trustee for Eurotech Trust, trading as Eurotech (International) Pty Ltd

3) The Trustee for Cameron and Rachel Johnstone Family Trust, trading as Spark Furniture Pty Ltd

Tenderers were advised that this is Schedule of Rates Contract. Tenderers were requested to submit separate unit rates and prices for the supply of each bin surround type and also a separate price for the supply and installation of the bin surrounds as detailed on price Schedule 2.

Tender Evaluation

The evaluation panel consisted of Council's Service Unit Leader – Works, Fleet & Cleansing, the Team Leader Works Service Unit, Team Leader Cleansing, Works Foreperson and the Contracts Officer, with Occupational Health & Safety and Environmental Management consultants providing specialist advice.

2.3.1 Contract No. 1718-48 Supply & Installation of Public Litter & Recycle Bin Surrounds (Cont.)

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	20%
	• <i>Years in Business</i>	<i>10%</i>
	• <i>Years Fabrication of Street Furniture</i>	<i>10%</i>
3	Capability (Technical Skills & Resources)	35%
	• <i>Similar Contracts</i>	<i>15%</i>
	• <i>Local Content / Manufacturing</i>	<i>10%</i>
	• <i>Manufacturing Processes</i>	<i>10%</i>
4	Social Procurement	5%
5	OH&S Systems (Pass / Fail)	Pass / Fail
6	Environmental System (Pass / Fail)	Pass / Fail

The Evaluation Criteria 5 and 6 are given a Pass or Fail. The Evaluation Criteria 1 – 4 are given a point score between 0 and 5 as detailed in the following table.

Score	Description
5	Excellent
4	Very Good
3	Good, better than average
2	Acceptable
1	Marginally acceptable (Success not assured)
0	Not Acceptable

Each submission was assessed against all evaluation criteria, to ensure that the tenderers met the standards required for Council contractors. A fail in any criterion would automatically exclude tenderers from further consideration for this contract.

2.3.1 Contract No. 1718-48 Supply & Installation of Public Litter & Recycle Bin Surrounds (Cont.)

Tenderer	Price Points	Non-Price Points	OH&S Assessment for Installation only	Total Score
Australian General Engineering	1.00	2.55	PASS	3.55
Eurotech	1.25	1.45	Not Assessed	2.70
Spark Furniture	0.70	1.95	PASS	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 relevant experience to undertake the service.

The Price points score is based on the 'Supply only' rates for bin surrounds on the basis that approx. 95% of all purchases made under the contract are likely to be on a supply only basis. A random sample of 4-5 previous invoices was used to ensure the assessment was based on a 'typical mix' of bin surround sizes and styles (recognising the fact some tenderers may be more/less competitive on some sizes and styles than others).

The evaluation matrix and other supporting documents have been placed in the relevant Objective Contract Procurement file.

2.3.1 Contract No. 1718-48 Supply & Installation of Public Litter & Recycle Bin Surrounds (Cont.)**Financial Implications**

There is not a specified number of bin surrounds that are programmed to be supplied per year for this Contract and therefore no estimated annual expense.

During the past five years the average expenditure across capex and opex accounts for these goods has been approximately \$120,000.00 including GST per year.

Therefore, the estimated expenditure for this contract over the possible five year contract term is somewhere in the order of Six Hundred Thousand Dollars (\$600,000.00) including GST of \$54,545.45.

Funding for goods purchased against this contract will be provided via the Street Furniture operational sub-activity account and other capital works projects as they occur during the contract term.

Note: Schedule of Rates – A schedule of rates contract is one under which the amount that is payable to the contractor is calculated by applying an agreed schedule of rates to the quantity of work that is actually performed.

Consultation

During the tender evaluation process and in preparation of this report, relevant Council Officers from Council's Operations Centre and Council's Occupational Health & Safety were consulted.

Conclusion

At the conclusion of the tender evaluation process described above the evaluation panel agreed that the tender submission from **Riviera Discretionary Trust, trading as Australian General Engineering** would provide the Best Value outcome for Council and they are the recommended tenderer for the following reasons:

- 1) Their conforming tender submission and overall well priced Schedule of Rates;
- 2) Their very good level of experience, staff resources and equipment;
- 3) Receiving a Pass for their Occupational Health and Safety (OH&S) management systems.
- 4) Being ranked the highest for the non price evaluation criteria of Relevant Experience and Capability.

Relevant Experience and Capability

Australian General Engineering has been providing Metal Fabrication Services for more than 25 years in Melbourne and their office and factory is located in Mordialloc within the City of Kingston.

Australian General Engineering have been manufacturing, supplying and installing (when required) Public Litter & Recycle Bin Surrounds for The City of Greater Dandenong for more than (7) seven years under two contracts and they have been providing an excellent and reliable service during that time.

2.3.1 Contract No. 1718-48 Supply & Installation of Public Litter & Recycle Bin Surrounds (Cont.)

Australian General Engineering currently manufacturer and supply street bin surrounds for the City of Kingston, approximate value - \$30,000.00 per year.

Recommendation

That Council:

- 1. awards Contract No. 1718-48 for the Supply & Installation of Public Litter & Recycle Bin Surrounds to Riviera Discretionary Trust, trading as Australian General Engineering at the tendered Schedule of Rates for an initial period of three (3) years;**
- 2. reserves the option to extend the initial contract term by two (2), 12 month extensions at the sole and absolute discretion of Council; and**
- 3. signs and seals the contract documents when prepared.**

2.3.1 Contract No. 1718-48 Supply & Installation of Public Litter & Recycle Bin Surrounds (Cont.)

CONTRACTS

**CONTRACT NO 1718-48 SUPPLY & INSTALLATION OF
PUBLIC LITTER & RECYCLE BIN SURROUNDS**

ATTACHMENT 1

**TENDER EVALUATION COMMENTS
(CONFIDENTIAL)**

PAGES 2 (including cover)

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

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

2.3.1 Contract No. 1718-48 Supply & Installation of Public Litter & Recycle Bin Surrounds (Cont.)

Tender Evaluation Comments

It is noted that Eurotech provided the most competitive schedule of rates for the Supply Only pricing of the bin surrounds however, the tender submission from Eurotech was not well regarded by the evaluation panel and scored lower in the non price evaluation criteria for the following reasons;

- Eurotech provided limited evidence of any past experience working with local government and or manufacturing street furniture products. The three references provided for current and previous contracts of a similar nature were for;
 - o Metal enclosures
 - o HVAC Products
 - o Folding Tables, plus
 - o They supplied three written references for previous contracts, two personnel references that were 14 years old and one company reference that was six years old,
- They did not sign Council's tender schedules 2, 2A, 4, 5, 6, 7 & 8,
- They did not indicate whether their tender was conforming,
- They did not sign Schedule 7 - Statement of Local Content or provide any information.
- They did not sign Schedule 8 - Statement of Social Procurement or answer any questions.

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

2.3.2 Contract No. 1718-71Q Local Area Traffic Management (LATM) Works 2017/18

File Id: qA383058

Responsible Officer: Director Engineering Services

Report Summary

This report outlines the tender process undertaken to select a suitably qualified and experienced contractor for the construction of Local Area Traffic Management (LATM) Works 2017/2018.

Recommendation Summary

This report recommends that Council awards Contract 1718-71Q to Blue Peak Constructions Pty Ltd for a fixed lump sum price of Five Hundred & Thirty Six Thousand, Five Hundred & Eighty Six Dollars and Sixty Cents (\$536,586.60) including GST of \$48,780.60.

This is a Lump Sum Contract and not subject to rise and fall adjustment

2.3.2 Contract No. 1718-71Q Local Area Traffic Management (LATM) Works 2017/18 (Cont.)**Introduction**

This contract is for the construction of traffic calming devices in accordance with Council's annual Local Area Traffic Management (LATM) program. The aim of the LATM program is to reduce traffic volumes and speed on local streets and to improve safety for vehicles and pedestrians.

This package of work will include the installation of treatments along Beau Vorno Avenue in Keysborough, Eagle Drive in Noble Park North and Terrigal Drive in Noble Park North.

Tender Process

A Restricted Tender process was undertaken inviting five (5) suitably qualified contractors from the EOI 1516-19 Supply of Concrete Paving & Associated Drainage Works (Package Quotation) to quote for this project.

All of the invited contractors downloaded the documentation.

Tenders were received from:

- Trustee for Urban C.C.G Trust (Urban Civil Construction Group Pty Ltd)
- Blue Peak Constructions Pty Ltd

Tender Evaluation

The tender evaluation panel comprised of the Coordinator Civil Projects, 2 Project Engineers and Contracts & Administration Officer with Occupational Health & Safety and Environment Management Consultants providing specialist advice.

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	Weightings
1	Price	45%
2	Relevant Experience	20%
3	Capability	20%
4	Construction Methodology	5%
5	Social Procurement	5%
6	Local Industry	5%
7	OHS Management System	Pass/Fail
8	Environmental Management System	Pass/Fail

2.3.2 Contract No. 1718-71Q Local Area Traffic Management (LATM) Works 2017/18 (Cont.)

The Tenderers were ranked by panel members against each criteria on a scale 0 – 5 based on the table listed below.

Score	Description
5	Excellent
4	Very Good
3	Good
2	Acceptable
1	Marginally Acceptable
0	Not Acceptable

The Panel initially assessed all the tendered prices, relevant experience, capability and construction methodology. The comparative Weighted Attributed Scores for all tenders after initial evaluation stage are as follows:

Tenderer	Price Points	Non-Price Points	OHS & Environmental	Total Score
Blue Peak Constructions Pty Ltd	1.34	1.90	Pass	3.24
Trustee for Urban C.C.G Trust (Urban Civil Construction Group Pty Ltd)	0.91	1.98	Pass	2.89

At the completion of the tender evaluation process described above, the Panel agreed that Blue Peak Constructions Pty Ltd was the preferred tender. Their submission provided the best value outcome for Council.

Full details of the evaluation process have been placed on the relevant tender file.

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.

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.

2.3.2 Contract No. 1718-71Q Local Area Traffic Management (LATM) Works 2017/18 (Cont.)**Financial Implications**

Council has been successful in securing a funding grant through VicRoads for its current LATM program. This opportunity represents great value for money as VicRoads is providing funding regardless of scale. VicRoads have indicated that timely delivery of round one projects will put Council in good favour for round two grant applications.

The financial implications are summarised in the table below. Note that all figures are GST inclusive.

Total Contract Amount	\$536,586.60
Council Contribution	\$289,086.60
Grant Contribution	\$247,500.00

The budget available in the LATM program is \$165,000 leaving a shortfall of \$124,086.50.

A review of the overall City Improvement Program (CIP) shows that there are adequate savings in comparable projects to cover this shortfall. Councillors have been provided with information separately regarding these savings. There is confidence in the availability of funds, therefore it is recommended that this contract proceed.

Note: Schedule of Rates – A schedule of rates contract is one under which the amount that is payable to the contractor is calculated by applying an agreed schedule of rates to the quantity of work that is actually performed.

Lump Sum – A lump sum contract or a stipulated sum contract will require that the supplier agree to provide specified services for a stipulated or fixed price.

Consultation

Designs have been sent to all adjacent property owners during design development with feedback incorporated into the design where possible. Follow up notifications will be sent out prior to works commencing onsite to advise the timelines for construction.

During the tender evaluation process and in the preparation of this report, relevant Council Officers from City Improvement, Transport and Civil Development, Occupational Health & Safety and Environmental Management were all consulted.

2.3.2 Contract No. 1718-71Q Local Area Traffic Management (LATM) Works 2017/18 (Cont.)

Conclusion

At the conclusion of the tender evaluation process, the evaluation panel agree that the tender submission from Blue Peak Constructions Pty Ltd represented the Best Value outcome for Council and should be accepted due to:

- Their conforming and lowest priced tender submission
- Their track record working with Victorian Local Governments
- Their level of experience and past performance completing similar LATM works

Recommendation

That Council:

- 1. awards Contract No. 1718-71Q to Blue Peak Construction Pty Ltd for a fix Lump Sum of Five Hundred & Thirty Six Thousand, Five Hundred & Eighty Six Dollars and Sixty Cents (\$536,586.60) including GST of \$48,780.60; and**
- 2 signs and seals the contract documents when prepared.**

2.3.3 Procurement Australia Tender No. 0618/0628 Insurance Broking and Risk Management Services

File Id:

qA368903

Report Summary

This report outlines the public tender process undertaken and overseen by Procurement Australia (PA) on behalf of the City of Greater Dandenong to select a provider of insurance broking and risk management services for all Council insurance types excluding public liability, which is currently with the MAV Mutual scheme.

Recommendation Summary

This report recommends that Council awards the Procurement Australia Tender No. 0618/0628 Insurance Broking and Risk Management Services to Arthur J. Gallagher and Co for a fixed lump sum price of Seven Hundred & Twenty Six Thousand, Six Hundred & Sixty Dollars (\$726,660.00) for three (3) years period which includes an option of one (1) year at Council's sole and absolute discretion. This is subject to annual price adjustments dictated by the financial market. This price includes GST of \$66,060.00.

2.3.3 Procurement Australia Tender No. 0618/0628 Insurance Broking and Risk Management Services (Cont.)

Introduction

Council requires an insurance services broker to provide a range of insurance broking and risk management services that reflect a progressive and proactive approach to the changing and emerging needs of Council. This includes negotiating with relevant insurers to obtain best value for Council for required insurance classes, providing Council with risk financing recommendations, claims management advice, maintaining relationships with insurers and ensuring compliance with an agreed service plan.

The best mix of insurance and risk financing strategies are required to ensure coverage of Council's legal liabilities and protect Council's assets against loss or damage. Council has comprehensive risk management strategies and programs covering all types of potential operational risks.

Tender Process

The tender process was undertaken by Procurement Australia on behalf of the City of Greater Dandenong. The tender was advertised in the Herald Sun newspaper on 17 January 2018 and at the close of tenders on Wednesday 14 February 2018, four (4) tenders were received as follows:

- AON Risk Services Australia Limited
- Arthur J Gallagher & Co. (Aust) Limited
- Jardine Lloyd Thompson (JLT)
- Willis Towers Watson (Willis)

Tender Evaluation

The Tenders were evaluated by Procurement Australia and a detailed assessment report provided to Council. Interviews were conducted with the two short-listed tenders by the Manager People & Procurement Services, Risk Management Consultant and a specialist insurance consultant from Procurement Australia.

The Tendered prices range from \$726,660.00 to \$1,500,000.00 over the three-year term of the contract.

2.3.3 Procurement Australia Tender No. 0618/0628 Insurance Broking and Risk Management Services (Cont.)

The insurance types covered under this tender and their existing expiring premiums are outlined below.

Policy Type	Expiring Base Premium
Industrial Special Risks - Berkshire Australia	\$125,874
Directors & Officers Liability - Chubb	\$16,800
Employment Practices Liability	Included in D&O
Crime - Chubb	\$7,900
Hall Hirers Liability - One Underwriting	\$5,204
Motor Vehicle - CGU	\$9,600
Corporate Travel - Chubb	\$600
Personal Accident - Volunteers - Chubb	\$600
Cyber Liability - CFC Underwriting	\$20,125
Trader Group Liability – One Underwriting	\$8,000
Sub Total	\$194,703
Broker Fee	\$25,000
TOTAL	\$219,703

Council reviewed all the tender submissions. The total cost comparison between tenderers is as follows:

Total Costs	Expiring Cost	Gallagher	Difference \$	Difference %
Total Base Premium	\$194,703	\$197,700	\$7,069	3.45%
Broker and Risk Management Fee	\$25,000	\$22,500	\$20,000	47%
Total Cost (excludes GST)	\$219,703	\$220,200	\$27,069	\$11%

At the conclusion of the assessment process Arthur J Gallagher and Co is the preferred tenderer by providing a higher level of service at the lowest cost.

2.3.3 Procurement Australia Tender No. 0618/0628 Insurance Broking and Risk Management Services (Cont.)

Additional value adding services proposed by Arthur J Gallagher included the provision of Insurable Risk Profiling and Gap Analysis Risk Management Services and a full Property Risk Assessment of one of the City's major properties annually, as selected by Council.

The Property Risk Assessments will assist with the development and implementation of a property risk management program for the City, providing practical solutions to ensure that the likelihood and consequence of a major loss is minimised.

Gallagher is one of Australia's and the World's largest insurance broking and risk management companies. In Australia, they provide insurance, risk management services to more than 125,000 businesses, including Local Government, and have experience from micro-SMEs through to multinational corporations with some of the world's most iconic brands.

More widely, as a global insurance, risk management and benefits consulting brokerage, Gallagher operates in more than 30 countries with an alliance of network partners in 150 countries.

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

The Insurance budget for Council in 2018/19 is \$450,000 (exclusive of GST) but for all insurance types. The funds in this budget are sufficient to meet the tendered cost of this contract.

Note: Schedule of Rates – A schedule of rates contract is one under which the amount that is payable to the contractor is calculated by applying an agreed schedule of rates to the quantity of work that is actually performed.

Lump Sum – A lump sum contract or a stipulated sum contract will require that the supplier agree to provide specified services for a stipulated or fixed price.

Consultation

Procurement Australia were engaged to undertake the process with Council's staff in preparation of this report. Relevant Council staff from People & Procurement Services have been consulted throughout the process.

Conclusion

The panel recommends that the tender submission from Arthur J Gallagher & Co (Aust) Limited represents the best value outcome for Council, meeting all the tender selection criteria requirements and representing the lowest price tender.

2.3.3 Procurement Australia Tender No. 0618/0628 Insurance Broking and Risk Management Services (Cont.)

Recommendation

That Council awards the Procurement Australia Tender No. 0618/0628 for Insurance Broking and Risk Management Services to Arthur J Gallagher & Co (Aust) Limited for a fixed lump sum of Seven Hundred & Twenty Six Thousand, Six Hundred & Sixty Dollars (\$726,660.00) for three (3) years period which includes an option of one (1) year at Council's sole and absolute discretion. This is subject to annual price adjustments dictated by the financial market. This price includes GST of \$66,060.00.

2.4 STATUTORY PLANNING APPLICATIONS

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334)

File Id:	181000
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:	Gavan Constructions
Proposal:	Development of the land for a three storey building containing nine (9) dwellings and a basement car park
Zone:	Residential Growth Zone 1
Overlay:	No overlays
Ward:	Paperbark

The application proposes to develop the land for a three storey building including nine (9) dwellings and a basement car park. A permit is required pursuant to Clause 32.07-5 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 a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Two (2) objections were received to the application. Issues raised generally relate to: number of dwellings, existing neighbourhood character, overloading infrastructure services, car parking, inadequate private open space, dwelling diversity, common property management and safety.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)**Assessment Summary**

As assessed, the current application is considered appropriate for approval. The subject site is located within close proximity to the Noble Park Activity Centre and Noble Park Train Station. The site is identified within the Future Character Area A – Substantial Change under Clause 22.09-3.5, which is expected to contain a greater proportion of well designed and site responsive medium to high density residential developments.

The subject site is affected by Part 2 of Amendment C182 which seeks to rezone the site from Schedule 1 to Schedule 3 of the Residential Growth Zone. Of particular relevance is the development's compliance with the changes implemented by Part 2 of Amendment C182 including the three storey height limit in the RGZ3 under Clause 22.09-3.2 and the varied Clause 55 landscaping and private open space requirements under Schedule 3 to the Residential Growth Zone.

Adequate car parking is proposed to be provided on site for residents and visitors and access will be provided from Joy Parade via a single-width crossover. Adequate space would be provided around each boundary of the site and within the front setback in order to establish substantial landscaping and canopy tree planting. Subject to conditions, it is considered that the proposal would provide a well designed, site responsive medium density development which is respectful of the surrounding area.

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 medium to high density 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. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Subject Site and Surrounds

Subject Site

The subject site is located on the northern side of Joy Parade with a land area of 907sqm. The site is rectangular in shape and has a 17.37 metre wide street frontage and a depth of 51.99 metres. The site is occupied by a single storey dwelling and associated outbuildings including a garage located adjacent the eastern boundary.

The site has a flat topography and is accessed via a single crossover located in the south-eastern corner of the site. A 3.05 metre wide drainage easement runs adjacent to the northern boundary.

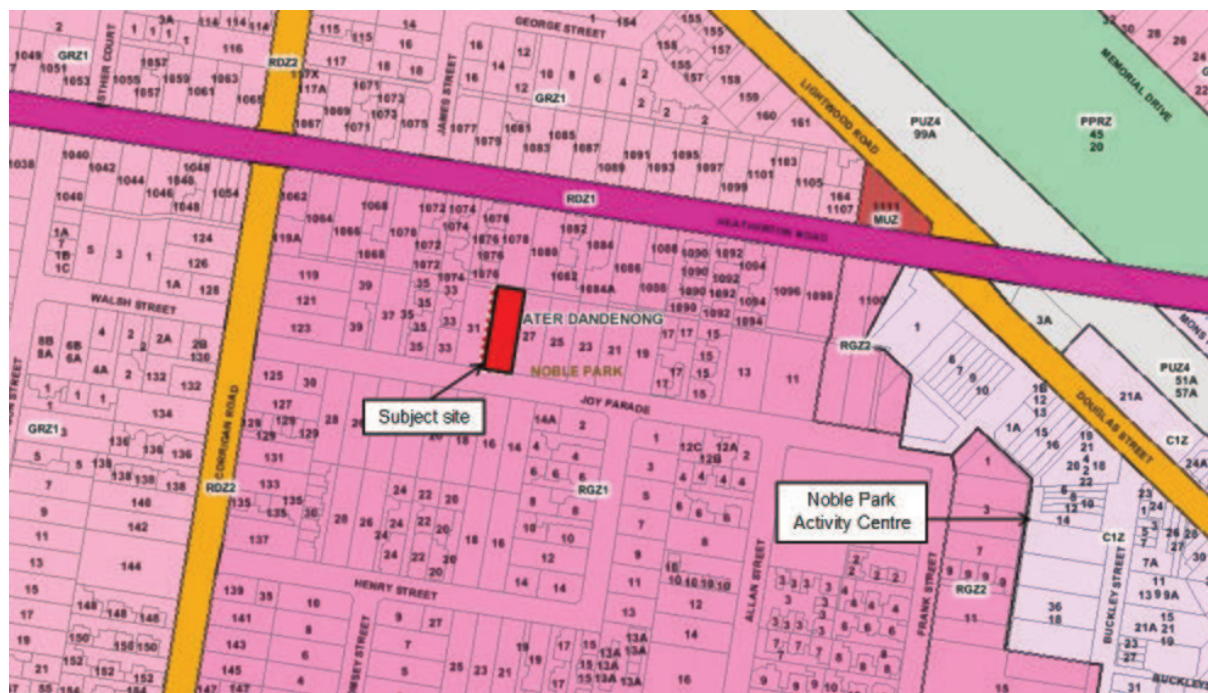
Surrounding Area

The subject site is located in a Residential Growth Zone as is the surrounding area and is located within close proximity to the Noble Park Activity Centre, which is 195 metres east of the subject site. The surrounding residential character is mixed, comprising of single storey detached dwellings, multi-unit development sites and a double storey apartment building located at 13 Joy Parade, Noble Park. The subject site is located within close proximity of the following services and facilities:

- Heatherton Road, which is classified as a major arterial is located 50m north from the subject site, whilst Corrigan Road is located at the western end of Joy Parade, located 140m west from the subject site;
- The Noble Park Uniting Church & the western periphery of the Noble Park Activity Centre is located 195 metres east of the subject site;
- The Noble Park Train Station is located 535 metres east from the subject site;
- A number of educational facilities are located within a kilometre south and east of the site including Noble Park Primary School, St Anthony Primary School and the AMES education centre;
- The following bus routes are located within close proximity of the subject site:
 - Route 811: Dandenong to Brighton which runs along Heatherton Road.
 - Route 815: Dandenong to Noble Park which runs along Frank Street.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Locality Plan



Background

Previous Applications

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

Planning Permit PLN14/0163 was issued on 23 March 2016 to construct a two storey building comprising of thirteen (13) dwellings and basement car park. An extension of time was granted on 14 March 2018 extending the permit until 23 March 2020.

Subject Application

Proposal

The application proposes the development of the land for nine (9) dwellings. The details of the proposal are as follows:

	Details
Type of proposal	Multi dwellings
Number of dwellings	Nine (9)

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Levels	Three storeys containing a basement
Height	8.5 metre maximum
Oriented to	Joy Parade
External materials	Brickwork, render and timber cladding
Minimum setbacks	North: 3.2m – 3.4m East: 1.3m South: 5.0m (Street) West: 3.6m
Open space type	Each dwelling would have access to a balcony
Number of Car parking Spaces provided	10 basement car spaces
Number of Car parking Spaces required	10
Type of car parking	Basement car spaces
Access	Vehicle access is provided from Joy Parade via a single width crossover
Front Fence	1.2m high front fence proposed
Other	The proposal is submitted as a new planning application and does not alter the existing Planning Permit for the site.

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:

- Under Clause 32.07-5 to construct two or more dwellings on a lot.

The relevant controls and policies are as follows:

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Zoning Controls

Residential Growth Zone (Clause 32.07)

The purpose of the Residential Growth Zone outlined at Clause 32.07 of the Greater Dandenong Planning Scheme 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 32.07-4 of the Greater Dandenong Planning Scheme, a planning permit is required *to construct two or more dwellings on a lot.*

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

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

Overlay Controls

No overlays affect the subject site.

State Planning Policy Framework

The following state planning policies are relevant to this application:

Built Environment and Heritage (Clause 15)

The purpose of this overlay is to encourage development that:

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

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)***Housing (Clause 16)***

The purpose of this overlay is to encourage housing that:

- *Are located 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.*
- *Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.*

Housing diversity (Clause 16.01-4)

It is policy to provide for a range of housing types to meet increasingly diverse needs and to 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.*

Land use and transport planning (Clause 18.01-1)

It is policy to plan urban development to make jobs and community services more accessible by:

- *Ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.*

Local Planning Policy Framework (LPPF) and the Municipal Strategic Statement (MSS)

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies. The following local planning policies are relevant to this application:

Housing and community (Clause 21.04-1)

- 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.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

- 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.
- Provision of housing that is adaptable to support the needs of the changing needs of present and future residents.
- 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.

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

It is policy to facilitate high quality building design and architecture by:

- *Ensuring building design is consistent with the preferred character of an area and fully integrates with surrounding environment.*
- *Encouraging high standards of building design and architecture, which allows for flexibility and adaptation in use.*
- *Encouraging innovative architecture and building design.*

It is also policy to protect and improve streetscapes by:

- *Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.*
- *Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.*

Residential Development & Neighbourhood Character Policy (Clause 22.09)

The objectives of this clause are as follows:

- 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.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

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

Particular Provisions***Car Parking (Clause 52.06)***

Car Parking needs to be considered. The purposes of this provision are:

- *To ensure that car parking facilities are provided in accordance with:*
 - *The State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies.*
 - *Any parking precinct plan.*
- *To provide the opportunity to use parking precinct plans in appropriate locations.*
- *To promote the efficient use of car spaces through the consolidation of car parking facilities.*
- *To ensure the provision of an appropriate number of car spaces having regard to the activities on the land and the nature of the locality.*
- *To ensure that the design of car parking areas:*
 - *Does not adversely affect the amenity of the locality, in particular the amenity of pedestrians and other road users.*
 - *Achieves a high standard of urban design.*
 - *Creates a safe environment for users, particularly at night.*

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

- *Enables easy and efficient use.*
- *Protects the role and function of nearby roads.*
- *Facilitates the use of public transport and the movement and delivery of goods.*

Clause 52.06-1 notes that a new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land.

The required spaces are identified in the table to Clause 52.06-5. Clause 52.06-1 further notes that a permit may be granted to reduce or waive the number of car spaces required by the table.

The table at Clause 52.06-5 notes that a dwelling with one or two bedrooms requires one (1) car space. The development accords with that provision. Clause 52.06-5 also sets out that one (1) visitor car space is to be provided to every 5 dwellings. The development should therefore provide one (1) visitor car space to comply with that standard.

Car parking is to be designed and constructed in accordance with the requirements of Clause 52.06-9 of the Scheme.

Two or more dwellings on a lot and residential buildings (Clause 55)

Pursuant to Clause 55 of the Greater Dandenong Planning Scheme, the provisions of this Clause apply to an application:

- To construct two or more dwellings on a lot; and
- To construct a dwelling if there is at least one dwelling existing on the lot

The purpose of this clause is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

A development:

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

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

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)**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 Part 2 of Amendment C182. The Planning Minister in a letter dated 19 November 2017 detailed that Amendment C182 was to be split into two parts. The Minister approved Amendment C182 (Part 1) which was gazetted and brought into force on 21 December 2017. Part 1 included all amendments to the residential zones and Clause 22.09 except for the proposed amendment of areas of Residential Growth Zones (Schedule 1) to Residential Growth Zone (Schedule 3). Part 2 still sits with the Minister who has requested further strategic work must be undertaken before approval will be given. Part 2 of Amendment C182 remains a seriously entertained document and as such has statutory weight.

- Firstly, Amendment C182 will rezone the Subject Land from the Residential Growth Zone Schedule 1 (RGZ1) to the Residential Growth Zone Schedule 3 (RGZ3).
- Secondly, Amendment C182 has introduced amendments to the RGZ1; and
- Thirdly, Amendment C182 has introduced amendments to clause 22.09. It will redraw the boundaries between Substantial Change Areas and Incremental Change Areas and introduce Schedule 3 to the Residential Growth Zone.

A copy of the assessment of the proposal against Amendment C182 is included at Attachments 3 and 5.

Restrictive Covenants

There are no restrictions on 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.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)**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.

Internal Referrals	
Asset Planning	No objections
Civil Development	No objections, subject to conditions on permit.
Transport	No objections, subject to conditions on permit.
Waste Services	No objections, subject to conditions on permit.
Urban Design	<p>Raised concerns regarding ramp grades within the basement. Recommended conditions.</p> <p><u>Planning Officer comments:</u></p> <p><i>The ramp grades within the basement are considered in the assessment against Clause 52.06-9. Further review by Transport Planning has not revealed any issue with ramp gradients in the basement.</i></p>

Advertising

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

- Sending notices to the owners and occupiers of adjoining land.
- Placing a sign on site facing Joy Parade.

The notification has been carried out correctly.

Council has received two (2) objections to date to the application. Initially three (3) objections were received, however one was subsequently withdrawn.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

The location of the objectors is shown in Attachment 2.

Consultation

A consultative meeting was held on 14th February 2018, with the applicant, one objector, Councillor and Council representatives in attendance. Whilst the concerns of one objector (No. 31 Joy Parade) were resolved with the objection being subsequently withdrawn, the issues raised by the objectors of No. 16 & 18 Joy Parade stand as received.

Summary of Grounds of Submissions/Objections

The objections are summarised below (**bold**), followed by the officer's response (in *italics*).

- **Number of dwellings**

The officer's assessment of residential development against the Planning Scheme does not specifically require the number of dwellings to be assessed but rather whether the proposal would result in an overdevelopment of the site. The proposal's compliance with Clause 55 and Clause 22.09 demonstrates that it would not result in an overdevelopment of the site.

- **Existing neighbourhood character**

The existing neighbourhood is characterized by single storey dwellings developed predominantly in 1950's-1960's with high levels of redevelopment occurring towards the Noble Park Activity Centre within the Residential Growth Zone. Joy Parade is identified within the Substantial Change Area under Clause 22.09 which anticipates the built form to evolve over time to contain a greater proportion of medium to high density residential development. The proposal is consistent with the design principles of Clause 22.09-3.2 for the Substantial Change Area and achieves the objectives set out in Clause 55.

- **Overloading infrastructure services**

The proposal would provide adequate permeability to assist with water runoff as to not overload the existing infrastructure. Connection and upgrading to service requirements would be outlined by the relevant authorities at the subdivision stage of the proposed development.

- **Car parking**

The car parking requirement under Clause 52.06-5 requires one car space for each two bedroom dwelling with one visitor car space to every five dwellings. The proposal would provide ten car spaces including one visitor car space, satisfying the car parking requirement of Clause 52.06-5 and the purposes of Clause 52.06. The proposal has been assessed against the design guidelines of Clause 52.06-9 and complies with each guideline directing car parking space and vehicle access requirements. The development would utilize the existing crossover and vehicle access to the site and does not reduce the current level of on-street car parking.

- **Inadequate private open space**

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

The proposal has been assessed against Clause 55.05-4 which directs the requirements for a residential dwelling's private open space. The proposal would comply with the relevant standard and objective of Clause 55.05-4, providing each dwelling with adequate private open space.

- **Dwelling diversity**

Developments of ten or more dwellings are required to be assessed against Clause 55.02-3 which directs the requirements for dwelling diversity. Given the proposal is for less than ten dwellings, the proposal is not required to be assessed against the relevant standard and objective of Clause 55.02-3. However, it is considered that this proposal will provide for an alternative housing type to the single storey dwellings that make up a proportion of the dwelling types in this area, and therefore assist in providing a diversity of dwellings.

- **Common property management**

The common pedestrian pathway and common accessway clearly delineates the public areas within the development. The front yard would be fenced for Unit 1 to separate the public and private areas. This ensures that public areas would be maintained by a body corporate and private areas maintained by the residents.

- **Safety**

The basement car park would be accessed via the driveway from Joy Parade which would have a sliding gate restricting access. Visitor's would be required to 'buzz in' requesting residents to open the gate to access the visitor car space within the basement. The details of the sliding gate have not been provided. The sliding gate must be semi-transparent to enhance passive surveillance between the site and the street in line with Standard B12 and objective of Clause 55.03-7. This will be required as a condition of any permit.

The proposal would not provide any security lighting within the common pathway for the safety of residents, failing to satisfy Standard B12. This would be required as a condition of any permit.

Assessment

Development

State and Local Planning Policy Framework

In considering State and Local Planning Policy, Council can establish that an acceptable proposal will be guided by Clause 55 *Two or more dwellings on a lot* and Clause 22.09 *Residential Development and Neighbourhood Character* of the Greater Dandenong Planning Scheme. Each of these components ensures that Council facilitates the orderly development of urban areas, which is a specific objective of Clause 11.02 *Settlement*.

The objectives of Clause 15.01 *Urban Environment* and Clause 21.05-1 *Built Form* outline the key considerations in which a development must respond to urban design, character, streetscapes and landscape issues. It is considered that the proposal would provide a high quality building design which has regard to the surrounding environment, with the proposal presenting articulated building elevations

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

to each of the sites interfaces that accommodates adequate setbacks for substantial landscaping. The proposal's compliance with Clause 22.09 and Clause 55 ensures that the development would achieve the objectives of Clause 15.01 and 21.05-1.

Clause 22.09 Assessment

Clause 22.09 directs the preferred character for all residential development within the municipality. In the assessment of the proposal against the design principles at Clause 22.09-3.1, the development demonstrates a design response considerate of the site's context. The proposal also addresses the design principles of Clause 22.09-3.2 for Substantial Change Areas, including housing type, building height, bulk and built form and site design. The preferred housing type for Substantial Change Areas is medium to high density, which is characterised by well designed and site responsive medium to high density residential developments. This proposal provides a design response which is consistent with the preferred character envisaged by Clause 22.09-3.2. An assessment against the design principles of Clause 22.09 is included at Attachment 3 of this report.

Clause 55 Assessment

A Clause 55 Assessment is attached to this report at Attachment 4. Standards that warrant further consideration are discussed as follows:

Clause 55.03 of the Greater Dandenong Planning Scheme

Relevant objective(s):

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

Safety (Standard B12)

The basement car park would be accessed via the driveway from Joy Parade which would have a sliding gate restricting access. Visitors would be required to request entry to the basement via an intercom system to gain entry to the visitor car parking space, requesting residents to open the gate to access the visitor car space. The details of the sliding gate have not been provided. The sliding gate must be semi-transparent to enhance passive surveillance between the basement and the street in line with this standard and objective. This will be required as a condition of any permit. (See condition 1.1)

The proposal would not provide any security lighting within the common pathway for the safety of residents. This would be required as a condition of any permit. (See condition 1.2)

Clause 55.04-1 of the Greater Dandenong Planning Scheme

Relevant objective(s):

- *To ensure 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.*

Side and Rear Setbacks (Standard B17)

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

The eastern elevation of the development would require a slight variation of the side setback. Diagram B1 under Clause 55.04-1 has been accurately depicted on the elevations demonstrating a minor variation of the standard. The variation of the eastern elevation would be acceptable for the development as it is well within the 13.5 metres height guidelines for the Residential Growth Zone, satisfying the objective of this clause.

Clause 55.04-6 of the Greater Dandenong Planning Scheme

Relevant objective(s):

- *To limit views into existing secluded private open space and habitable room windows.*

Overlooking (Standard B22)

The minimum height of all screening treatments above Finished Floor Level and Natural Ground Level (where appropriate) must be annotated and depicted on the elevations to demonstrate compliance with this standard and objective. This would be required as a condition of any permit. (See condition 1.3)

Clause 55.05-1 of the Greater Dandenong Planning Scheme

Relevant objective(s):

- *To encourage the consideration of the needs of people with limited mobility in the design of developments.*

Accessibility (Standard B25)

Each dwelling entry/porch would be directly accessed via the shared pathway. The shared pathway would be accessed via stairs only and does not consider the needs of people with limited mobility. The stairs must be converted to include ramp access in order to satisfy this standard and objective, as a condition of any permit. (See condition 1.4)

Clause 55.06-1 of the Greater Dandenong Planning Scheme

Relevant objective(s):

- *To encourage design detail that respects the existing or preferred neighbourhood character.*

Detailed Design (Standard B31)

The south facing ground floor elevation would have a solid continuous brick wall presented to the street. This elevation requires further design detail in order to provide a respectful street interface for the development. This would be required as a condition of any permit. (See condition 1.5)

Corrections

The northern elevation depicts an alternative presentation to the ground floor and first floor plans for Unit 9 and must be corrected as a condition of any permit. (See condition 1.6)

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)**Car Parking****Clause 52.06 Assessment**

The car parking requirement under Clause 52.06-5 requires one car space for each two bedroom dwelling with one visitor car space to every five dwellings. The proposal would provide ten car spaces, one for each dwelling plus one visitor car space within the basement, satisfying the car parking requirement of Clause 52.06-5 and the purposes of Clause 52.06.

The proposed visitor car space is located within the basement at bay number 2 which is adjacent to the passing area at the basement entry. The car parking spaces would be designed in accordance with Clause 52.06-9. The location of the visitor car space abutting the passing area would provide enhanced manoeuvrability for visitors to the site with swept paths being reviewed by Council's Transport Department which did not raise any concerns.

Given that the entrance to the basement is enclosed by a security gate, visitors would be required to request entry to the basement via an intercom system to gain entry to the visitor car parking space. The provision of visitor car parking within the basement is acceptable provided that the details of the intercom system are indicated on the plans as a condition of any permit. (See condition 1.7)

The proposal has been assessed against the design guidelines of Clause 52.06-9 included at Attachment 4 of this report. The proposal complies with each design guidelines, subject to the conditions mentioned above.

Proposed Planning Scheme Amendments

The proposal has been assessed against the changes implemented by Part 2 of Amendment C182 provided at Attachments 3 and 5. The proposal would comply with each of the changes satisfying Council's future direction for residential development at the subject site.

Conclusion

The proposed development would provide a design response which is consistent with the strategies and objectives of the Greater Dandenong Planning Scheme, including achieving compliance with the principles of Clause 22.09 and Clause 55, which demonstrates an appropriate design response for the site. The proposal would limit amenity impacts on the neighbouring properties thus respecting the existing character. The site is located within a Substantial Change Area with the proposed development contributing to the preferred character envisaged by the Planning Scheme. It is for these reasons that the proposal be 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 No. 29 Joy Parade, Noble Park (Lot 24 PS 010224 Vol 0741 Fol 059), for the development of the land for a three storey building containing nine (9) dwellings and a basement car park in accordance with the plans submitted with the application, subject to the following conditions:

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

- 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. Details of the operation of the sliding gate to the basement car park, which must be semi-transparent;**
 - 1.2 Security lighting provided within the shared pathway;**
 - 1.3 The minimum height of all screening treatments above FFL and NGL (where appropriate) must be annotated and depicted on the elevations, in accordance with Standard B22;**
 - 1.4 The stairs accessing the shared pedestrian pathway converted to a ramp;**
 - 1.5 The south facing basement facade to be visually treated by way of alternate materials, inclusion of fenestration, windows/ openings or additional articulation;**
 - 1.6 The northern elevation corrected accurately depicting the ground floor and first floor layout for Unit 9;**
 - 1.7 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);**
 - 1.8 A retractable clothing line provided within the ground floor areas of secluded private open space;**
 - 1.9 An amended Waste Management Plan prepared by Leigh Design Pty Ltd on 6 November 2017, amended as follows:**
 - 1.9.1 All waste to be collected via a Council kerbside collection from Joy Parade;**
 - 1.9.2 Residents will have a shared bin service, requiring a central waste storage area to be provided in an appropriate location adjacent to the car parking spaces towards the front of the basement car park.**
 - 1.9.3 Council recommends the following bins – 4/240 litre general waste bins & either 5/240 litre recycle bins or 4/360 litre recycle bins. This will enable the bins to be presented at kerbside for collection. Point 1.3 will need to change to advise a Council collection.**
 - 1.9.4 Point 1.4 will be required to reflect the change in service.**

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

1.9.5 Appropriate changes to the waste storage area to provide adequate ventilation, wash area, and vermin protection.

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 amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and two copies must be provided. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:**

- 2.1 plans to accord with Condition 1 of this permit;**
- 2.2 the site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;**
- 2.3 details of the proposed layout, type and height of fencing;**
- 2.4 all screening structures, loading bays and refuse collection locations;**
- 2.5 legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**
- 2.6 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;**
- 2.7 at least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling and within the front yard;**
- 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.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

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

At all times, the landscaping must be maintained in good order in accordance with the endorsed landscape plan and schedule to the satisfaction of the Responsible Authority.

- 3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 4. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 5. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 6. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority.**
- 7. Collected stormwater must be retained onsite and discharged into the drainage system at pre development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required.**
- 8. Prior to the drainage plans being approved, a plan checking fee of 0.75% and supervision fee of 2.5% of the estimated cost of works is to be paid to Council.**
- 9. 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.**
- 10. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.**
- 11. 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.**
- 12. 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. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

- 13. 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.**
- 14. 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.
- 15. 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.
- 16. Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.**
- 17. Car spaces, access lanes, loading bays and driveways must be maintained (including line marking) and kept available for these purposes at all times.**
- 18. The operator under this permit must make all reasonable endeavours to ensure that all vehicles entering and exiting the site should do so in a forward direction, all to the satisfaction of the Responsible Authority.**
- 19. This permit will expire if:-**
 - 19.1 The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 19.2 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.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (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.

- **An application must be made with Council's Parks Department for the street tree removal. The street tree must only be removed by or under the supervision of the Council. Prior to removal of the tree the replacement cost must be paid to Council.**

**2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 29 JOY PARADE, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0334)**

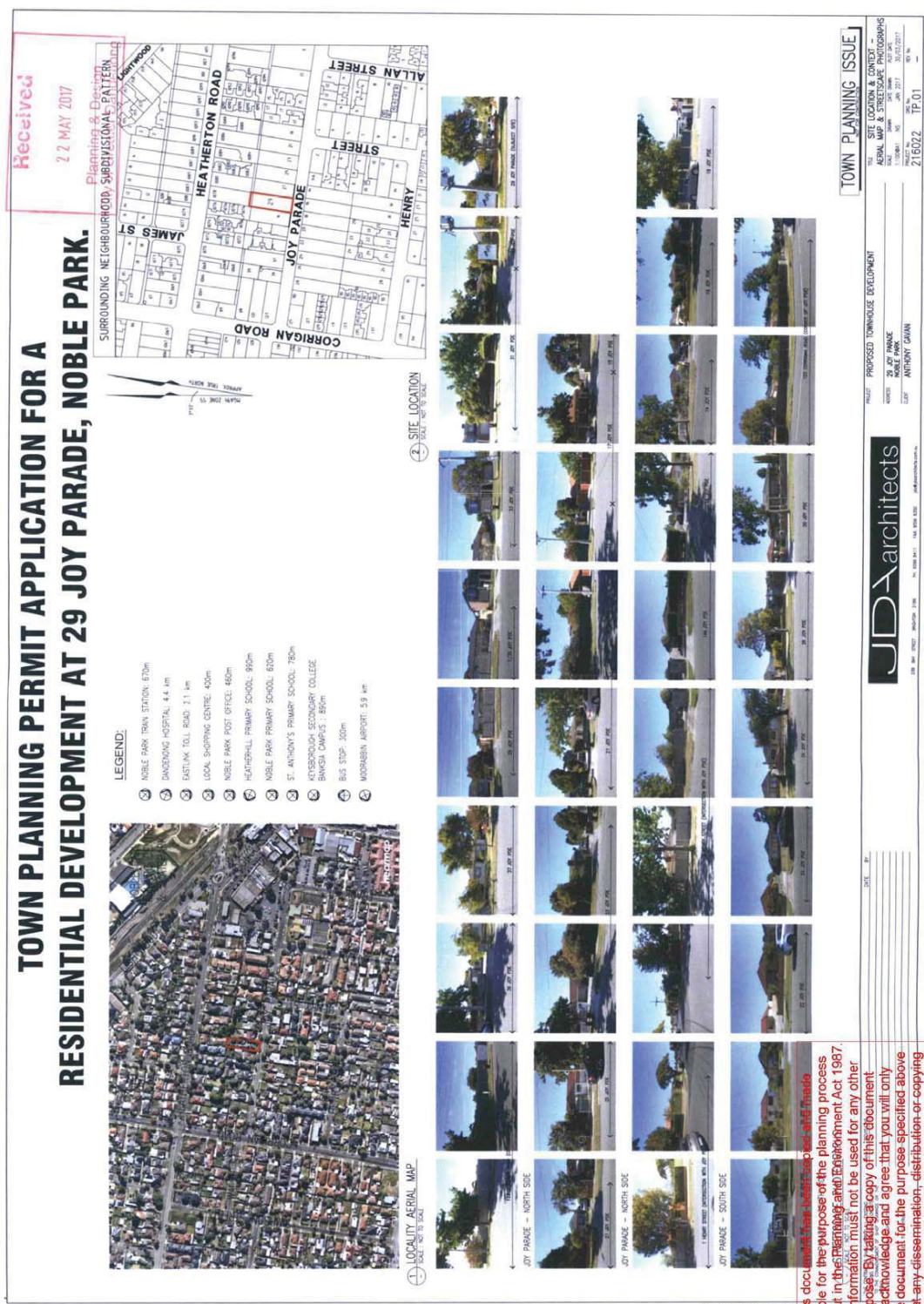
ATTACHMENT 1

SUBMITTED PLANS

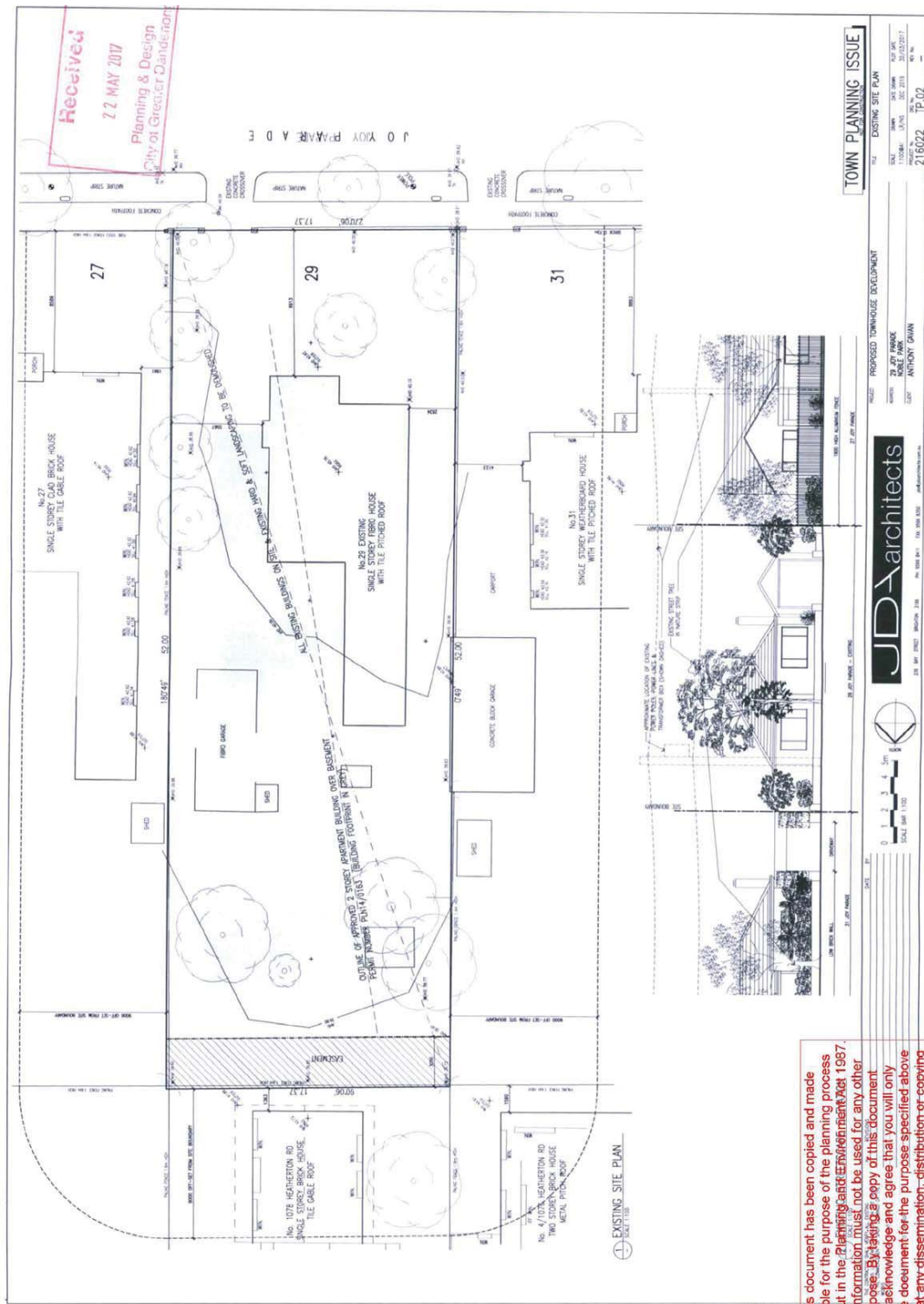
PAGES 15 (including cover)

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2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334)
(Cont.)

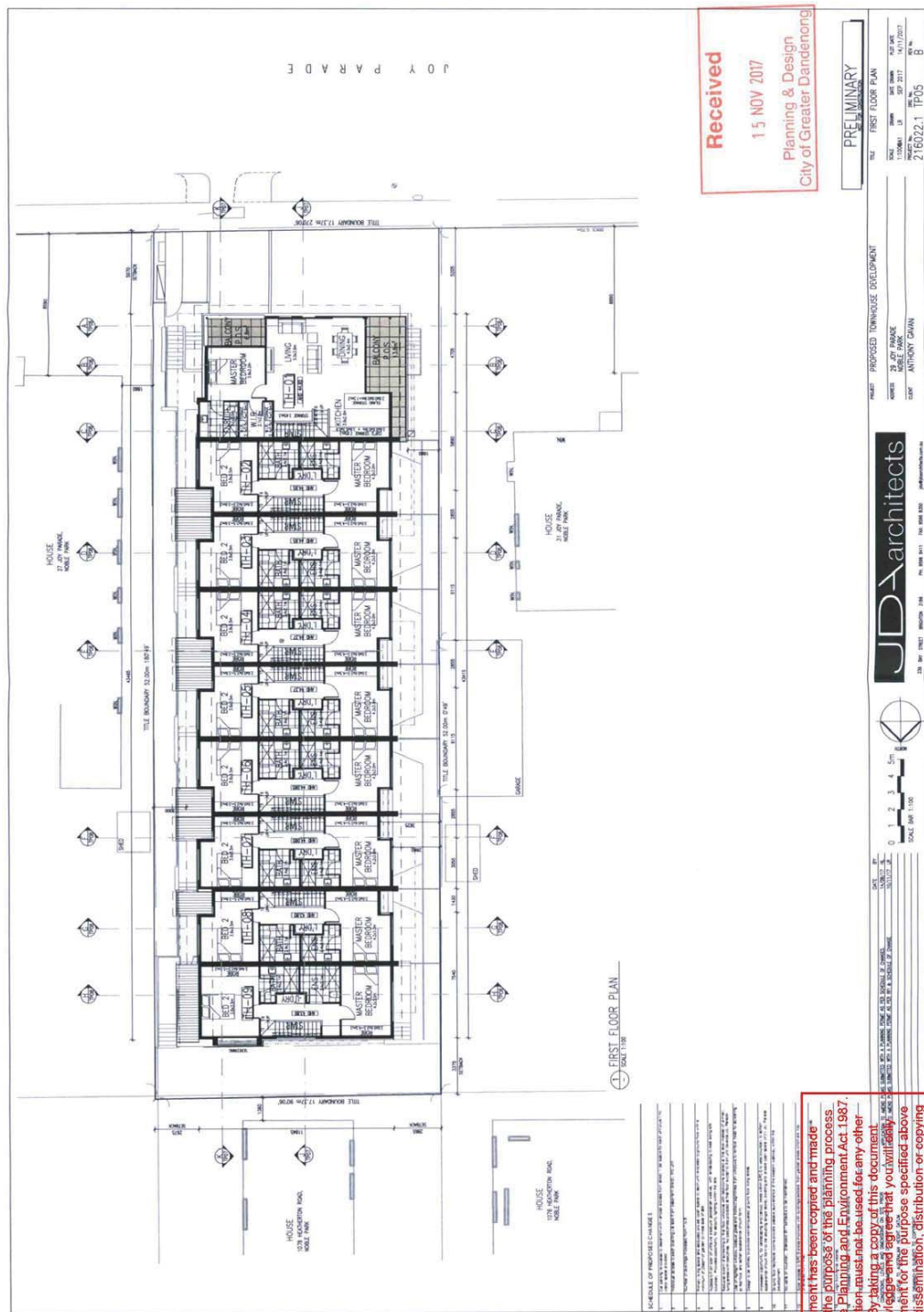


2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)



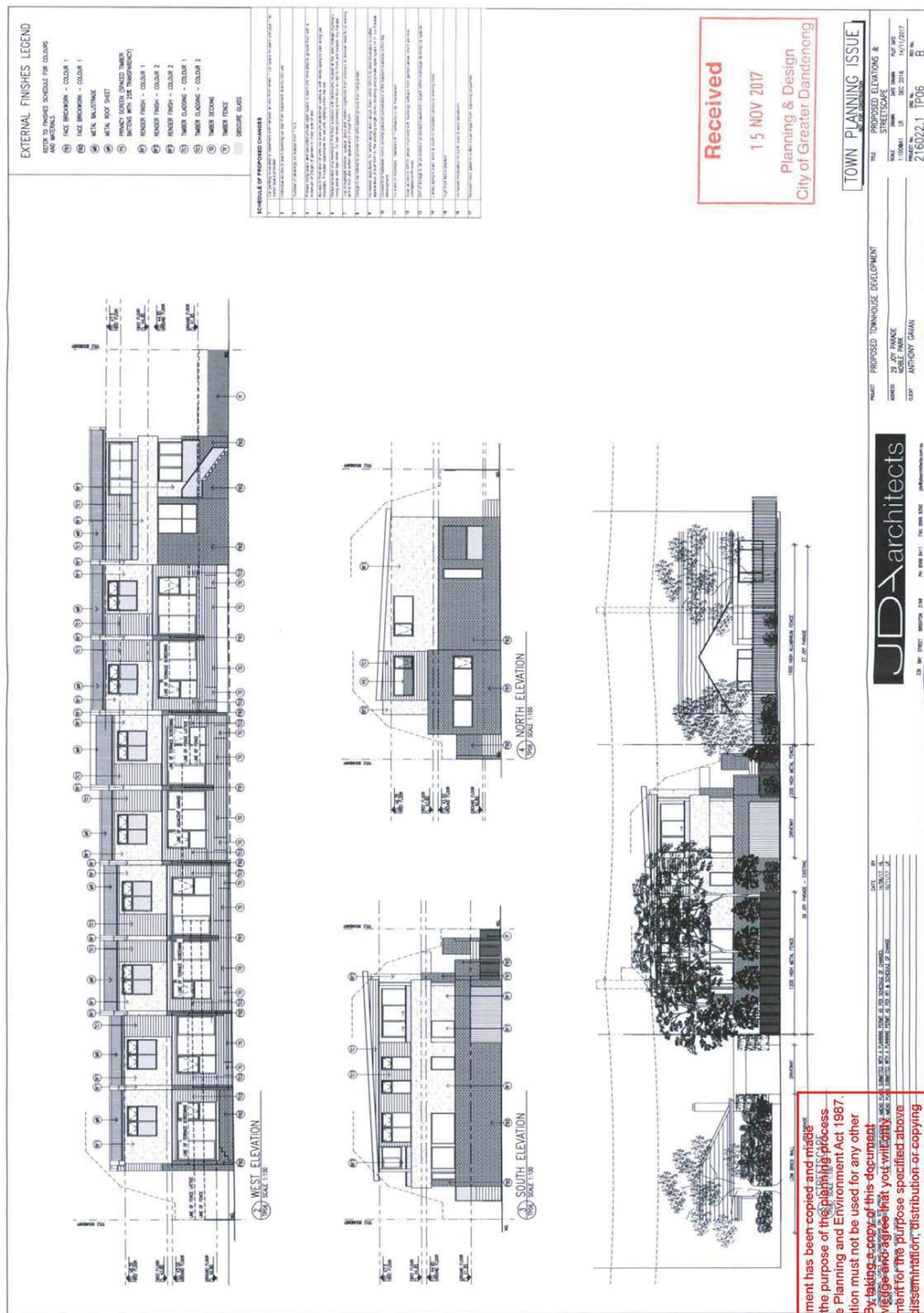
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2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)



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2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)



2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

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15 NOV 2017
Planning & Design
City of Greater Dandenong

TOWN PLANNING ISSUE

SECTION 3

PROJECT PROPOSED TOWNHOUSE DEVELOPMENT
CONTRACT 25 JOY PARADE
MOBILE PHONE
DATE 11/11/2017
216022.1 TP08.1

JDA architects
128-130 STREET BRIMCOMB 3186
Ph: 03 9471 1111 Fax: 03 9471 1111
info@jdaarchitects.com.au

SECTION - TH04
SCALE 1:100

SECTION - TH07
SCALE 1:100

SECTION - TH08
SCALE 1:100

SECTION - TH09
SCALE 1:100

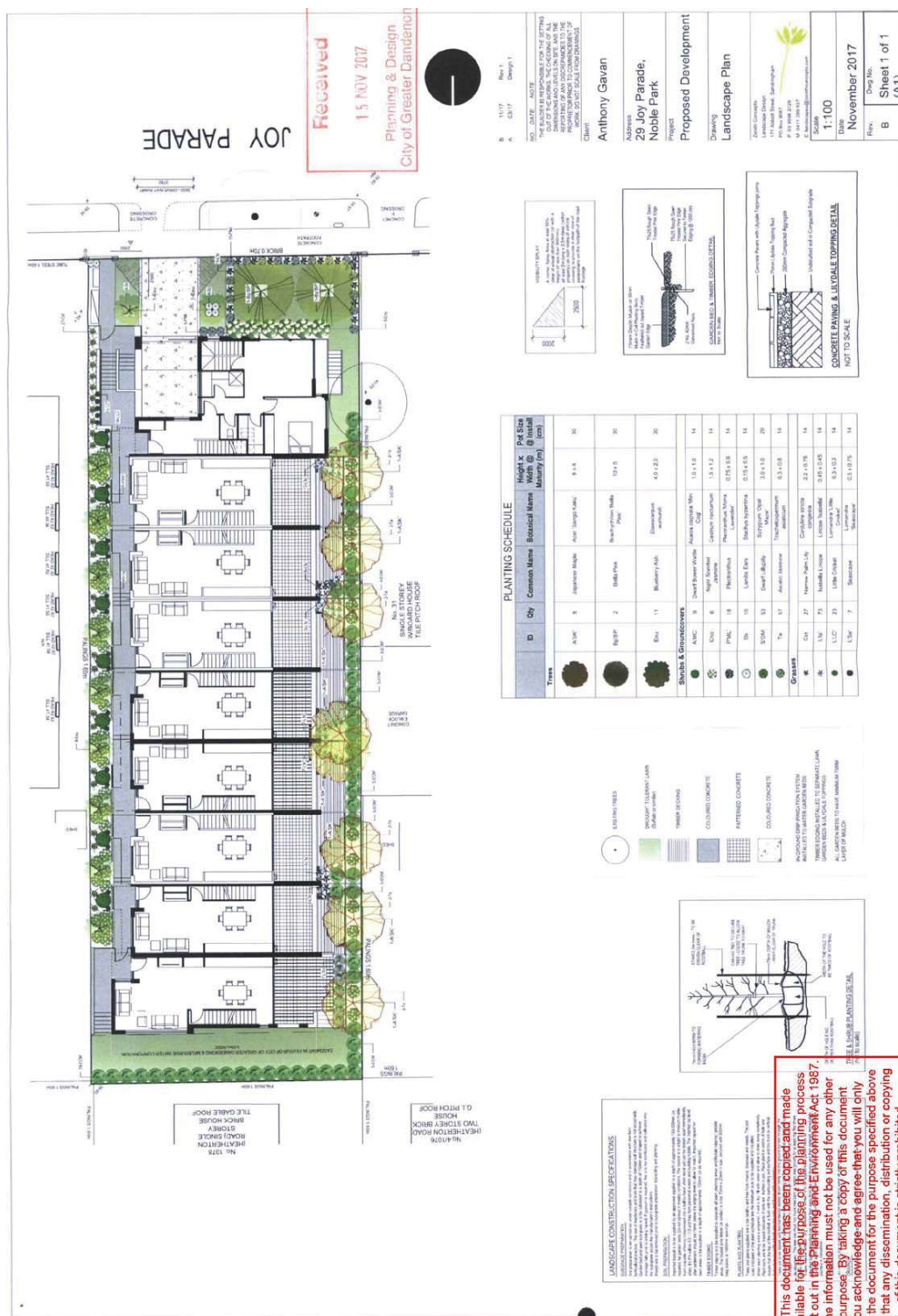
SCREEN DETAIL
SCALE 1:50

SCREEN DETAIL
SCALE 1:50

SCHEDULE OF PROPOSED CHANGES

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2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)



2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

JDA architects

EXTERNAL COLOUR / FINISHES SCHEDULE		
PROJECT: PROPOSED TOWN HOUSE DEVELOPMENT 29 JOY PARADE, NOBLE PARK		
DATE: SEPTEMBER 2017	JOB NO: 216022.1	REVISION: - A
MATERIAL / ITEM	SUPPLIER / COLOUR	SAMPLE
METAL SHEET ROOF	'Colorbond' finish Colour: 'Surf mist'	
FACE BRICKWORK	Colour: 'Chestnut'	
FACE BRICKWORK	Colour: 'Ash'	
WEATHERBOARD CLADDING 1	Weatherboard cladding Paint colour Dulux Monument	
WEATHERBOARD CLADDING 2	Weatherboard cladding Paint colour Dulux Natural White	
WINDOW / DOOR FRAMES	Powdercoated aluminium windows & doors – Silver	
RENDER FINISH COLOUR 1	Natural White	
RENDER FINISH COLOUR 2	Grey	
RENDER FINISH COLOUR 3	Dark Grey – to match weatherboard	
FENCES AND GATES	Powdercoated aluminium gates & posts - DULUX 'Eternity Charcoal Pearl Satin'	
DRIVEWAY & PEDESTRIAN PATH	Natural 'Light Grey' Concrete with exposed aggregate.	

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15 NOV 2017

Planning & Design
City of Greater Dandenong

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**2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 29 JOY PARADE, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0334)**

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. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)



**2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 29 JOY PARADE, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0334)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 7 (including cover)

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

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Assessment against C182 – Clause 22.09		
<p>The subject site is located within the 'Substantial change' area at Clause 22.09-3.5 Map 1 – Future Change Areas.</p> <p>Clause 22.09 requires all residential developments to be assessed against the design principles, in addition to those specific to each future Change area.</p> <p>The overarching Design Principles at Clause 22.09-3.1 are as follows:</p>		
Objective	Design Principle	Response
Safety	<p>To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:</p> <ul style="list-style-type: none"> • Incorporate active frontages including ground floor habitable room windows. • Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas. • Use semi-transparent fences to the street frontage. • Light communal spaces including main entrances and car parking areas with high mounted sensor-lights. • Ensure that all main entrances are visible and easily identifiable from the street. • Locate non-habitable rooms such as bathrooms, away from entrances and street frontage. 	<p>! Conditions required</p> <p>The basement car park would be accessed via the driveway from Joy Parade which would have a sliding gate restricting access. Visitor's would be required to 'buzz in' requesting residents to open the gate to access the visitor car space. The details of the sliding gate have not been provided. The sliding gate must be semi-transparent to enhance passive surveillance between the site to the street in line with this design principle. This will be required as a condition of any permit.</p> <p>Security lighting must be provided for residents along the pedestrian pathway, as a condition of any permit.</p>
Landscaping	<p>Residential development should:</p> <ul style="list-style-type: none"> • Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries. • Provide substantial, high quality landscaping along vehicular accessways. • Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area. • Planting trees that are common to and perform well in the area. • Avoid the removal of existing mature trees by incorporating their retention into the site design. • Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties. • Ensure that landscaping also addresses the Safety Design Principles. <p>Canopy trees should be planted in well proportioned setbacks/private open</p>	<p>✓ Complies</p> <p>The proposed development's boundary setbacks would provide adequate space for landscaping opportunities along each of the site's sensitive interfaces. The landscape plan nominates acceptable plant species which could be accommodated within the building setbacks.</p> <p>The proposal would provide substantial high-quality landscaping capable of protecting the outlook of abutting dwellings.</p>

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

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

	<p>space that are sufficient to accommodate their future growth to maturity.</p> <p>Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p> <p>Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.</p>	
Car parking	<p>The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.</p> <p>On-site car parking should be:</p> <ul style="list-style-type: none"> • well integrated into the design of the building, • generally hidden from view or appropriately screened where necessary, • located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level, <p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> • fully located within the site boundary; and • capable of fully accommodating a vehicle between a garage or carport and the site boundary. <p>Developments with basement car parking should consider flooding concerns where applicable.</p>	<p>✓ Complies The existing level of on street car parking on Joy Parade would be maintained with one crossover proposed for the development.</p> <p>The basement car parking area is partly above ground. The external presentation of the building's elevations comprises a variety of materials and colours which add visual interest to the development at each floor. The landscaping would also contribute to the softening the appearance of the built form.</p> <p>No car parking would be located within the front setback.</p>
Setbacks, front boundary and width	<p>Residential developments should:</p> <ul style="list-style-type: none"> • Provide a front setback with fence design and height in keeping with the predominant street pattern. • Maintain the apparent frontage width pattern. • Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity. • Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting. 	<p>✓ Complies The front fence would have a height of 1.2m satisfying the requirement of Schedule 1 to the RGZ.</p>
Private open space	<p>All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.</p>	<p>✓ Complies The proposal would provide well-articulated and active ground floor living areas for the</p>

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

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

	<p>Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the usability of the space.</p> <p>Private open space should be positioned to maximise solar access.</p> <p>Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.</p> <p>Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.</p>	<p>development. All dwellings would have ground floor private open space. The reverse living layout for Unit 1 would be suitable given the dwellings orientation to the street and limited overlooking opportunities. Unit 1 would also have a ground level living area with access to the front area of private open space via the terrace. The elevated terrace access to that space is required due to the elevated basement car park.</p>
Bulk & Built Form	<p>All residential developments should respect the dominant façade pattern of the streetscape by:</p> <ul style="list-style-type: none"> Using similarly proportioned roof forms, windows, doors and verandahs; and Maintaining the proportion of wall space to windows and door openings. <p>Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.</p> <p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or The retention of the existing dwelling detracts from the identified future character. <p>On sites adjacent to identified heritage buildings infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> Not exceeding the height of the neighbouring significant building; Minimising the visibility of higher sections of the new building; and Setting higher sections back at least the depth of one room from the frontage. 	<p>✓ Complies</p> <p>The development would present a contemporary design to the street and abutting properties. The sloped roof form, articulated elevations and mixture of external building materials and colours would provide visual interest to all sides and a high quality of building design.</p> <p>The screening methods used for the raised ground floor living spaces and areas of secluded private open space would locate screens closer to the property boundaries in order to enhance daylight access and clear view lines to the sky for residents whilst limiting overlooking of neighbouring properties sensitive spaces.</p>
Site Design	<p>Residential development should:</p> <ul style="list-style-type: none"> Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining 	<p>✓ Complies</p> <p>The development would limit amenity impacts on neighbouring properties, demonstrated by the proposal's compliance with the objectives</p>

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

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

	<p>properties.</p> <ul style="list-style-type: none"> • Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance. • Ensure that building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening. • Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees. • Provide suitable storage provisions for the management of operational waste. Appropriately locate suitable facilities to encourage public transport use, cycling and walking. 	<p>of Clause 55.04.</p> <p>The development benefits from the thermal properties associated with attached construction. The development also achieves good solar access to main indoor living areas with dual access to both morning and afternoon sun, and most secluded private open space courtyards enjoying solar access to the north and west.</p>
Materials & Finishes	<p>Residential development should:</p> <ul style="list-style-type: none"> • Use quality, durable building materials and finishes that are designed for residential purposes. • Avoid the use of commercial or industrial style building materials and finishes. • Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials. • Use a consistent simple palette of materials, colours, finishes and architectural detailing. • Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building. 	<p>✓ Complies</p> <p>The proposal would use a range of quality, durable building materials and finishes that are designed residential developments.</p> <p>Three alternative building material types proposed ensuring that there is not a repetition of external building materials.</p>
Domestic services normal to a dwelling and Building services	<p>In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:</p> <ul style="list-style-type: none"> • Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties. • Be designed to avoid the location of domestic and building services: <p>within secluded private open space areas, including balconies; and where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.</p>	<p>✓ Complies</p> <p>The majority of dwellings services are located within the basement, ensuring that they minimise any perceived impacts from the streetscape, adjacent properties, public realm and amenity of future residents.</p>

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

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Internal Amenity	<p>Residential development should:</p> <ul style="list-style-type: none"> • Ensure that dwelling layouts have connectivity between the main living area and private open space. • Be designed to avoid reliance on borrowed light to habitable rooms. • Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening. • Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5. 	<p>✓ Complies</p> <p>Each dwelling would have direct connectivity to the secluded private open space.</p> <p>The habitable living spaces would not have a reliance on borrowed light.</p> <p>The screening treatments have been located closer to the property boundaries to enhance the internal amenity for residents by way of light of visibility to the sky and within the site.</p> <p>The reverse living layout to Unit 1 would be acceptable as the dwelling is oriented to the street with and located at the front of the site minimizing its sensitive interfaces with adjoining properties thus reducing the need for screening of views.</p>
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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. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Assessment Table for Clause 22.09-3.2 Substantial change areas		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Preferred housing types	The preferred housing types for the Substantial Change Area are medium to high density.	✓ Complies Attached townhouses proposed conforming to the medium to high density profile of Substantial Change Areas.
Building Height	The preferred maximum building height for land within the: • RGZ1 and RGZ2 is up to 4 storeys, including ground level.	✓ Complies Maximum three storey building containing nine (9) dwellings and a basement car park.
Bulk & Built Form	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>✓ Complies</p> <p>The dwellings would step down towards the rear of the site due to the sloping land adding articulation to the development when viewed from the abutting properties.</p> <p>The proposed development's boundary setbacks would provide adequate space for landscaping opportunities along each of the site's sensitive interfaces. The landscape plan nominates acceptable plant species which could be accommodated within the building setbacks.</p>
Site Design	High density residential developments should provide safe and innovative communal open spaces.	✓ Complies The common pedestrian pathway would provide safe passage for residents to access the dwelling entries. The path would be located adjacent to the landscaping strip along the boundary with additional timber screening provided along the path. This provides a transitional space whilst limiting overlooking views as well as an aesthetic area of communal open space.

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

**2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 29 JOY PARADE, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0334)**

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. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Car Parking Assessment Table for Clause 52.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Parking Provision To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.	Car parking for residents should be provided as follows: <ul style="list-style-type: none"> One space for each one or two bedroom dwelling. Two spaces for each three or more bedroom dwelling, with one space under cover. Studies or studios that are separate rooms must be counted as bedrooms. <ul style="list-style-type: none"> One space for visitors to every 5 dwellings for developments of 5 or more dwellings 	✓ Complies Each unit would have two bedrooms – One car space provided for each dwelling One visitor car space provided All car parking would be located within the basement
Design Standard 1 Accessways The provision of car parking should meet the design requirements of this Clause.	Accessways should: <ul style="list-style-type: none"> Be at least 3 metres wide. Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. 	✓ Complies The accessway would have a minimum width of 3.6m. The basement has a minimum clearance height of 2.4m.
	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 Swept path analysis confirms each vehicle could exit the site in a forwards direction. Council's Traffic Engineers have not raised any concerns in this regard.
	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 The accessway would serve ten car spaces, however the accessway is neither 50m long nor does it connect to a road in a Road Zone. Nevertheless the proposal would provide a passing area within the basement.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (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 splays shown on plans
Design Standard 2 Car parking spaces Car parking spaces and accessways should have minimum dimensions.	Minimum car park and accessway dimensions: <ul style="list-style-type: none"> Parallel – 2.3m x 6.7m with a accessway width of 3.6m 45 degrees – 2.6m x 4.9m with a accessway width of 3.5m 60 degrees – 2.6m x 4.9m with a accessway width of 4.9m 90 degrees – 2.6m x 4.9m with a accessway width of 6.4m (refer to the table in 55.06 for more details)	✓ Complies Minimum width of accessway for car spaces is 5.7m. Car spaces 4 – 10 would be 3.0m wide requiring an accessway width of 5.2m. The proposal would satisfy this design standard.
	A building may project into the space if it is at least 2.1 metres above the space.	✓ Complies The basement has a minimum clearance height of 2.4m.
	Car spaces in garages, carports or otherwise constrained by walls should:- <ul style="list-style-type: none"> Single garage 3.5m x 6m Double garage 5.5m x 6 	✓ Complies Car spaces only.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (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.	✓ Complies The steepest ramp grade is 1:8 which is not within 5m of the street.
	Ramps (except within 5 metres of the frontage) should have the maximum grades of: <ul style="list-style-type: none"> 20 metres or less 1:5 (20%) Longer than 20 metres 1:6 (16.7%) 	
Design Standard 4 Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none"> At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation. The design and operation is to the satisfaction of the responsible authority. 	- N/A
Design Standard 5 Urban Design	Ground level car parking, garage doors and accessways should not visually dominate public space.	✓ Complies One sliding gate accessing the basement would be visible from the street.
	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 The sliding gate would provide partially screened car parking within the building.
Design Standard 6 Safety	Car parking should be well lit and clearly signed.	✓ Complies The basement would have lighting.
	The design of car parks should maximise natural surveillance and pedestrian visibility from adjacent buildings.	! Condition required The sliding gate must be visually permeable to enhance passive surveillance between the basement and the street.
Design Standard 7 Landscaping	The layout of car parking areas should provide for water sensitive urban design treatment and landscaping.	✓ Complies Landscaping provided along the driveway entry. The basement cannot accommodate landscaping.
	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 within the front setback.

**2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334)
(Cont.)**

Car Parking Assessment Table for Clause 52.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Ground level car parking spaces should include trees planted with flush grilles. Spacing of trees should be determined having regard to the expected size of the selected species at maturity.	✓ Complies The location of trees identified on the landscape plan would be adequate.

**2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 29 JOY PARADE, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0334)**

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 19 (including cover)

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

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (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 provide a design response which is consistent with the strategies and objectives of Clause 21.05 and achieves compliance with the design principles of Clause 22.09, which demonstrates that the proposal is an appropriate design response for the site.
	The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ Complies The proposal would limit amenity impacts on the neighbouring properties respecting the existing character. The site is located within a Substantial Change Area with the proposed development contributing to the preferred 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 assessing the proposal against the State and Local Policy and Clause 55 provides an acceptable design response to the sites context.
B3 Dwelling Diversity To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	- N/A Nine dwellings proposed.
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 adequate permeability to assist with water runoff as to not overload the existing infrastructure.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
	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 Connection and upgrading to service requirements would be outlined by the relevant authorities at the subdivision stage of the proposed development.
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 The common pedestrian pathway would provide direct pedestrian access from the street to each of the dwelling entries. All vehicles would be parked within the basement, accessed directly via the accessway connected to Joy Parade.
	Development should be oriented to front existing and proposed streets.	✓ Complies Unit 1 would be oriented to front Joy Parade.
	High fencing in front of dwellings should be avoided if practicable.	✓ Complies 1.2m high picket front fence proposed satisfying the maximum height of Schedule 1 to RGZ.
	Development next to existing public open space should be laid out to complement the open space.	- N/A

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Site Layout and Building Massing

Clause 55.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B6 Street Setback To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	Walls of buildings should be set back from streets: <ul style="list-style-type: none"> The distance specified in Table B1. <i>Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i> <i>Within the Residential Growth Zone schedule:</i> As per B6 or 5 metres, whichever is the lesser.	✓ Complies 5.0m street setback proposed.
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 32.07-8), 9 metres in the Neighbourhood Residential Zone (as per Clause 32.09-8) and 11 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 8.5m . ✓ Complies Three storeys proposed down to existing single storey dwellings. Three storeys is acceptable for Substantial Change Areas pursuant to Clause 22.09-3.2.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (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 – 903sqm Site coverage – 533sqm 59%
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 – 903sqm Permeable Area – 243sqm 26%
B10 Energy Efficiency To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	Buildings should be: <ul style="list-style-type: none"> ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	✓ Complies The site is limited by its north to south orientation. The attached nature of the building limits opportunities to provide north facing windows to each dwelling. The proposal would not reduce the energy efficiency of the neighbouring dwellings.
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ Complies It is not practicable to locate the living areas and private open space on the north side of each dwelling.
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ Complies The northern elevation of Unit 7 would maximise the solar access for north facing windows.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B11 Open Space To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	If any public or communal open space is provided on site, it should: <ul style="list-style-type: none"> Be substantially fronted by dwellings, where appropriate. Provide outlook for as many dwellings as practicable. Be designed to protect any natural features on the site. Be accessible and usable. 	✓ Complies The pedestrian path, basement car park and accessway are the communal areas. The layout of these areas is complimentary to each dwelling.
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.	! Condition required The basement car park would be accessed via the driveway from Joy Parade which would have a sliding gate restricting access. Visitor's would be required to 'buzz in' requesting residents to open the gate to access the visitor car space. The details of the sliding gate have not been provided. The sliding gate must be semi-transparent to enhance passive surveillance between the site to the street in line with this standard and objective. This will be required as a condition of any permit.
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ Complies Corner splays provided for the common accessway.
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	! Condition required The proposal would not provide any security lighting within the common pathway for the safety of residents. This would be required as a condition of any permit.
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Complies There would be no access to private areas with front fences provided to Unit 1.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B13 Landscaping To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.	The landscape layout and design should: <ul style="list-style-type: none"> Protect any predominant landscape features of the neighbourhood. Take into account the soil type and drainage patterns of the site. Allow for intended vegetation growth and structural protection of buildings. In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. Provide a safe, attractive and functional environment for residents. 	✓ Complies The layout of the development and landscaping would allow for the intended growth of the nominated species. The first floor has been setback from the boundaries to provide adequate space to accommodate this growth. Overall, the landscaping would provide for safe, attractive and functional environment which is aesthetically pleasing for residents and neighbouring properties.
	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 would be no significant trees removed from the land nor has there been in the last 12 months.
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	✓ Complies Landscape themes are clearly depicted on the landscape plan through the use of native species and varied surface materials.
	In the GRZ1 and RGZ1 schedule, 70% of ground level front setback planted with substantial landscaping and canopy trees.	✓ Complies 72% landscaping could be accommodated within the 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: <ul style="list-style-type: none"> 33% of the street frontage; or if the width of the street frontage is less than 20 metres, 40% of the street frontage. 	✓ Complies 28% 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 The proposal would retain the existing level of on street car parking.
	The number of access points to a road in a Road Zone should be minimised.	- N/A

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Developments must provide for access for service, emergency and delivery vehicles.	✓ Complies Direct access for emergency vehicles to each dwelling provided via the common accessway or pedestrian path.
B15 Parking Location To provide convenient parking for resident and visitor vehicles. To avoid parking and traffic difficulties in the development and the neighbourhood. To protect residents from vehicular noise within developments.	Car parking facilities should: <ul style="list-style-type: none"> ▪ Be reasonably close and convenient to dwellings and residential buildings. ▪ Be secure. ▪ Be designed to allow safe and efficient movements within the development. ▪ Be well ventilated if enclosed. ▪ Large parking areas should be broken up with trees, buildings or different surface treatments. 	✓ Complies Each dwelling would have direct access to the basement car park via an individual set of stairs.
	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 Basement proposed.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Amenity Impacts

Clause 55.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B17 Side and Rear Setbacks To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>! Variation required Diagram B1 under Clause 55.04-1 has been accurately depicted on the elevations demonstrating a minor variation of the standard. The slight variation of the eastern elevation would be acceptable for the development as it is well within the height guidelines of the Residential Growth Zone and Clause 22.09, satisfying the objective of this clause.</p>

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B18 Walls on Boundaries To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</p> <ul style="list-style-type: none"> ▪ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or ▪ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200m from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>✓ Complies Eastern boundary length – 52m Allowable length – 20.5m Walls on eastern boundary – 5.4m</p>
<p>B19 Daylight to Existing Windows To allow adequate daylight into existing habitable room windows.</p>	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p>	<p>✓ Complies The building would not impact on daylight to the abutting dwellings habitable room windows.</p>

**2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334)
(Cont.)**

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	<p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>✓ Complies</p> <p>The ground floor east facing brick wall at the front of Units 3 and 4 would have a height of 3.3m. This wall would be setback a minimum distance of 3.0m from the neighbouring window satisfying the standard and objective.</p>

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (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 north facing windows directly abutting the subject site.
B21 Overshadowing Open Space To ensure buildings do not significantly overshadow existing secluded private open space.	<p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	✓ Complies There would be partial overshadowing to the open space of No. 31 Joy Parade at 9am and No.27 Joy Parade at 3pm. However, the shadow diagrams submitted with the application demonstrate compliance with this standard and objective.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B22 Overlooking To limit views into existing secluded private open space and habitable room windows.	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the <u>secluded private open space</u> or <u>habitable room window</u> of an existing dwelling (horizontal 9m rule and from a height of 1.7m above ffl).</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view should be either:</p> <ul style="list-style-type: none"> Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. Have sill heights of at least 1.7 metres above floor level. Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	<p>✓ Complies</p> <p>The basement car park is partly above ground but becomes more submerged towards the rear of the site. The maximum height of the basement above natural ground level is 2.0m at the front of Unit 1. The minimum height of the basement above natural ground level is 0.7m at the rear of Unit 9.</p> <p>The east and west facing ground floor habitable rooms have been screened along the pedestrian path and boundary fences to maximise natural daylight whilst preventing overlooking of the existing secluded private open space and habitable room windows of No. 27 and 31 Joy Parade.</p> <p>The first floor windows of Units 2 – 9 have been screened in accordance with this standard.</p> <p>The east facing and west facing ground floor and first floor windows and balconies of Unit 1 would not overlook a sensitive interface and therefore would not require screening.</p> <p>! Condition required The northern elevation depicts an alternative arrangement to the ground floor and first floor plans for Unit 9 and must be corrected as a condition of any permit.</p>
	Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.	<p>! Condition required Height of all screening treatments above FFL and NGL (where appropriate) annotated and depicted on the elevations.</p>

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	<p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> ▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. ▪ Permanent, fixed and durable. ▪ Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	<p>✓ Complies Timber screens proposed for balconies with 25% transparency.</p>
<p>B23 Internal Views To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>	<p>✓ Complies There would be no internal views within the development.</p>
<p>B24 Noise Impacts To contain noise sources in developments that may affect existing dwellings.</p>	<p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p>	<p>✓ Complies No noisy machinery is proposed.</p>
<p>To protect residents from external noise.</p>	<p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>✓ Complies There are no adverse noise sources on the adjoining properties.</p> <p>✓ Complies Appropriate setbacks have been provided for bedrooms which are predominantly located on the upper floors.</p>

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (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.	! Condition required Each dwelling entry/porch would be directly accessed via the shared pathway. The shared pathway would be accessed via stairs only and does not consider the needs of people with limited mobility.
B26 Dwelling Entry To provide each dwelling or residential building with its own sense of identity.	Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> Be visible and easily identifiable from streets and other public areas. Provide shelter, a sense of personal address and a transitional space around the entry. 	✓ Complies Unit 1 dwelling entry could be seen from the street. The entry to the rear dwelling could be seen from the pedestrian pathway. The porch above each entry would provide each dwelling with its own sense of address along the shared pathway.
B27 Daylight to New Windows To allow adequate daylight into new habitable room windows.	A window in a habitable room should be located to face: <ul style="list-style-type: none"> An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or A verandah provided it is open for at least one third of its perimeter, or A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	✓ Complies The ground floor living area of Units 2-7 would face a covered courtyard with a minimum area of 11.5sqm.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (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.	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	<p>✓ Complies</p> <p>Unit 1 would have a reverse living layout with access from the living area to a balcony of 13.8sqm with a minimum dimension of 2.1m. This dwelling also has access to ground floor private open space within the front yard.</p> <p>Units 2-9 would have a raised ground floor resultant of the partly above ground basement. This would result in a semi ground floor/elevated area of secluded private open space. The Planning Scheme does not provide a definition of a balcony which blurs the lines of the type of open space proposed. Given the courtyard is significantly elevated above the ground level due to the basement, the private open space would be considered under the provisions of a balcony. The secluded private open space to Units 2-8 would have a minimum area of 25.1sqm. This would exceed the balcony requirements whilst providing space to accommodate landscaping, satisfying the standard and the objective.</p>
B29 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2+0.9h) metres, where 'h' is the height of the wall.</p>	<p>✓ Complies</p> <p>The site is limited by its north to south orientation. The attached nature of the building limits opportunities to provide private open space on the north side of each dwelling. Each area of secluded private open space would have unimpeded afternoon sunlight.</p> <p>- N/A</p>
B30 Storage To provide adequate storage facilities for each dwelling.	<p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>✓ Complies</p> <p>The proposal would provide each dwelling with 6m³ of storage space within the basement.</p>

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Detailed Design

Clause 55.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B31 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.	The design of buildings, including: <ul style="list-style-type: none"> ▪ Facade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, ▪ Should respect the existing or preferred neighbourhood character. 	! Condition required The proposal would provide articulation at each elevation with a contemporary sloped roof design. The proposal would use multiple external materials including cladding, brickwork, render and timber. The materials would each be of differing colour offering visual interest. There are no identified colours as part of the existing neighbourhood character as contained within the CGD neighbourhood character study for Area 10. This area is identified for substantial change and is expected to see the old stock replaced by new contemporary designs, materials and colours. The south facing ground floor elevation would have a solid continuous brick wall presented to the street. This elevation requires further design detail in order to provide a respectful street interface for the development. This would be required as a condition of any permit.
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ Complies Basement car parking provided.
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 1.2m high steel front fence proposed. There are existing front fences on neighbouring properties along Joy Parade.
	A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> ▪ 2m if abutting a Road Zone, Category 1. ▪ 1.5m in any other streets. Within all residential zone schedules: Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.	✓ Complies Joy Parade is not an identified Road Zone. The maximum front fence height is 1.2m.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (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 The common pathway including landscaping clearly delineates public areas. The front yard would be fenced for Unit 1 as well as the rear yard for Unit 9 which are the sole ground floor private areas.
	Common property, where provided, should be functional and capable of efficient management.	✓ Complies Common property areas would be functional and 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 dwelling is setback 3.2m from the rear boundary to ensure the easement is kept clear of structures. This has been a consistent approach for dwellings located along the northern side of Joy Parade.
	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 located within basement. Common mailbox provided at the front of the site adjacent to the pedestrian entry.
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Complies Located at the front of the site.

2.4.1 Town Planning Application - No. 29 Joy Parade, Noble Park (Planning Application PLN17/0334) (Cont.)

Assessment against C182 – Schedule 3 to the Residential Growth Zone		
Requirement of Clause 55	Requirement	Response
Minimum Street Setback Standard B6	As per B6 or 5 metres, whichever is lesser	✓ Complies 5.0m street setback proposed.
Site coverage Standard B8	Maximum of 70%	✓ Complies Site Area – 903sqm Site coverage – 533sqm 59%
Landscaping Standard B13	70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.	✓ Complies 72% landscaping could be accommodated within the front setback whilst the landscape plan identifies appropriate vegetation along the side and rear boundaries.
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.	✓ Complies Each balcony would exceed a minimum area of 10sqm with a minimum dimension of 2.0m.
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 Joy Parade is not an identified Road Zone. The maximum front fence height would be 1.2m.

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417)

File Id:	142320
Responsible Officer:	Director City Planning, Design & Amenity
Attachments:	Submitted Plans Location of Petitioners Clause 22.09 Assessment Schedule 1 to Clause 32.08 Assessment Clause 52.06 Assessment Clause 55 Assessment

Application Summary

Applicant:	Tibeca Group (Aust) Pty Ltd
Proposal:	To develop the land for six (6) new dwellings comprising five (5) double storey dwellings to the front and one (1) single storey dwelling to the rear
Zone:	General Residential Zone 1
Overlay:	No Overlays apply to the subject site
Ward:	Paperbark

The application proposes to develop the land for six (6) new dwellings comprising five (5) double storey dwellings to the front and one (1) single storey dwelling to the rear. A permit is required pursuant to Clause 32.08-6 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 a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. One (1) objection consisting of a three (3) signature petition was received to the application. Issues raised generally relate to matters of overdevelopment, property values, neighbourhood character, noise, overshadowing, loss of privacy, loss of amenity, parking/traffic and fencing.

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

Recommendation Summary

As assessed, the proposal is consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme. The proposal appropriately responds to strategic policy for residential development in the area with this report recommending that the application be supported, and 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. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

Subject Site and Surrounds

Subject Site

The subject site is located on the northern side of French Street, Noble Park between Leman Crescent to the west and Chandler Road to the east. The site is rectangular in shape with a southern frontage of 22.19 metres along French Street and depth of 68.3 metres. The total site area is approximately 1515.58m².

In relation to its topography the site has an upwards slope of approximately 3.4 metres from the front to the rear of the site. There are no easements on the subject site.

The subject site is currently occupied by an existing single storey weatherboard dwelling, a galvanised iron garage and a fibro shed, all of which are to be demolished as part of the development. There is a single vehicle crossover located towards the eastern side of the southern site frontage. Private open space is currently provided at the rear of the existing dwelling.

Surrounding Area

Land in the immediate locality is generally used for residential purposes, comprising various types of accommodation. The housing stock is characterised by single and double storey detached dwellings of brick or weatherboard construction comprising tiled hipped roofs, in addition to numerous multi unit developments, ranging in age and style.

Car parking spaces are generally located to the side or rear of the dwellings with access to the sites generally via a single crossover.

Setbacks range between 4 and 15 metres. The setback of the dwelling abutting the west of the subject site at 1/45 French Street is 13.5 metres. The setback of the dwelling abutting the east of the subject site at 1/49 French Street is 6.07 metres.

The subject site is well serviced by existing infrastructure, including local shops at the Heatherton Road/Chandler Road strip approximately 60 metres to the north-east, the Railway Parade shops 610 metres to the south-east and the Noble Park Major Activity Centre approximately 700 metres to the west.

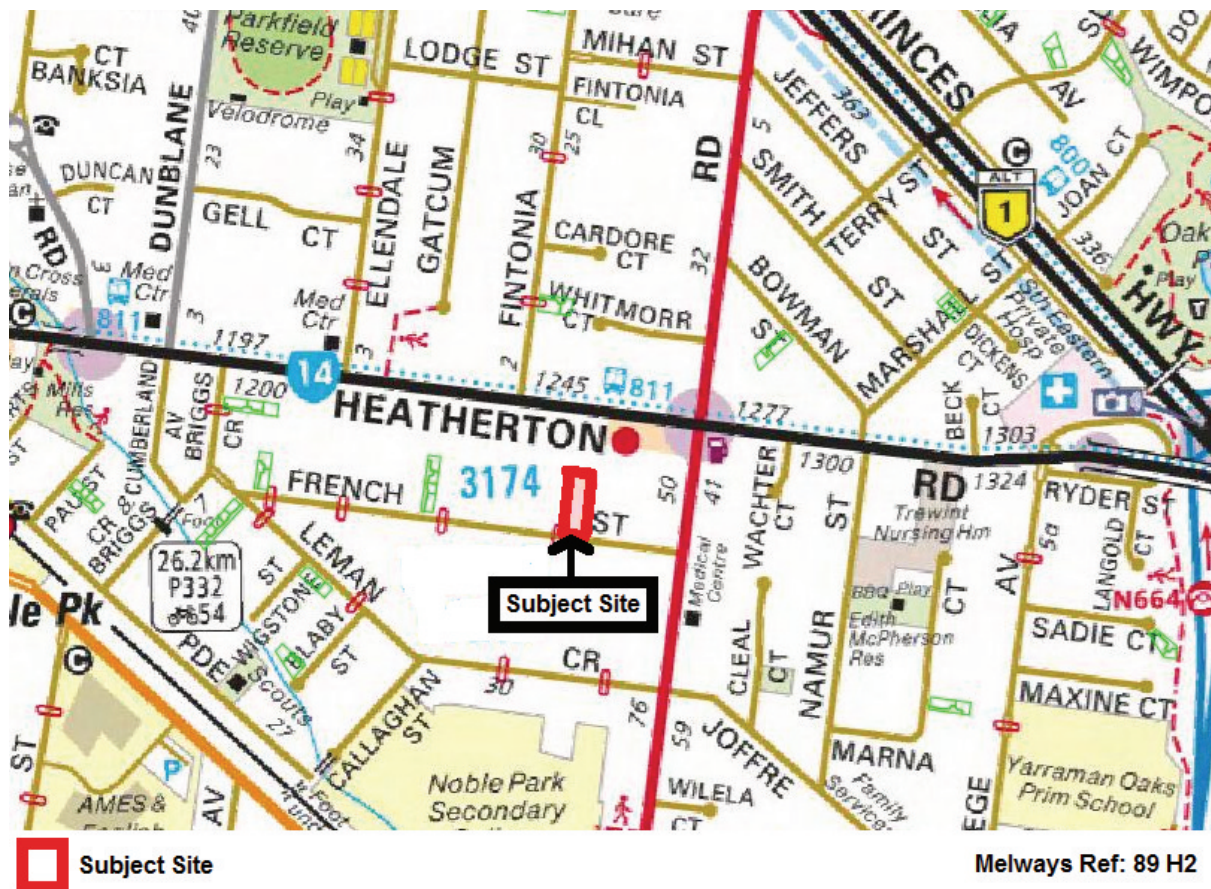
It is also serviced by public transport in the form of the 811 (Dandenong to Brighton) bus route which runs approximately 70 metres to the north along Heatherton Road.

Public Open Space includes Parkfield Reserve (located approximately 500 metres to the north-west), Mills Reserve (located approximately 600 metres to the west) and Oakwood Park (located approximately 680 metres to the north-east). Educational facilities include Noble Park Secondary College approximately 230 metres to the south, the AMES and English Language School approximately 520 metres to the south-west and Yarraman Oaks Primary School approximately 570 metres to the south-east.

Refer to following locality plan for the location of the subject site and its surroundings.

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

Locality Plan



Background

Previous Applications

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

- Planning Permit Application No. PLN13/0812 to develop this site for eight (8) double storey dwellings was refused under delegation on 17/09/2014 on the following grounds:
 1. The proposal is an overdevelopment of the site and is contrary to Clause 22.09-3.2 in that the two (2) double storey dwellings proposed to the rear of the subject site under this application would adversely impact upon the immediate character of the neighbourhood and are not in keeping the existing character of single storey development and open spaces within the rear backyards of the immediate area, with insufficient space provided within the 1.15 metre rear setbacks of Dwellings 7 and 8 to provide sufficient landscaping to screen any adverse impacts on neighbouring properties.

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

2. The proposal is contrary to Clause 55.02-1 in that it is not respectful of the existing or preferred neighbourhood character.
3. The proposal is contrary to Clause 55.03-1 in that the front setbacks for Dwellings 1 and 2 do not respect the preferred future character of the area with respect to street setbacks.
4. The proposal is contrary to Clause 55.03-10 in that Dwelling 1's east-facing and Dwelling 2's west-facing Meals Room windows have not been setback at least 1.0 metres from the common accessway which would result in detrimental noise impacts on future residents within these habitable rooms from passing vehicles within the development.
5. The proposal is contrary to Clause 55.05-4 in that Dwellings 3, 4, 5 and 6 have private open space areas which are less than 40m² which would result in insufficient secluded private open space being provided for the future residents of these dwellings.

The application was appealed to the Victorian Civil and Administrative Tribunal and Council's refusal was upheld by the Tribunal on 03/06/2015.

Proposal

The application proposes to develop the land for six (6) new dwellings comprising five (5) double storey dwellings to the front and one (1) single storey dwelling to the rear.

The details of the proposal are as follows:

	Details
Type of proposal	Multi dwellings
Number of dwellings	Six (6)
Levels	Double storey – Dwellings 1 to 5 Single Storey – Dwelling 6
Maximum Height	8.01 metres
Oriented to	French Street (Dwelling 1) / Shared driveway (Dwellings 2 to 6)
External materials	Brick at ground floor level and rendered cladding at first floor level
Set backs	7.5m front southern setback to French Street (Dwelling 1), minimum 1.65m western side setback (Dwelling 6), minimum 1.5m northern rear setback (Dwelling 6) and minimum 5.11m eastern side setback (Dwellings 1 to 5).
Open space type	Dwelling 1 – 92.1m ² front yard plus 61.2m ² backyard Dwelling 2 – 52m ² backyard

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

	Dwelling 3 – 51.5m ² backyard Dwelling 4 – 51.5m ² backyard Dwelling 5 – 51.5m ² backyard Dwelling 6 – 57.2m ² backyard
Number of Car parking Spaces provided	13
Number of Car parking Spaces required	13
Type of car parking proposed	Single garage with a tandem car space in front for each dwelling plus an on-site visitor car space
Access	Access located to the south of the development, Connects to French Street Minimum width is 2.7 metres for each access
Front Fence	A 1.2 metre high front fence is proposed
Garden Area:	
Provided	530 square metres or 35%
Required	530 square metres or 35%

The plans were subsequently amended after advertising pursuant to Section 57A of the Planning and Environment Act 1987 as follows:

- Reduce the width of Dwelling 1's accessway and the common accessway (in certain sections) to a minimum 2.7m to provide minimum 1m wide landscaping strips either side of Dwelling 1's accessway and the common accessway to ensure that the 35% garden area requirement is being met.
- Revise the upper level internal layouts of Dwellings 3 and 4 so that the third bedroom of these dwellings is replaced with a sitting area.

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

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (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:

- To construct two or more dwellings on a lot pursuant to Clause 32.08-6 of the Greater Dandenong Planning Scheme.

The relevant controls and policies are as follows:

Zoning Controls

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

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

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

Pursuant to Clause 32.08-6, a permit is required to construct two or more dwellings on a lot in a General Residential Zone.

Overlay Controls

No overlays affect the subject site.

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.

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.

Settlement (Clause 11)

Settlement is outlined at Clause 11, with Clause 11.02 relating to Urban Growth. Objectives of this Clause include:

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

- *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*
- *To facilitate the orderly development of urban areas.*
- *To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create benefits for sustainability while protecting primary production, major sources of raw materials and valued environmental areas.*

Built Environment and Heritage (Clause 15)

Planning should achieve high quality urban design and architecture that:

- *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.*

Housing (Clause 16)

Clause 16 – Housing – contains the following relevant objectives:

- *To promote a housing market that meets community needs*
- *To locate new housing in or close to activity centres and in urban renewal precincts and sites that offer good access to jobs, services and transport.*
- *To identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.*
- *To provide for a range of housing types to meet increasingly diverse needs.*
- *To deliver more affordable housing closer to jobs, transport and services.*

Clause 16.01-4 – Housing Diversity – contains the following strategies:

- *Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.*
- *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 - Transport

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

Clause 18.01-1 - Land use and transport planning – contains the following relevant strategies:

- *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:

- *There is considerable diversity within Greater Dandenong's housing stock. Most housing stock is between 30 to 50 years old, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central southern areas, with in-fill development occurring across the municipality (Clause 21.02-3).*
- *Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).*
- *Whilst there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The highest concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).*
- *With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping (Clause 21.02-4).*

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**. The vision is that Greater Dandenong will be a municipality where housing diversity and choice is promoted in its various attractive neighbourhoods.

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

Clause 21.04-1 Housing and community

- *Greater Dandenong's population is expected to rise by 22 percent, from 147,000 to 179,000 in the decade to 2024, placing pressure on transport networks, infrastructure, services and public open space.*

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Approximately 9,950 new households will need to be accommodated across the municipality by 2024 (Greater Dandenong Housing Strategy 2014-2024).

- *Supporting urban consolidation and providing housing in existing areas close to activity centres means that people do not need to travel as far to work, shop or to take part in sports/leisure activities thus reducing the environmental impacts of transport.*
- *Increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.*
- *Encourage the provision of housing that is adaptable to support the needs of the changing needs of present and future residents.*
- *Encourage innovative redevelopment and renewal of deteriorating housing stock and older styled higher-density apartments and multi-unit developments.*
- *Encourage new residential development that incorporates adequate space for the planting and the long term viability and safe retention of canopy trees.*
- *Respecting the valued, existing neighbourhood character within incremental and minimal change areas.*
- *Requiring medium-density developments to be site and locality responsive and to respect existing and proposed neighbourhood character.*

Clause 21.05-1 – Urban design, character, streetscapes and landscapes – contains the following relevant objectives and strategies:

- *To facilitate high quality building design and architecture.*
- *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
- *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
- *Encourage innovative architecture and building design.*
- *To facilitate high quality development, which has regard for the surrounding environment and built form.*
- *Promote views of high quality landscapes and pleasing vistas from both the public and private realm.*
- *Promote all aspects of character – physical, environmental, social and cultural.*
- *Encourage planting and landscape themes, which complement and improve the environment.*
- *Encourage developments to provide for canopy trees.*
- *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*
- *To protect and improve streetscapes*

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- *Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.*
- *Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.*
- *To ensure landscaping that enhances the built environment*
- *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
- *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*

Clause 22.09 – Residential Development & Neighbourhood Character Policy – contains the following objectives at Clause 22.09-2:

- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
- *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.*
- *To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.*
- *To facilitate high quality, well designed residential development and on-site landscaping.*
- *To promote a range of housing types to accommodate the future needs of the municipality's changing population.*
- *To ensure that residential development uses innovative, responsive and functional siting and design solutions that:*
 - *Achieve high quality internal amenity and private open space outcomes for future residents;*
 - *Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;*
 - *Promote public realm safety by maximising passive surveillance.*
 - *Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;*
 - *Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;*
 - *Achieve environmentally sustainable design outcomes;*
 - *Use quality, durable building materials that are integrated into the overall building form and façade; and*
 - *Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.*

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Clause 22.09-3.1 (Design Principles) provides design principles, which apply to all Future Change Areas.

Clause 22.09-3.3 (Incremental Change Areas) provides design principles, some of which also relate to the variances to the requirements of standards to Clause 55 under the schedule to the General Residential Zone. The guidelines are as follows:

- *Preferred housing type – The preferred housing type for the Incremental Change Area is medium density.*
- *Building Height – The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.*
- *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.*
- *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 carport and garages in the street.*
- *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.*
- *Bulk – 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 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;*

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

- *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.

Particular Provisions

Car Parking

The purposes of this provision, Clause 52.06, are:

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 52.06-2 notes that a new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land.

The required spaces are identified in the table to Clause 52.06-5. Clause 52.06-3 further notes that a permit may be granted to reduce or waive the number of car spaces required by the table.

The table at Clause 52.06-5 notes that a dwelling with 1 or 2 bedrooms requires 1 car space, and a dwelling with 3 or more bedrooms requires 2 spaces to each dwelling.

Car parking is to be designed and constructed in accordance with the requirements of Clause 52.06-9 and 52.06-11 of the Scheme.

Two or more dwellings on a lot and residential buildings

Pursuant to Clause 55 of the Greater Dandenong Planning Scheme, the provisions of this Clause apply to an application:

- To construct two or more dwellings on a lot.

The purposes of this clause are:

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

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- *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.

If a zone or a schedule to a zone specified a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

General Provisions

Clause 65 – Decision Guidelines needs to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan is of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

Council Plan 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.

Referrals

External

The application was not required to be referred to any external referral authorities.

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)**Internal**

Internal Council Referral	Advice/ Response/ Conditions
Civil Development	No objection, subject to conditions.
Asset Planning	No objection, subject to relevant notes being placed on permit.
Transport	No objection, subject to conditions.

Advertising

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

- Sending notices to the owners and occupiers of adjoining and surrounding land.
- Placing a sign on site facing French Street.

The notification has been carried out correctly.

Council has received one (1) objection comprising three (3) petitioners to the application

The location of the petitioners is shown in Attachment 2.

Consultation

A consultative meeting was held on 07/02/2018 with the applicant, head petitioner and Council representatives (Councillors and officers) in attendance. The issues were discussed at length, however there was no resolution and the objection stands as received.

Summary of Grounds of Submissions/Objections

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

- **Overdevelopment**

The objecting petitioners are concerned that the proposal to develop six (6) dwellings on a 1,515m² lot would be well above the density represented by nearby properties at 39 French Street which only has two (2) dwellings on the lot and 45 and 49 French Street both of which have four (4) dwellings each.

Whilst it is noted that the sites referenced by the petitioners contain fewer dwellings than proposed on the subject site it is also noted that there are other similarly sized sites which are already permitted to have the same number of dwellings or even more than what is proposed under this application.

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The site at 37 French Street has an approval for six (6) dwellings (approved under Planning Permit PLN15/0673), whilst the site at 43 French Street has approval for seven (7) dwellings (approved under Planning Permit PLN17/0588).

Furthermore, the proposed development has been assessed against the requirements of Clause 22.09 and Clause 55 of the Greater Dandenong Planning and demonstrates a high level of compliance.

Therefore it is considered that the proposed development is not an overdevelopment of the subject site.

- **Property values**

The petitioners are concerned that the value of their properties would be reduced due to their proximity to the proposed development.

The Victorian Civil and Administrative Tribunal has determined on numerous occasions that property values are not a valid planning ground upon which Responsible Authorities can rely to refuse a planning permit application.

- **Neighbourhood character**

The petitioners are concerned that the proposed development would not respect existing development on adjoining properties or the incremental change area the site is located within.

The proposed development has been assessed against the requirements of Clauses 22.09-3.1 and 22.09-3.3 of the Greater Dandenong Planning Scheme and is considered to comply with Council's Residential Development and Neighbourhood Character Policy, particularly as it relates to Incremental Change Areas.

- **Noise**

The petitioners are concerned that noise from construction associated with the proposed development as well as noise from future residents and their vehicles would disturb the existing residents of adjoining properties.

With respect to noise from construction, this is covered by EPA Guidelines and would need to be complied with as part of the construction process. Noise from any future residents and their vehicles is not expected to be greater than that typically experienced from residential development in a residential area.

- **Overshadowing**

The petitioners are concerned that the proposed development would overshadow their properties.

The shadow diagrams provided with the application show that the proposed development would not overshadow the petitioner's properties at 9.00am or 12.00pm (noon) and would only slightly overshadow the backyards of the petitioner's properties at 3.00pm. The proposal is therefore considered to comply with the overshadowing requirements of Clause 55 of the Planning Scheme.

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

- **Loss of privacy**

The petitioners are concerned that the east-facing upper level windows of the proposed development would overlook their properties, resulting in a loss of privacy.

It is noted that a number of windows have been identified as having translucent glass on the upper floor plan. However this has not been reflected on the elevations. It is noted that there is a notation on the elevations which states that all east, south and west facing first floor habitable room windows are to have either fixed external screens or fixed obscure glazing or sill heights a minimum of 1.7m above finished floor level. This can be required to be shown on the windows as a condition of permit, if granted.

- **Loss of amenity**

The petitioners are concerned that the proposed development would take away from the sense of place and cultural identity and the amenity of external parties.

It is considered that the proposed development would be consistent with other medium density development which have been approved along French Street and would not detract from the sense of place, cultural identity or amenity of adjoining properties.

- **Parking and traffic**

The petitioners are concerned that the proposed development has provided insufficient onsite car parking which would result in an increase to on-street car parking.

Dwellings 1, 2, 5 and 6 can be provided with two (2) car parking spaces which satisfies the requirement of Clause 52.06 for dwellings with three or more bedrooms. Dwellings 3 and 4 can be provided with one (1) car space each which satisfies the requirement for two bedroom dwellings. An on-site visitor car parking space is also proposed which is required for development of between 5 and 10 dwellings.

- **Fencing**

The petitioners are concerned that the boundary fence between the subject site and their properties is dilapidated and requires replacement.

Whilst generally matters with respect to fencing are a civil matter between adjoining property owners under the Fencing Act it is considered reasonable to include a condition requiring a new fence to be provided along the eastern boundary of the subject site at the developer's cost.

Assessment

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

As required by the General Residential Zone that applies to this site, the proposed development has been assessed against the provisions of Clause 55 of the Greater Dandenong Planning Scheme and Schedule 1 to the General Residential Zone. The use of the land for accommodation (dwellings) is

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

as of right. An assessment against Clause 55 is included at Attachment 6 of this report. The proposed development has also been assessed against Clause 22.09 and Clause 52.06 of the Greater Dandenong Planning Scheme. The proposal complies with all requirements of these clauses except in the following instances:

Clause 52.06 – Car Parking

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

Clause 52.06-5 – Number of car parking spaces required under Table 1

Dwelling – 1 to each one or two bedroom dwelling, plus 2 to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom) plus 1 for visitors to every 5 dwellings for developments of 5 or more dwellings.

Dwellings 3 and 4 are proposed to be two (2) bedroom dwellings and only one (1) car parking space is required for each, however they have both been shown with two (2) car parking spaces each in the form of a single garage with a tandem car parking space in front.

The car parking spaces associated with Dwelling 6 require space to reverse into so that they can exit the site in a forward direction. Therefore the tandem car parking spaces to Dwellings 3 and 4 should be removed as a condition of permit, if granted, as each dwelling is to be provided with a single garage which is sufficient for these two (2) bedroom dwellings.

Dwellings 1 and 6 are proposed to be three (3) bedroom dwellings, and whilst two (2) cars are shown for each dwelling, the tandem car parking spaces need to be identified as having a length of 4.9m and a width of 2.6m and a minimum setback of 0.5m from their respective garages. This can be required as a condition of permit, if granted.

Design Standard 1 – Accessways

- *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.*

The swept paths provided on the ground floor plan indicate that vehicles associated with Dwelling 6 using the common accessway would need to reverse into part of the tandem car parking spaces of Dwellings 4 and 5 in order to exit in a forward direction.

Dwelling 4's tandem car space can be removed as a condition of permit, if granted, as a second car space is not required for a two bedroom dwelling. Council's Transport Planners have advised that Dwelling 4's garage should be relocated so that it is setback 8.7m from the eastern boundary. This would prevent a second car being parked in front of Garage 4 and provide additional room for vehicles associated with Dwelling 6 to turn and exit the site in a forward direction. This can be required as a condition of permit, if granted.

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

- *Provide a passing area at the entrance at least 6.1 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.*
- *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, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.*

A passing area is not required as only nine (9) car parking spaces will access the common accessway once the tandem car parking spaces to Dwellings 3 and 4 are deleted via conditions of permit, if granted.

Council's Transport Planners have advised that Dwelling 4's garage should be relocated so that it is setback 8.7m from the eastern boundary. This would prevent a second car being parked in front of Garage 4. Dwelling 3's garage could also be setback 8.7m from the eastern boundary to prevent a second car being parked in front of this garage.

The required corner splays have not been shown for Dwelling 1's accessway on the plans. This can be required as a condition of permit, if granted.

Design Standard 2 – Car Parking Spaces

Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.

The visitor car space and the tandem car spaces to Dwellings 2 and 5 have lengths of 4.9m and widths of 2.6m which would suffice if the adjoining common accessway to each of these spaces had a width of 6.4m. However the adjoining common accessway to each of these spaces has a width of 5.4m. Therefore the car space width should be increased to 2.9m for each of these car spaces as a condition of permit, if granted.

Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.

Dwelling 1's garage is shown with a length of 5.9m. This should be increased to a minimum of 6m as a condition of permit, if granted.

Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.

This can be required for the tandem car parking spaces to Dwellings 1, 2, 5 and 6 as a condition of permit, if granted.

Clause 55 – Two or More Dwellings on a Lot and Residential Buildings.**Clause 55.04-2 – Walls On Boundaries Objective**

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- *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.*

Standard B18 states that:

The height of a new wall constructed on or within 200mm of a side or rear boundary or carport constructed on or within 200mm 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.

Dwelling 1's western garage wall which is proposed to be built on the boundary is proposed to have a maximum wall height of 4.48m and a minimum wall height of 4.31m for an average of 4.4m, which is considered to be excessive.

This should be reduced to a maximum of 3.6m and an average of 3.2m as a condition of permit, if granted.

Clause 55.04-6 – Overlooking Objective

- *To limit views into existing secluded private open space and habitable room windows.*

Standard B22 states that:

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- *Offset a minimum of 1.5 metres from the edge of one window to the edge of another.*
- *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.

It is noted that a number of windows have been identified as having translucent glass on the upper floor plan. However this has not been reflected on the elevations. It is noted that there is a notation on the elevations which states that all east, south and west facing first floor habitable room windows are to have either fixed external screens or fixed obscure glazing or sill heights a minimum of 1.7m above finished floor level. This can be required to correctly state that all east, north and west facing

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first floor habitable room windows are to have either fixed external screens or fixed obscure glazing or sill heights a minimum of 1.7m above finished floor level and to be shown on the windows as a condition of permit, if granted.

Conclusion

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

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 47 French Street, Noble Park to develop the land for six (6) new dwellings comprising five (5) double storey dwellings to the front and one (1) single storey dwelling to the rear in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, 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 Corner splays for Dwelling 1's accessway as per Design Standard 1 of Clause 52.06-9.**
 - 1.2 The internal length of Dwelling 1's garage increased to a minimum of 6m.**
 - 1.3 The height of Dwelling 1's garage reduced to a maximum of no more than 3.6m and an average of no more than 3.2m.**
 - 1.4 The width of the visitor's car space and the tandem car spaces to Dwellings 2 and 5 increased to 2.9m.**
 - 1.5 The removal of the tandem car parking spaces for Dwellings 3 and 4 with the garage of Dwelling 3 and 4 to be relocated so that they are setback 8.7m from the eastern boundary.**
 - 1.6 The tandem car parking spaces to Dwellings 1, 2, 5 and 6 to have a minimum distance of 0.5m between each space and their respective garages.**

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- 1.7 The second car for Dwellings 1 and 6 to be shown within a 4.9m long by 2.6m wide tandem car parking space a minimum of 0.5m from the southern side of Garages 1 and 6.**
- 1.8 All east, north (rather than south) and west-facing upper level habitable room windows to have their method of screening (i.e. fixed external screens, fixed obscure glazing or minimum 1.7m sill heights above finished floor level) shown on the respective elevations.**
- 1.9 The visitor's car space and the tandem car spaces to Dwellings 2, 5 and 6 to be 3.2m wide adjacent to car doors as per Diagram 1 to Clause 52.06.**
- 1.10 Landscape plans in accordance with Condition 2.**

All to the satisfaction of the Responsible Authority.

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 amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and 3 copies must be provided. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:**

- 2.1 plans to accord with Condition 1 of this permit;**
- 2.2 the site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;**
- 2.3 details of the proposed layout, type and height of fencing;**
- 2.4 legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**

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- 2.5** a plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;
- 2.6** at least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling and within the front yard;
- 2.7** 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 plans and must not be altered or modified.
- 4.** Except with the prior written consent of the Responsible Authority, the approved dwellings 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 for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.
- 6.** The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority. Collected stormwater must be retained onsite and discharged into the drainage system at pre development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan

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including any retention system within the property boundary is required. Prior to the drainage plans being approved, a plan checking fee of 0.75% and supervision fee of 2.5% of the estimated cost of works is to be paid to Council.

7. Before the approved dwellings are 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 all existing vehicle crossing will need to be removed and reinstate 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 dwellings are 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.
11. Before the approved dwellings are 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.

12. Before the approved dwellings are occupied, any privacy screens and/or other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

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

- 13 Before the approved dwellings are occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.**
- 14 Before the approved dwellings are occupied, a new replacement fence along the eastern boundary of the subject site must be provided at the developer's cost, all to the satisfaction of the Responsible Authority.**
- 15 This permit will expire if:-**
 - 15.1 The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 15.2 The development or any stage of it is not completed within four (4) years of the date of this permit.**

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

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

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

Permit notes

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

- **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.**
- **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- **Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**
- **The site is subject to uncontrolled overland flow through the property.**
- **A flood dispensation is to be obtained prior to issue of Building Permit.**
- **The minimum finished floor level of the proposed Units are as follows:**
 - Unit 1 – RL 48.80m;**
 - Unit 2 – RL 49.30m;**
 - Unit 3 – RL 49.70m;**
 - Unit 4 – RL 49.90m;**
 - Unit 5 – RL 50.40m; and**
 - Unit 6 – RL 50.70m.****All levels are to AHD.**
- **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.**

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

- **Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.**

- **As this is an established site, the proposed internal drainage should be connected to the existing legal point of discharge. The applicant may apply for local drainage information, if available; otherwise on site verification should be undertaken by the applicant.**

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

- **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.

- **An application must be made with Council's Parks Department for any street tree removal. Street trees must only be removed by or under the supervision of the Council. Prior to removal of any tree the replacement cost must be paid to Council.**

**2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 47 FRENCH STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0417)**

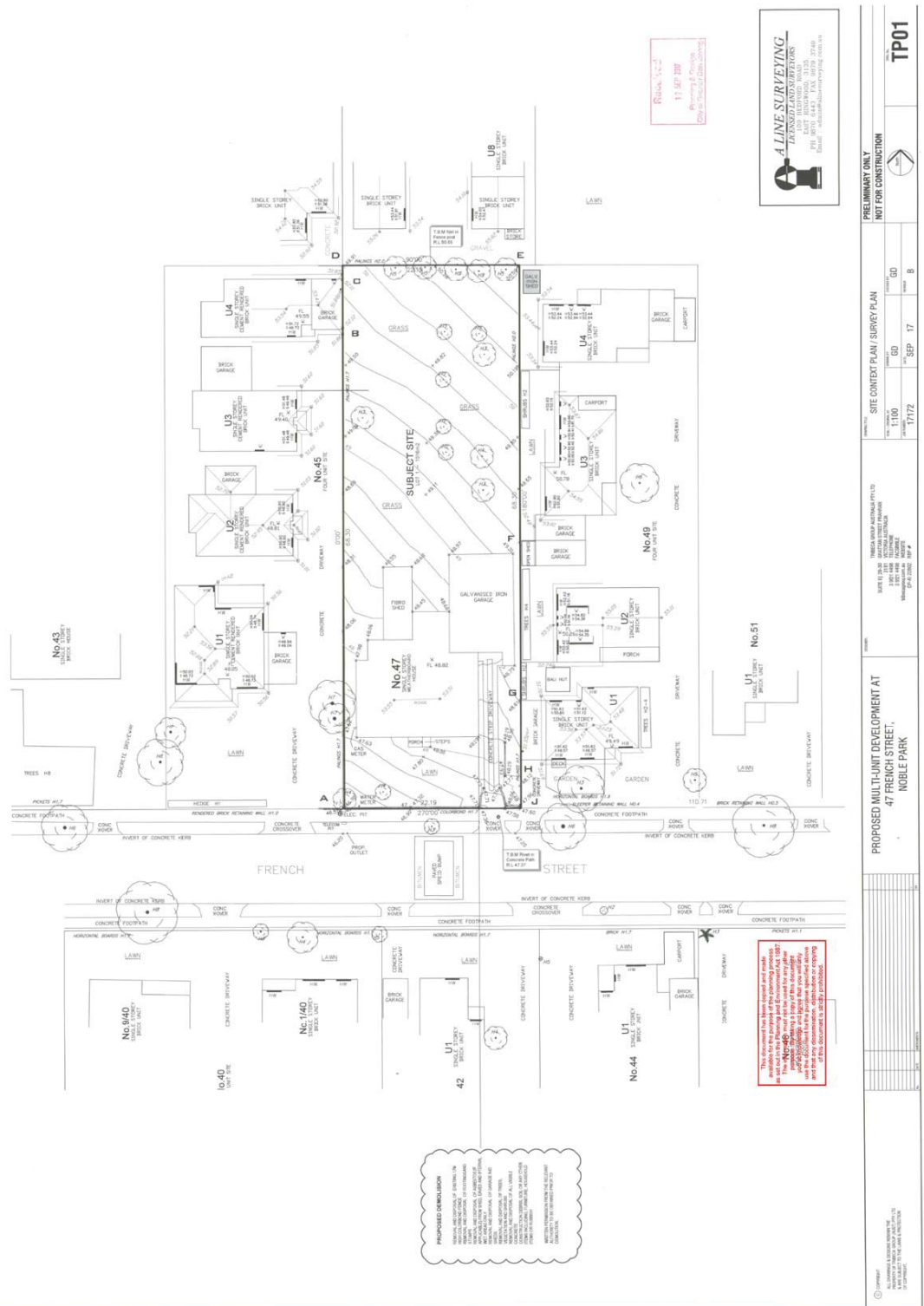
ATTACHMENT 1

SUBMITTED PLANS

PAGES 13 (including cover)

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

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

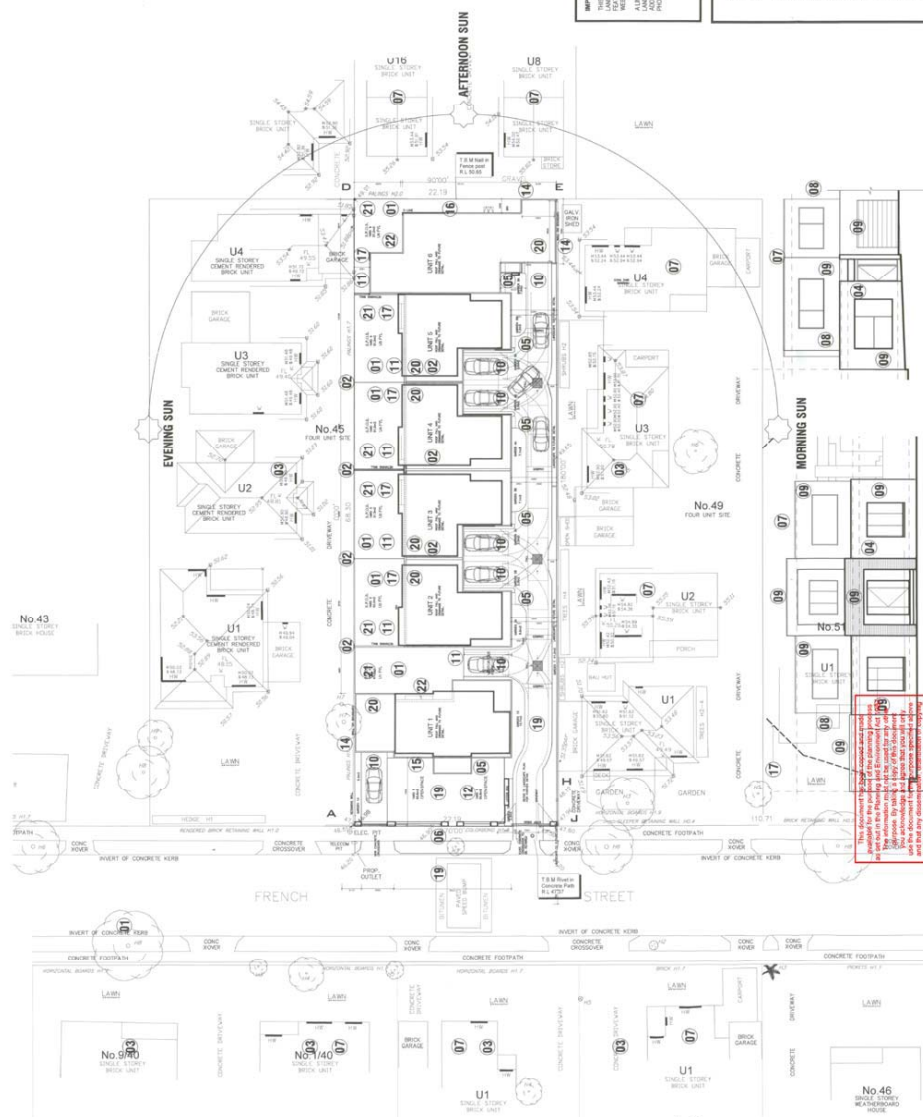


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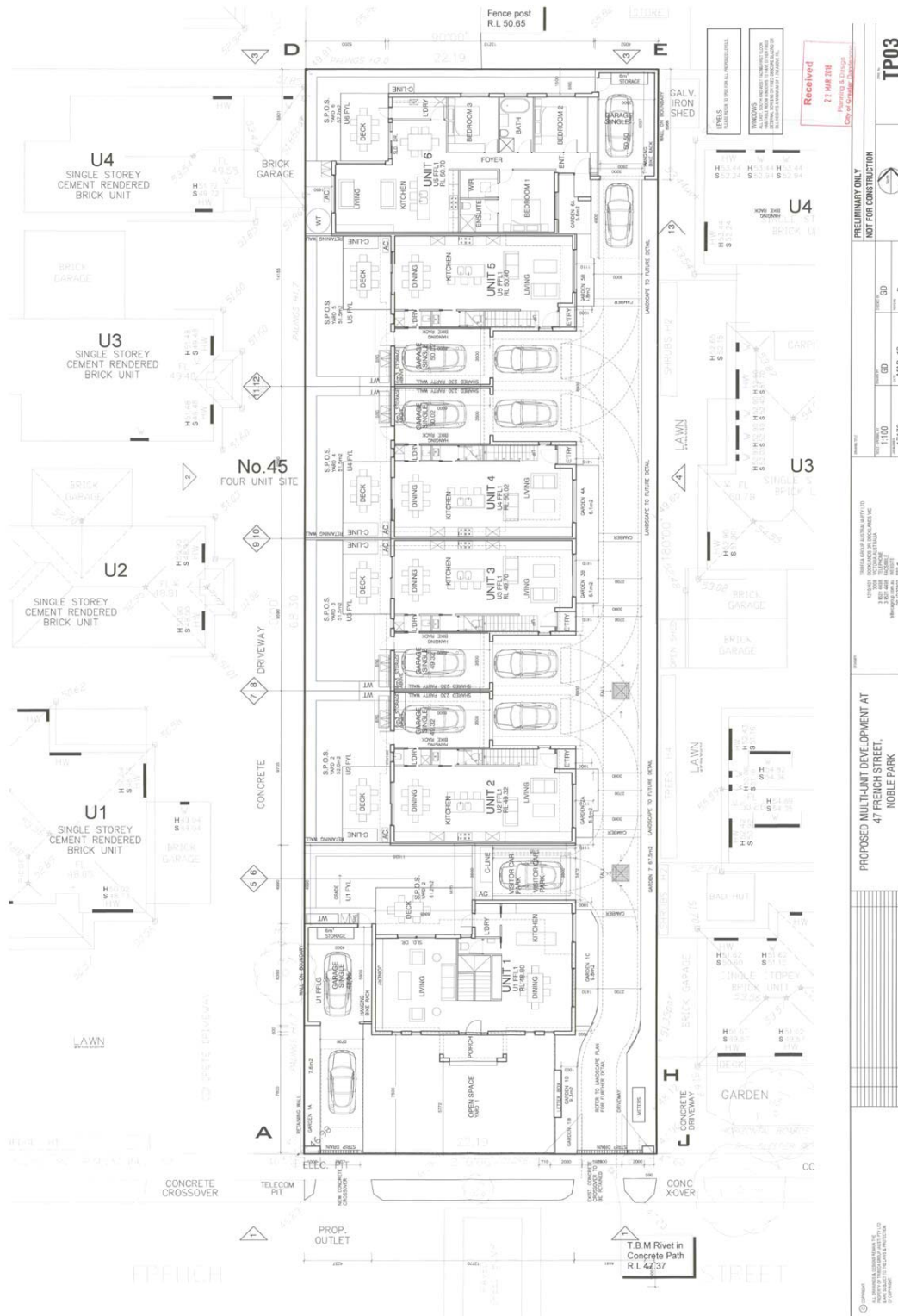
IMPORTANT NOTE:
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LAND TITLE AND LAND
FEATURE AND REESTABLISHMENT SURVEY PREPARED BY
WEBSTER GROUP.

ALINE SURVEYING
AND SURVEYING IN BRIMWOOD EAST, VICTORIA
ALAN WEBSTER 1000 MCIL BRIMWOOD EAST VIC 3118
PHONE: (03) 9370 6443

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2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

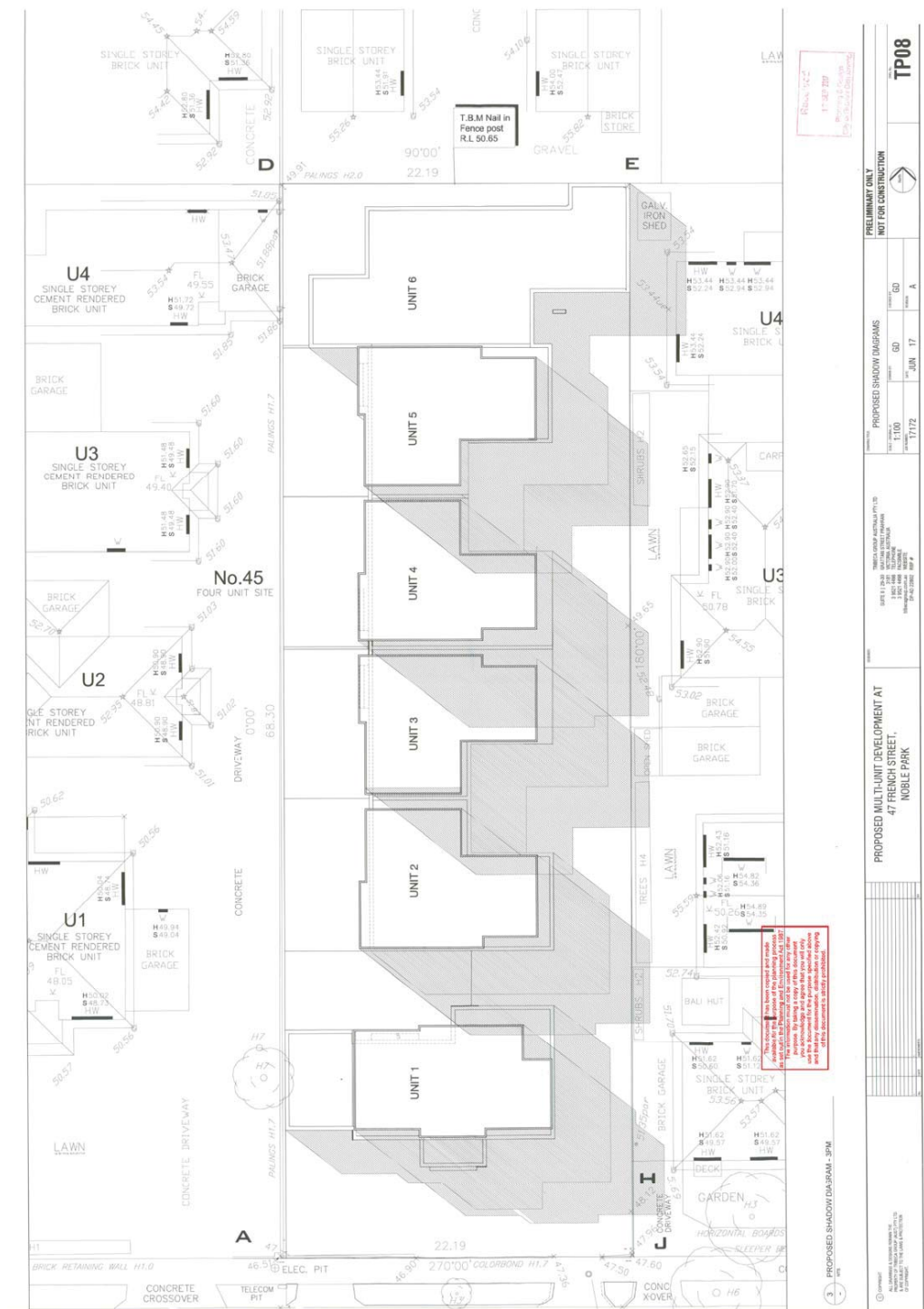
2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)



2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)



2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)



**2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 47 FRENCH STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0417)**

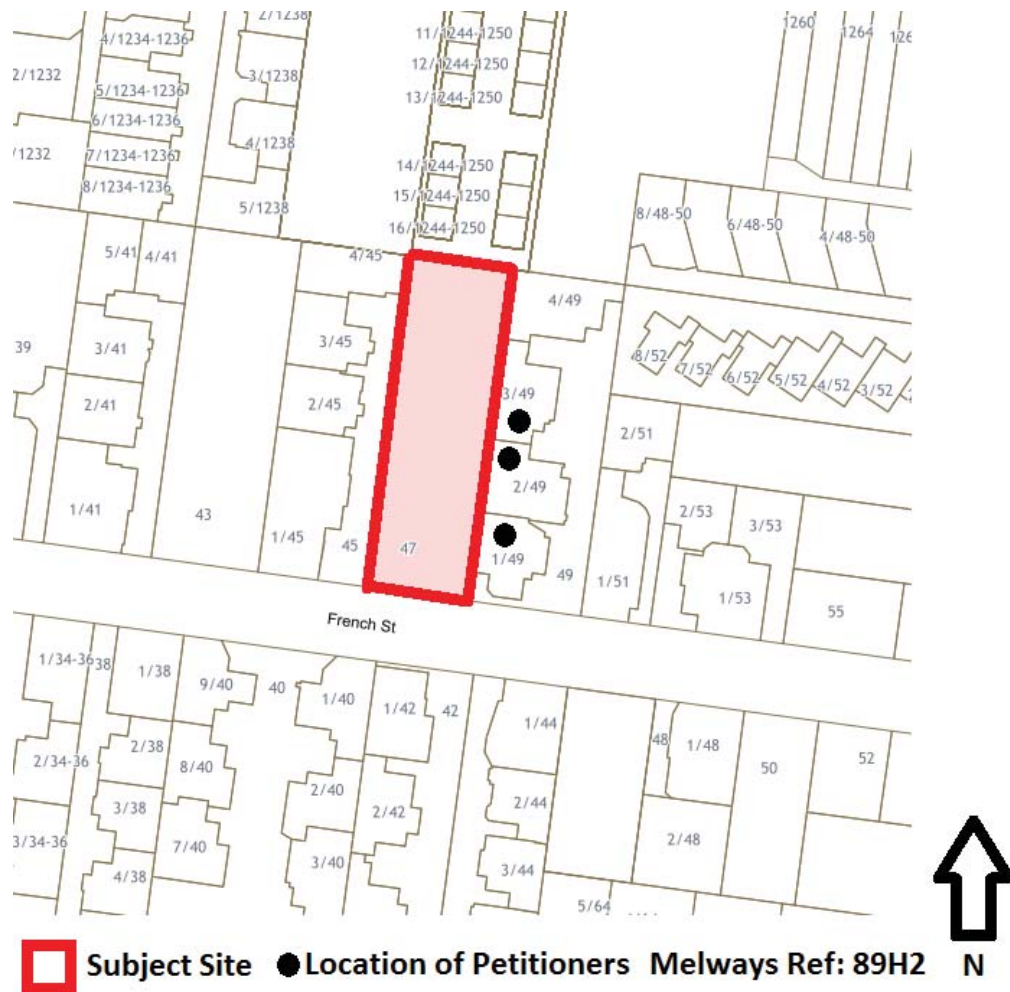
ATTACHMENT 2

LOCATION OF PETITIONERS

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. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)



**2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 47 FRENCH STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0417)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

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. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

Assessment against 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	<p>To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:</p> <ul style="list-style-type: none"> • Incorporate active frontages including ground floor habitable room windows. • Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas. • Use semi-transparent fences to the street frontage. • Light communal spaces including main entrances and car parking areas with high mounted sensor-lights. • Ensure that all main entrances are visible and easily identifiable from the street. • Locate non-habitable rooms such as bathrooms, away from entrances and street frontage. 	✓ Complies
Landscaping	<p>Residential development should:</p> <ul style="list-style-type: none"> • Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries. • Provide substantial, high quality landscaping along vehicular accessways. • Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area. • Planting trees that are common to and perform well in the area. • Avoid the removal of existing mature trees by incorporating their retention into the site design. • Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties. • Ensure that landscaping also addresses the Safety Design Principles. <p>Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.</p> <p>Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p> <p>Landscaping should be sustainable, drought</p>	✓ Complies

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

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

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

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

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

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

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

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

**2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 47 FRENCH STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0417)**

ATTACHMENT 4

**SCHEDULE 1 TO CLAUSE 32.08
ASSESSMENT**

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. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

Assessment against the 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
Permeability Standard B9	Minimum of 30%	✓ Complies
Landscaping Standard B13	70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees	✓ Complies
Private Open Space Standard B28	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 and a minimum dimension of 5 metres and convenient access from a living room.	✓ Complies
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

**2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 47 FRENCH STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0417)**

ATTACHMENT 5

CLAUSE 52.06 ASSESSMENT

PAGES 3 (including cover)

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

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (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.	<p>Car parking for residents should be provided as follows:</p> <ul style="list-style-type: none"> One space for each one or two bedroom dwelling. Two spaces for each three or more bedroom dwelling, with one space under cover. <p>Studies or studios that are separate rooms must be counted as bedrooms.</p> <ul style="list-style-type: none"> One space for visitors to every 5 dwellings for developments of 5 or more dwellings 	! Variation required See assessment section in report.
Design Standard 1 Accessways The provision of car parking should meet the design requirements of this Clause.	<p>Accessways must:</p> <ul style="list-style-type: none"> Be at least 3 metres wide. Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. 	✓ Complies
	<p>If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.</p> <p>If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.</p>	! Variation required See assessment section in report
	Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone.	- N/A
	Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided.	! Variation required See assessment section in report.
	<p>Minimum car park and accessway dimensions:</p> <ul style="list-style-type: none"> Parallel – 2.3m x 6.7m with a accessway width of 3.6m 45 degrees – 2.6m x 4.9m with a accessway width of 3.5m 60 degrees – 2.6m x 4.9m with a accessway width of 4.9m 90 degrees – 2.6m x 4.9m with a accessway width of 6.4m <p>(refer to the table in 55.06 for more details)</p> <p>A building may project into the space if it is at least 2.1 metres above the space.</p> <p>Car spaces in garages, carports or otherwise constrained by walls should:-</p> <ul style="list-style-type: none"> Single garage 3.5m x 6m Double garage 5.5m x 6 	! Variation required See assessment section in report.
Design Standard 2 Car parking spaces Car parking spaces and accessways should have minimum dimensions.		✓ Complies
		! Variation required See assessment section in report.

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (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.	✓ Complies
	Ramps (except within 5 metres of the frontage) should have the maximum grades of: <ul style="list-style-type: none"> ▪ 20 metres or less 1:5 (20%) ▪ Longer than 20 metres 1:6 (16.7%) 	
Design Standard 4 Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none"> ▪ At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. ▪ Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation. ▪ The design and operation is to the satisfaction of the responsible authority. 	- N/A
Design Standard 5 Urban Design	Ground level car parking, garage doors and accessways should not visually dominate public space.	✓ Complies
	Car parking within buildings (including visible portions of partly submerged basements) should be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ 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.	- N/A

**2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 47 FRENCH STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0417)**

ATTACHMENT 6

CLAUSE 55 ASSESSMENT

PAGES 12 (including cover)

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

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

Assessment Table - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)		
Property Address 47 French Street NOBLE PARK VIC 3174		
Neighbourhood Character & Infrastructure - Clause 55.02		
Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
B1 Neighbourhood Character To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area.	The design response must be appropriate to the neighbourhood and the site.	✓ Complies
	The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ Complies
B2 Residential Policy To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	✓ Complies
B3 Dwelling Diversity To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	- N/A
B4 Infrastructure To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	✓ Complies
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ Complies
	In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	- N/A

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

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.	- N/A

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B6 Street Setback To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	<p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> - the distance specified in Table B1. - <i>Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i> - <i>Within the General Residential Zone schedule: As per B6 or 7.5 metres, whichever is the lesser.</i> 	✓ Complies
B7 Building Height To ensure that the height of buildings respects the existing or preferred neighbourhood character.	<p>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 1 metre higher than the maximum prescribed for the zone).</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<div>✓ Complies</div> <div>✓ Complies</div>

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

Site Layout and Building Massing - Clause 55.03		
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
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
B10 Energy Efficiency To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	Buildings should be: <ul style="list-style-type: none"> ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	✓ Complies
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ Complies
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ Complies
B11 Open Space To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	If any public or communal open space is provided on site, it should: <ul style="list-style-type: none"> ▪ Be substantially fronted by dwellings, where appropriate. ▪ Provide outlook for as many dwellings as practicable. ▪ Be designed to protect any natural features on the site. ▪ Be accessible and usable. 	- 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
	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

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B13 Landscaping To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.	The landscape layout and design should: <ul style="list-style-type: none"> Protect any predominant landscape features of the neighbourhood. Take into account the soil type and drainage patterns of the site. Allow for intended vegetation growth and structural protection of buildings. In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. Provide a safe, attractive and functional environment for residents. 	✓ Complies
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	✓ Complies
	Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	✓ Complies
	In the GRZ1 schedule, 70% of ground level front setback planted with substantial landscaping and canopy trees.	✓ 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.	The width of accessways or car spaces should not exceed: <ul style="list-style-type: none"> 33% of the street frontage; or if the width of the street frontage is less than 20 metres, 40% of the street frontage. 	✓ Complies
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ Complies
	The location of crossovers should maximise the retention of on-street car parking spaces.	✓ Complies
	The number of access points to a road in a Road Zone should be minimised.	- N/A
	Developments must provide for access for service, emergency and delivery vehicles.	✓ Complies
	Car parking facilities should:	✓ Complies
	<ul style="list-style-type: none"> Be reasonably close and convenient to dwellings and residential buildings. Be secure. Be designed to allow safe and efficient movements within the development. Be well ventilated if enclosed. Large parking areas should be broken up with trees, buildings or different surface treatments.	

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

Site Layout and Building Massing - Clause 55.03		
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.	<ul style="list-style-type: none">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

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

Amenity Impacts - Clause 55.04		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B17 Side and Rear Setbacks To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	<p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	✓ Complies
B18 Walls on Boundaries To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</p> <ul style="list-style-type: none"> 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200m from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	! Variation required See assessment section in report.
B19 Daylight to Existing Windows To allow adequate daylight into existing habitable room	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p>	✓ Complies

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

Amenity Impacts - Clause 55.04		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
windows.	<p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	✓ Complies
B20 North Facing Windows To allow adequate solar access to existing north-facing habitable room windows.	<p>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.</p>	- N/A
B21 Overshadowing Open Space To ensure buildings do not significantly overshadow existing secluded private open space.	<p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	✓ Complies
B22 Overlooking To limit views into existing secluded private open space and habitable room windows.	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the <u>secluded private open space</u> or <u>habitable room window</u> of an existing dwelling (horizontal 9m rule and from a height of 1.7m above ffl).</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view should be either:</p> <ul style="list-style-type: none"> Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. Have sill heights of at least 1.7 metres above floor level. Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	! Variation required See assessment section in report.
	<p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p>	! Variation required See assessment section in report.

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

Amenity Impacts - Clause 55.04		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	<p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. Permanent, fixed and durable. Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	- N/A
B23 Internal Views To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	✓ Complies
B24 Noise Impacts To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Complies
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.	✓ Complies
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	- N/A

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

On-Site Amenity and Facilities - Clause 55.05		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B25 Accessibility To encourage the consideration of the needs of people with limited mobility in the design of developments.	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	✓ Complies
B26 Dwelling Entry To provide each dwelling or residential building with its own sense of identity.	Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> Be visible and easily identifiable from streets and other public areas. Provide shelter, a sense of personal address and a transitional space around the entry. 	✓ Complies
B27 Daylight to New Windows To allow adequate daylight into new habitable room windows.	A window in a habitable room should be located to face: <ul style="list-style-type: none"> An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or A verandah provided it is open for at least one third of its perimeter, or A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	✓ Complies
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: <ul style="list-style-type: none"> An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p><i>Within the General Residential Zone schedule:</i> With 30 square metres of secluded private open space at ground level having a minimum dimension of 5 metres.</p>	✓ Complies
B29 Solar Access to Open Space	The private open space should be located on the north side of the dwelling or residential building, if appropriate.	✓ Complies

2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417) (Cont.)

Amenity Impacts - Clause 55.04		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
To allow solar access into the secluded private open space of new dwellings and residential buildings.	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.	✓ Complies
Detailed Design - Clause 55.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B31 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.	The design of buildings, including: <ul style="list-style-type: none"> ▪ Facade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, ▪ Should respect the existing or preferred neighbourhood character. 	✓ Complies
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ Complies
B32 Front Fences To encourage front fence design that respects the existing or preferred neighbourhood character.	The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.	✓ Complies
	A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> ▪ 2m if abutting a Road Zone, Category 1. ▪ 1.5m in any other streets. <p><i>Within all residential zone schedules:</i> Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre height for other streets.</p>	✓ Complies
B33 Common Property To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	Developments should clearly delineate public, communal and private areas.	✓ Complies
	Common property, where provided, should be functional and capable of efficient management.	✓ Complies
B34 Site Services To ensure that site services can be installed and easily maintained. To ensure that site facilities are	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	✓ Complies
	Bin and recycling enclosures, mailboxes and other site facilities should be accessible, adequate in size, durable, waterproof and blend in with the development.	✓ Complies

**2.4.2 Town Planning Application - No. 47 French Street, Noble Park (Planning Application No. PLN17/0417)
(Cont.)**

Amenity Impacts - Clause 55.04		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
accessible, adequate and attractive.	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Complies

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01)

File Id:	316760
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Submitted Plans Location of Objectors Existing Planning Permit

Application Summary

Applicant:	Taha Humanity Association of Victoria
Proposal:	Amendment to Planning Permit PLN17/0106 to change what the permit allows and conditions of permit to include the embalming of bodies and an increase in storage capacity of deceased persons
Zone:	Industrial 1 Zone
Overlay:	No Overlays applicable
Ward:	Red Gum Ward

This application has been brought before the Council because it has received six (6) objections during the advertising process.

Planning Permit PLN17/0106.01 was issued on 07/08/2017 for the use of the land for the purpose of a Place of Assembly. Plans were subsequently endorsed to the permit on the same date.

The applicant has applied for an amendment to Planning Permit PLN17/0106 under Section 72 of the *Planning and Environment Act 1987*. Pursuant to Section 72(1) *a person who is entitled to use or develop land in accordance with a permit may apply to the responsible authority for an amendment to the permit.*

Pursuant to Section 73(1) and (1)(a) an amendment to the permit is treated *as if the application were an application for a permit*. As such, all third party rights apply.

Specifically, the amendment application seeks the following:

- To amend the permit preamble to allow the embalming and preparation of deceased persons (defined as the art and science of preserving human remains by treating them (in its modern form with chemicals) to forestall decomposition);

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

- To amend the permit by adding an additional condition to ensure that the maximum number of persons to attend the site for viewings remain consistent with Condition 2, which allows a maximum of 75 people to be on the site at any time.
- To amend the previously endorsed plans to use the rear outbuilding as the embalming/preparation area.

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:

- Use of land as a Funeral Parlour;
- Traffic, parking and congestion;
- Industrial noise;
- Decrease in property value;
- The use is not appropriate in an industrial area;
- The use was to only be for a place of assembly;
- External public address system noise.

Assessment Summary

The key issue in relation to this application is the appropriateness of allowing the preparation (embalming) and viewing of bodies within the rear outbuilding of the existing place of assembly.

The existing place of assembly is currently operated by the Taha Humanity Association of Victoria who are a not for profit organisation, providing services (such as language classes, refugee and disability services , cultural and social activities and the like) to those in need.

Council officers consider that the proposed amendments as listed above are reasonable, in that the additional use for the preparation of bodies would not result in any adverse amenity impacts to the site or surrounding land, and is not a significant departure from the purpose of the Industrial zone that is located within.

The applicant has indicated that the amendments would not result in a change of total persons to the site or hours of operation, and as such, there would be no change in the current car parking considerations, which have been reviewed by Council's Transport Planning department.

The existing outbuilding has sufficient space available for loading and unloading of deceased persons to be undertaken internally, so as to not impact the amenity of the surrounding area.

The use, whilst being atypical, is a legitimate one and considered to be acceptable within the Industrial 1 Zone.

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

Recommendation Summary

As assessed, the proposal is consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme. The proposal appropriately responds to strategic policy for commercial/industrial type land uses with this report recommending that the application be supported, and that a **Notice of Decision** (which provides appeal rights to objectors) **to Grant an Amended Permit** be issued containing the conditions as set out in the recommendation.

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

Subject Site and Surrounds

Subject Site

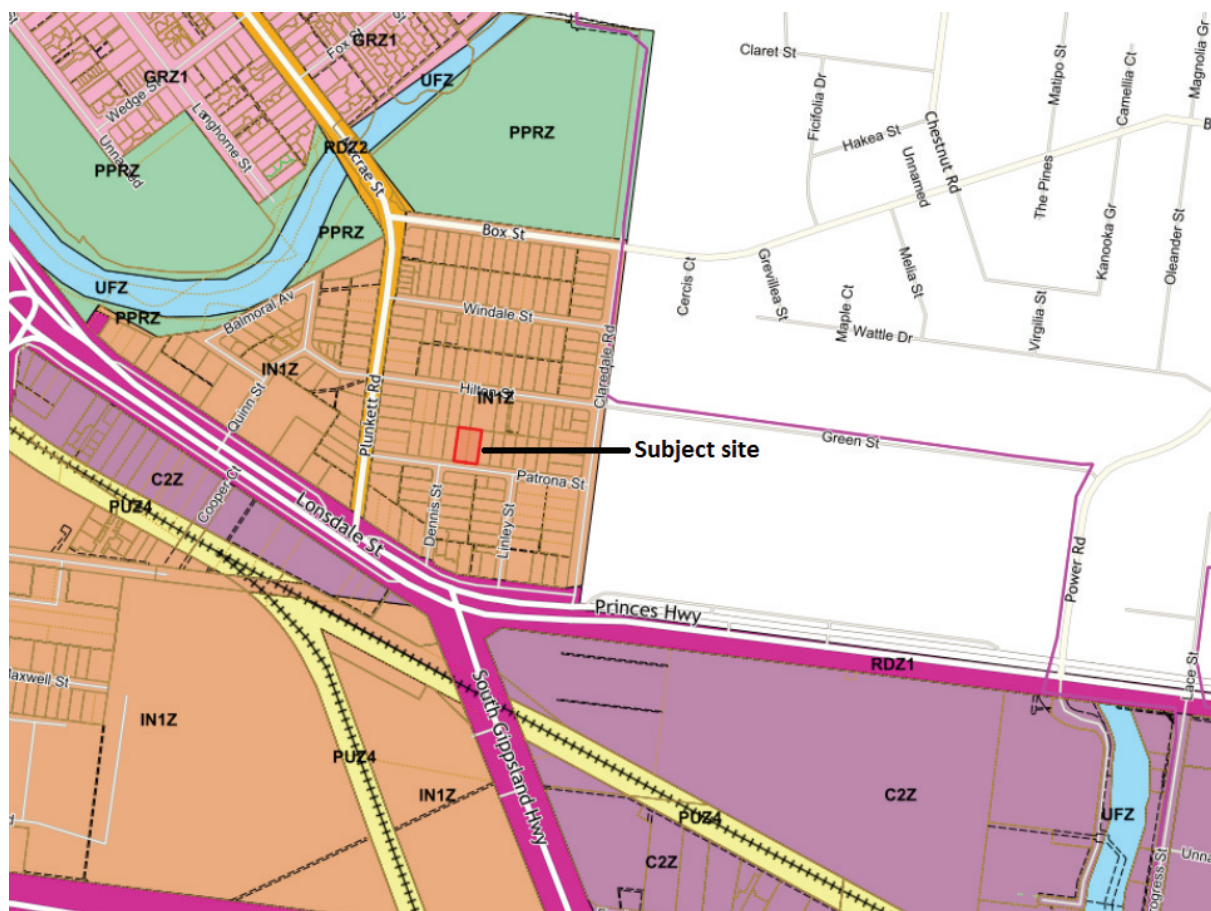
- The subject site is rectangular in shape with a north-south orientation, and a total site area of 1,449sqm.
- The site contains a double storey building to the front of the site used as a Place of Assembly for the Taha Humanity Association.
- The site contains an outbuilding to the rear (north-western corner) of the site, which is the subject location for the proposed preparation/embalming use. The outbuilding is 10m (w) x 11.2m (l) with a total area of 112sqm.
- The site affords twenty-two (22) car parking spaces located to the rear of the site.
- The site has two (2) existing crossovers to Patrona Street, noting that the crossover to the western side of the frontage is the only one currently being utilised.
- The site frontage affords two (2) street trees and some small shrubbery within the setback area.

Surrounding Area

- The surrounding uses are characterised by a mixture of industrial and commercial land uses.
- Building design is as expected for an established industrial and commercial area, with a mixture of brick, cement and cladding buildings with a varied front setback along the street, and car parking located predominantly within the front setback.
- The site is located approximately 1km to the Dandenong Central Business District.
- The industrial estate is serviced by the Princes Highway approximately 100m to the south.

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

Locality Plan



Background

Previous Applications

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

- PLN14/0703: Issued 23/01/2015 for the development of the land for an industrial building. Plans were endorsed to the permit on 06/02/2015.
- PLN17/0106: Issued 07/08/2017 for the use of the land for the purpose of a Place of Assembly. Plans were endorsed to the permit on the same date

Proposal

The existing place of assembly is currently operated by the Taha Humanity Association of Victoria who are a not for profit organisation, providing services (such as language classes, refugee and disability services , cultural and social activities and the like) to those in need.

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

The application proposes to Amend Planning Permit PLN17/0106 under Section 72 of the Planning and Environment Act 1987, by way of the following:

A. Amend what the Permit allows (preamble)

From: "The use of the land for the purpose of a Place of Assembly"

To: "The use of the land for the purpose of a Place of Assembly, including the embalming and preparing of bodies for burial and cremation, (not a funeral parlour) in accordance with the endorsed plans"

Council officers find that the proposed preamble fails to include some key elements that would be necessary for the use. A more appropriate preamble (in lieu of the above) is noted as follows:

To: "The use of the land for the purpose of a Place of Assembly, including the preparation (embalming) and temporary storage of deceased persons".

The revised preamble would allow for the embalming process to occur, with temporary storage available to store deceased persons onsite for a period of time as necessary. Further conditions of permit would reflect these proposed changes.

B. Addition of new Condition 3

New condition as proposed by applicant: "The maximum number of persons permitted to attend the use of the land for the purpose of embalming and preparing bodies for burial and cremation, at any one time, must comply with Condition 2 of this permit, unless with the written consent of the Responsible Authority".

To provide consistency with the above preamble, Council find that the proposed condition should reflect the preamble and remove reference to 'for burial and cremation'. In addition, Council officers find that the condition is aimed to allow viewing on site. As such a more appropriate condition 3 (in lieu of the above) is noted as follows:

New condition as proposed by officers: "The maximum number of persons permitted to attend the use of the land for the viewing of bodies, at any one time, must comply with Condition 2 of this permit, unless with the written consent of the Responsible Authority"

It is noted that the existing Condition 2 states that *no more than seventy-five (75) persons shall be permitted on the site at any time, unless with the further written consent of the Responsible Authority*. This condition is not subject to change, noting that the 75 person capacity will remain as is.

Note: existing conditions 3 to 9 renumbered 4 to 10, with the expiry condition renumbered to 21 in light of new conditions 11 to 20.

C. Amend Endorsed Plans

To: use the rear outbuilding for the embalming, preparing and potential storage of deceased persons.

The applicant has noted that the rear outbuilding (approved under PLN14/0703) is currently vacant.

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

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

The applicant has applied for an amendment to Planning Permit PLN17/0106 under Section 72 of the *Planning and Environment Act 1987*. Pursuant to Section 72(1) *a person who is entitled to use or develop land in accordance with a permit may apply to the responsible authority for an amendment to the permit.*

The relevant controls and policies are as follows:

Zoning Controls

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

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

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

Overlay Controls

No overlays affect the subject site or surrounding area.

State Planning Policy Framework

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

- a. *To provide for the fair, orderly, economic and sustainable use, and development of land.*
- b. *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (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.

Economic Development outlined at Clause 17 seeks to ensure that planning provides for a strong and innovative economy, where all sectors of the economy are critical to economic prosperity.

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

The objective outlined at **Clause 17.01-1** for **Business** seeks to encourage development which meets the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.

The objective outlined at **Clause 17.02-1** for **Industrial land development** seeks to ensure availability of land for industry.

Infrastructure outlined at **Clause 19** seeks to recognise social needs by providing land for a range of accessible community resources, such as cultural and community support facilities.

The objective outlined at **Clause 19.02-3** for **Cultural facilities** seeks to develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

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:

- *Greater Dandenong is a net provider of jobs, with a resident workforce of 53,000, and local businesses providing approximately 74,000 jobs. Greater Dandenong businesses provide the*

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

third highest number of jobs in Metropolitan Melbourne, with the employment sector largely orientated towards manufacturing occupations.

- *Central Dandenong is one of the largest retail and commercial centres in metropolitan Melbourne. Its local and regional role needs to be protected and promoted.*
- *Greater Dandenong has a broad and robust economic base. Reported annual constructed costs in the industrial/commercial/retail sector, exceeded \$190 million in the year to June 2006. In 2006, 48,000 residents of Greater Dandenong were in paid work, with manufacturing and retail employment accounting for 28 percent and 12 percent of jobs respectively.*

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**. Council's vision includes the following of relevant to the current application:

- *A nationally and internationally competitive city; a pre-eminent industrial centre for Melbourne's south-east with a significant high-tech/knowledge industrial component; a centre for government, multi-national investment and employment; vibrant commercial and retail sector and a state of the art inter-modal transport interchange for south eastern Victoria.*
- *A well balanced satisfied community, which has easy and equitable access to services important to people's everyday life.*

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

- *To provide development, employment and industrial opportunities, which cater for a broad range of industries.*
- *To facilitate new investment, development and redevelopment.*
- *To protect industrial zones for industrial activity.*
- *To ensure industrial uses do not impact adversely on the amenity and safety of surrounding land uses and the environment.*

Particular Provisions

The provisions outlined at **Clause 52.06** for **Car Parking** need to be considered. The purpose of this provision are:

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Pursuant to **Clause 52.06-2** before:

- *A new use commences; or*
- *The floor area or site area of an existing use is increased; or*
- *An existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use,*

the number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority.

As the primary use of the land for a Place of Assembly will be maintained, the provisions of Clause 52.06 do not apply. It is noted that a total of 22 car parking spaces are provided on-site, which is reflective of the total persons allowed on the land at any given time at 75.

This amendment will not seek any changes to the total number of persons to the land.

General Provisions

Clause 65 – Decision Guidelines needs to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan is of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

Restrictive Covenants

Covenant 1371829 is recorded on the title to the land. The covenant prohibits excavation or removal of earth, clay, stone, gravel or sand from the land and the use of the land for the manufacturing or wining or bricks tiles or pottery ware.

The amended permit sought will not result in a breach of the covenant.

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.

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)**Community Safety**

It is considered that there would be no adverse community safety implications in permitting the proposal.

Safe Design Guidelines

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

Referrals

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

Internal

The application was internally referred to Council's Transport Planning, Civil Development, Health and Waste as well as Cleansing departments for their considerations. The following comments have been noted below:

Department	Comments and recommendations
Transport Planning	No objection to car parking rate, however, seeking an extension to the accessway 1 metre beyond the last parking bays (spaces 9 and 10) in accordance with AS/NZS 2890.1. Planner's response: A review of the plan and aerial photography indicates that as constructed, car parking spaces 9 and 10 are positioned hard to the boundary. The proposal does not seek to amend the car parking area, which will remain as previously approved under PLN17/0106.
Civil Development	No objection, subject to conditions
Health	No objection
Waste and Cleansing	No objection

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 and surrounding land.
- Placing a sign on the site facing Patrona Street.

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

The notification has been carried out correctly.

Council has received six (6) objections to date.

The location of the objectors is shown in Attachment 2.

Consultation

A consultative meeting was held on 15/02/2018 with the applicant, objectors and a Council representative 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*).

- **Use of land as a Funeral Parlour.**

An objection has been raised that the land will be used as a Funeral Parlour. This is not considered the case, noting that the rear outbuilding will only be used for the preparation and embalming of deceased persons, with viewings to occur. This is fundamentally different from a funeral parlour land use which is typically used to organise and conduct funerals, memorial services, or the like. The proposed use sought will not include these services from the land, with conditions to further reinforce this sentiment.

The total number of persons allowed on the site at any given time is not subject to change as part of this amendment, with the applicant proposing a new condition indicating that any viewings to the land must still be in accordance with the total number of persons allowed on the site at any given time.

- **Traffic, parking and congestion.**

An objection has been raised that the proposed use would result in additional traffic, parking and congestion issues on an already difficult street. As noted under the Clause 52.06 provisions above, the use of the land and the total number of persons allowed on the site at any given time is not subject to change as part of this amendment. Therefore, car parking numbers will be maintained, with no additional spaces required. Council's Transport Planning department have not raised further concern with respect to street congestion or the like.

- **Industrial noise.**

An objection has been raised that the proposed use would be affected by the surrounding industrial noise of the area. Council note that industrial noise emissions are commonplace, however find that the proposed use of land for embalming and preparation of bodies would not be sensitive to noise emissions, and will be appropriately housed within an existing outbuilding to further limit any noise impacts.

- **Decrease in property value.**

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

An objection has been raised that the proposed use would affect property values in the surrounding area. It is noted that commercial disadvantage is not a planning consideration, and no further deliberation is necessary.

- **The use is not appropriate in an industrial area.**

An objection has been raised that the proposed use is not appropriate in an industrial area. Council in the past has previously approved a number of similar uses primarily within the Industrial 1 Zone and Commercial 2 Zone, which are considered to be the appropriate zone for these types of uses. The use, whilst being atypical, is a legitimate operation, and considered to be acceptable within the Industrial 1 Zone.

- **The use was to only be for a place of assembly.**

An objection has been raised that the proposed use was only to be for a place of assembly (community centre). Whilst this was originally the case an applicant can certainly apply to amend a permit under Section 72 under the Planning and Environment Act 1987 to alter the use. The relevant considerations will then be undertaken to determine whether the use is appropriate for the site. In this instance, Council find that it would be appropriate for the site.

- **External public address system noise**

An objection has been raised that the existing Place of Assembly is using external public address system to display public messages and music and it is affecting the amenity of the area. A condition of permit currently states that no external public address system is to be installed or operated on the site. This is a planning compliance issue, with any complaints raised to be enforced as appropriate.

Assessment

The proposed amendments have been assessed against the relevant provisions of the Greater Dandenong Planning Scheme, including the purpose and intent of the Industrial 1 Zone. Council officers find that the proposed use and subsequent amendments to conditions are acceptable, and would not result in any impact to the amenity of adjoining or surrounding land.

An assessment against each individual amendment sought is provided below:

A. Amend what the Permit allows (preamble)

The applicant is requesting the permit preamble (which outlines what the permit allows) be altered to include the embalming of bodies for preservation.

The embalming process as outlined above is essentially defined as the art and science of preserving human remains by treating them (in its modern form with chemicals) to forestall decomposition.

Whilst the original use was for a Place of Assembly, the applicant has indicated that the Taha Humanity Association seek to provide this additional service to the community to assist with funeral expenses for members of the community.

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

The amendment sought would not alter the use to a funeral parlour, noting that no services, memorials, wakes or the like would be held on the land, but the applicant is seeking viewings of deceased persons prior to burial offsite. In addition, the proposed use would be within an outbuilding to the rear of the site, away from the street, and all internal to the building to minimise any amenity impacts. The plans suggest that there would be space available for two (2) deceased persons at any one time.

Council officers find that the additional use is considered acceptable within the Industrial 1 Zone, where these types of uses may be established, and would seek to apply additional conditions to restrict the new use, which will be discussed further below. The amended preamble will read as:

The use of the land for the purpose of a Place of Assembly, including the preparation (embalming) and temporary storage of deceased persons

Whilst this is a variation of what the applicant sought, this wording is considered to be more appropriate, and should the application be approved, this preamble will be reflected in any amended permit.

B. Addition of new Condition 3

The applicant is requesting that a new Condition 3 be applied to the permit to state the following:

The maximum number of persons permitted to attend the use of the land for the purpose of embalming and preparing bodies for burial and cremation, at any one time, must comply with Condition 2 of this permit, unless with the written consent of the Responsible Authority

Council officers find this condition to be reasonable, noting that the overall number of persons allowed on the site (a total of 75 at any given time) as controlled by Condition 2 will remain unchanged, and that any viewings held must still be in accordance with the permit. However, as noted above, Council seek to provide consistency with the proposed preamble and find that the proposed condition should reflect the preamble and remove reference to 'for burial and cremation'. In addition, Council officers find that the condition is aimed to allow viewing on site. As such, a more appropriate condition 3 (in lieu of the above) is noted as follows:

The maximum number of persons permitted to attend the use of the land for the viewing of bodies, at any one time, must comply with Condition 2 of this permit, unless with the written consent of the Responsible Authority.

C. Amend Endorsed Plans

The applicant has requested that the endorsed plan be amended to use the rear outbuilding on the site as the embalming/preparation area. The amended plans reflect the amendments sought, and detail the internal arrangements of the outbuilding, indicating that they would be fitted out appropriately to manage the preparation and embalming of bodies.

D. Additional Recommendations

Council officers have recommended that a number of additional permit conditions and notes be imposed as a result of the amendment sought. These are noted as follows:

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

- Condition 11: With the exception of viewing of bodies only, no funeral services, memorials, or any other similar activity such as services/activities which include the accompaniment of the deceased person and/or the inclusion of a funeral cortege shall be conducted on or from the site.
- Condition 12: There must be no more than two (2) deceased persons stored on site at any time and such deceased persons must be stored within the cool room at all times.
- Condition 13: No deceased persons must be stored on the site for longer than five (5) days after embalming occurs.
- Condition 14: The loading and unloading of deceased persons must be carried out entirely within the outbuilding and in a manner so as not to be seen from outside the building, all to the satisfaction of the Responsible Authority.
- Condition 15: The management of waste must be in accordance with the Environmental Protection Authority Clinical and Related Waste – Operational Guidance guideline.
- Condition 16: All wastes must be disposed of to the satisfaction of the Responsible Authority and no liquid waste or polluted waters shall be discharged into a sewer or stormwater drainage system.
- Condition 17: The operator of the facility must provide biological bins for containment of solid waste.
- Condition 18: Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.
- Condition 19: The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.
- Condition 20: 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 (LPD) approval letter. Approval of drainage plan including any retention system within the property boundary is required.
- Note point 3: Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.
- Note point 4: The applicant is advised to contact South East Water as they may need a Trade Waste Agreement

These additional conditions are consistent with previous approvals granted for similar uses and seek to appropriately manage the use, effluent/waste and drainage on the land.

Car Parking

In accordance with Clause 52.06-5, a Place of Assembly has a car parking rate of 0.3 car parking spaces to each patron permitted on the site.

The land has a total of 22 car parking spaces provided to the rear of the site, which is reflective of the total persons allowed on the land at any given time at 75 (as controlled under Condition 2 of the permit).

This amendment will not seek any changes to the total number of persons to the land, and as such no additional car parking spaces are required and the proposal complies with Clause 52.06.

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

Conclusion

As discussed within the Assessment section of this report, the amendment seeks to alter the permit preamble, add a new Condition 3 and amend the previously endorsed plans with Council officers also seeking to apply new conditions relating to the management of the use, waste and drainage of the land. Overall Council officers find that the proposal complies with the relevant provisions of the Planning Scheme with the following recommendations outlined below.

It is recommended that the following amendments to the permit be made:

Permit detail	Recommendation
Permit preamble	Amend to: <i>The use of the land for the purpose of a Place of Assembly, including the preparation (embalming) and temporary storage of deceased persons</i>
New Condition 3	New condition: <i>The maximum number of persons permitted to attend the use of the land for the viewing of bodies, at any one time, must comply with Condition 2 of this permit, unless with the written consent of the Responsible Authority.</i>
Amended Endorsed Plans	Amend plans to use the rear outbuilding for the embalming/preparation of deceased persons
New conditions 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20.	<p>Condition 11: With the exception of viewing of bodies only, no funeral services, memorials, or any other similar activity such as services/activities which include the accompaniment of the deceased person and/or the inclusion of a funeral cortege shall be conducted on or from the site.</p> <p>Condition 12: There must be no more than two (2) deceased persons stored on site at any time and such deceased persons must be stored within the cool room at all times.</p> <p>Condition 13: No deceased persons must be stored on the site for longer than five (5) days after embalming occurs.</p> <p>Condition 14: The loading and unloading of deceased persons must be carried out entirely within the outbuilding and in a manner so as not to be seen from outside the building, all to the satisfaction of the Responsible Authority.</p> <p>Condition 15: The management of waste must be in accordance with the Environmental Protection Authority Clinical and Related Waste – Operational Guidance guideline.</p> <p>Condition 16: All wastes must be disposed of to the satisfaction of the Responsible Authority and no liquid waste or polluted waters shall be discharged into a sewer or stormwater drainage system.</p> <p>Condition 17: The operator of the facility must provide biological bins for containment of solid waste.</p>

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

	<p>Condition 18: Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.</p> <p>Condition 19: The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.</p> <p>Condition 20: 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 (LPD) approval letter. Approval of drainage plan including any retention system within the property boundary is required.</p> <p>Note point 3: Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.</p> <p>Note point 4: The applicant is advised to contact South East Water as they may need a Trade Waste Agreement</p>
Renumbered conditions	<p>Existing conditions 3 to 9 renumbered 4 to 10</p> <p>Existing expiry condition 11 renumbered to 21</p>

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 9-11 Patrona Street DANDENONG VIC 3175, for the purpose of the use of the land for the purpose of a Place of Assembly, including the preparation (embalming) and temporary storage of deceased persons in accordance with the plans submitted with the application subject to the following conditions:

- 1. The layout of the site, and size, design and location of the buildings and works permitted must always be in accordance with the endorsed plan/s unless with the written consent of the Responsible Authority.**
- 2. No more than seventy-five (75) persons shall be permitted on the site at any time, unless with the further written consent of the Responsible Authority.**
- 3. The maximum number of persons permitted to attend the use of the land for the viewing of bodies, at any one time, must comply with Condition 2 of this permit, unless with the written consent of the Responsible Authority.**
- 4. The use must only operate during the following hours:**
 - 4.1. Monday to Sunday – 8am to 10pm.**

Unless with the further written consent of the Responsible Authority.

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

- 5. Before the use of the land commences, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be line-marked to indicate each car space and all access lanes. Parking areas and access lanes must be kept available for these purposes at all times, to the satisfaction of the Responsible Authority.**
- 6. Goods, materials, equipment and the like associated with the use of the land must not be displayed or stored outside of the building in view of the public.**
- 7. The amenity of the area must not be detrimentally affected by the use or development on the land, through the:**
 - 7.1. Transport of materials, goods or commodities to and from the land.**
 - 7.2. Appearance of any buildings and works.**
 - 7.3. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.**
 - 7.4. Activities of persons to and from the site.****All to the satisfaction of the Responsible Authority.**
- 8. No external public address system shall be installed or otherwise operated on the site, unless with the further written consent of the Responsible Authority.**
- 9. Bins or other receptacles for any form of rubbish or refuse must not be placed or allowed to remain in view of the public and offensive smell must not be emitted from any such receptacle.**
- 10. The site shall be kept in a neat and tidy condition at all times, all to the satisfaction of Responsible Authority.**
- 11. With the exception of viewing of bodies only, no funeral services, memorials, or any other similar activity such as services/activities which include the accompaniment of the deceased person and/or the inclusion of a funeral cortege shall be conducted on or from the site.**
- 12. There must be no more than two (2) deceased persons stored on site at any time and such deceased persons must be stored within the cool room at all times.**
- 13. No deceased persons must be stored on the site for longer than five (5) days after embalming occurs.**
- 14. The loading and unloading of deceased persons must be carried out entirely within the outbuilding and in a manner so as not to be seen from outside the building, all to the satisfaction of the Responsible Authority.**

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

15. The management of waste must be in accordance with the Environmental Protection Authority Clinical and Related Waste – Operational Guidance guideline.
16. All wastes must be disposed of to the satisfaction of the Responsible Authority and no liquid waste or polluted waters shall be discharged into a sewer or stormwater drainage system.
17. The operator of the facility must provide biological bins for containment of solid waste.
18. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.
19. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.
20. 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 (LPD) approval letter. Approval of drainage plan including any retention system within the property boundary is required.
21. This permit will expire if:
 - 21.1. The use does not start within two (2) years of the date of this permit, or,
 - 21.2. The use is discontinued for a period of two (2) years.

Before the permit expires or within three (3) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

Permit notes

Except where no permit is required under the provisions of the Planning Scheme, no sign, flashing or intermittent lights, bunting or advertising device may be erected or displayed on the land without the permission of the Responsible Authority

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

Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.

The applicant is advised to contact South East Water as they may need a Trade Waste Agreement.

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 9-11 PATRONA STREET,
DANDENONG (PLANNING APPLICATION NO. PLN17/0106.01)**

ATTACHMENT 1

SUBMITTED PLANS

PAGES 3 (including cover)

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

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2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

WASTE MANAGEMENT STATEMENT

APPLICANT: Taha Humanity Association Victoria Ltd
ADDRESS: [9-11 Patrona Street Dandenong Vic 3175](#)
PROPOSED USE: Funeral Home (Mortuary)

Estimated waste generation. = 1m3 p/week
(Non recyclable)

Estimated recycling. = 1m3 p/week
(All comingle recycling)

Estimated clinical waste. = 240 lt p/week
(Medical, infectious, cytotoxic, sharps, chemical pharmaceutical, radioactive, etc)

Liquid associated with the conducting of a mortuary business
(Bodily fluids, body washing waste, etc) disposed through a approved sewer system, NO
solids to enter the system, solids to go into the clinical bin/s

Clinical waste to be removed from the premises on a minimum schedule of 4 weekly
service, In plastic lined bins (Adjusted according to the waste stream)

Bins supplied and serviced, by a private collector, stored closest to work stations
(bin sizes and frequency adjusted according to the waste stream needs)

Collector will collect the waste from within the development, waste collection and bin
transfers, will be carried out during off peak traffic periods

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2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 9-11 PATRONA STREET
DANDENONG (PLANNING APPLICATION NO. PLN17/0106.01)**

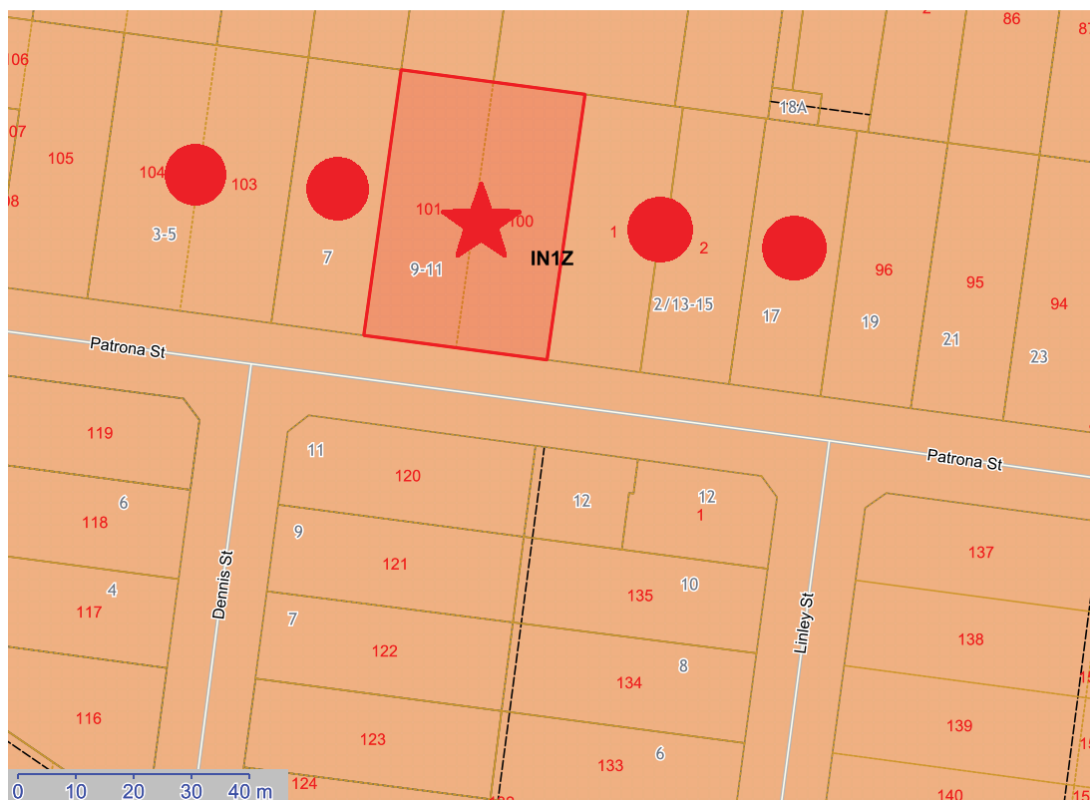
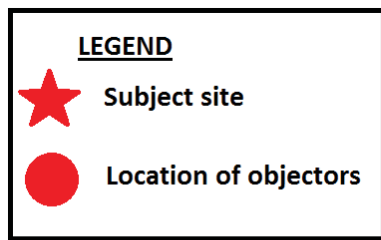
ATTACHMENT 2

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 - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)



2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 9-11 PATRONA STREET
DANDENONG (PLANNING APPLICATION NO. PLN17/0106.01)**

ATTACHMENT 3

EXISTING PERMIT

PAGES 3 (including cover)

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

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

Permit No.: PLN17/0106
Planning Scheme: Greater Dandenong Planning Scheme
Responsible Authority: Greater Dandenong City Council

ADDRESS OF THE LAND: 9-11 Patrona Street DANDENONG VIC 3175
(Lot 100 LP 10380 Vol 8301 Fol 749)

THE PERMIT ALLOWS: Use of the land for the purpose of a Place of Assembly

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The layout of the site, and size, design and location of the buildings and works permitted must always be in accordance with the endorsed plan/s unless with the written consent of the Responsible Authority.
2. No more than seventy-five (75) persons shall be permitted on the site at any time, unless with the further written consent of the Responsible Authority.
3. The use must only operate during the following hours:
 - Monday to Sunday – 8am to 10pm.Unless with the further written consent of the Responsible Authority.
4. Before the use of the land commences, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be line-marked to indicate each car space and all access lanes. Parking areas and access lanes must be kept available for these purposes at all times, to the satisfaction of the Responsible Authority.
5. Goods, materials, equipment and the like associated with the use of the land must not be displayed or stored outside of the building in view of the public.
6. The amenity of the area must not be detrimentally affected by the use or development on the land, through the:
 - 6.1. Transport of materials, goods or commodities to and from the land;
 - 6.2. Appearance of any buildings and works;
 - 6.3. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - 6.4. Activities of persons to and from the site.

Continued...

Date Issued 07 August 2017Signature for and on behalf
of the Responsible Authority

Planning and Environment Regulations 2015 Form 4

2.4.3 Town Planning Application - No. 9-11 Patrona Street, Dandenong (Planning Application No. PLN17/0106.01) (Cont.)

- 2 -

PLANNING PERMIT NO. PLN17/0106

Conditions Continued

All to the satisfaction of the Responsible Authority.

7. No external public address system shall be installed or otherwise operated on the site, unless with the further written consent of the Responsible Authority.
8. Bins or other receptacles for any form of rubbish or refuse must not be placed or allowed to remain in view of the public and offensive smell must not be emitted from any such receptacle.
9. The site shall be kept in a neat and tidy condition at all times, all to the satisfaction of Responsible Authority.
10. This permit will expire if:-
 - 10.1. The use does not start within two (2) years of the date of this permit, or
 - 10.2. The use is discontinued for a period of two (2) years.

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

Notes:

- Except where no permit is required under the provisions of the Planning Scheme, no sign, flashing or intermittent lights, bunting or advertising device may be erected or displayed on the land without the permission of the Responsible Authority.
- Prior to the erection of any advertising signs on the land, consultation should be made with officers of the Town Planning Department to determine the relevant Planning Scheme Controls.

End of Permit Conditions

Under Division 1A of Part 4 of the **Planning and Environment Act 1987** a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Date Issued 07 August 2017Signature for and on behalf
of the Responsible Authority

Planning and Environment Regulations 2015 Form 4

2.5 FINANCE AND BUDGET

2.5.1 Supplementary Valuation Return 2018-3/4/5

File Id:	A4883313
Responsible Officer:	Director Corporate Services
Attachments:	Supplementary Valuation List 2018-3/4/5.

Report Summary

Council's contract valuer ProVal (Vic) Pty Ltd have assessed Supplementary Valuation Returns 2018-3, 2018-4 and 2018-5 that comprises a combined total of 695 supplementary valuations.

Recommendation Summary

This report recommends that Council note the new valuations in Supplementary Valuation Returns 2018-3, 4 and 5.

2.5.1 Supplementary Valuation Return 2018-3/4/5 (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 2018-5.

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

Supplementary valuations in the following Returns are mostly effective from the following dates:

- 2018-3 effective from 1 November 2017 – net supplementary increase is \$214,000.
- 2018-4 effective from 1 January 2018 – net supplementary increase is \$233,000.
- 2018-5 effective from 1 March 2018 – net supplementary increase is negligible.

The 2017-18 Annual Mid Year Budget for supplementary rate income is \$1,000,000. The year to date supplementary rates, which includes amounts generated from the above returns, is approximately \$1,370,000.

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 Supplementary Valuation Returns 2018-3, 4 and 5.

Recommendation

That Council note the new valuations in Supplementary Valuation Returns 2018-3, 4 and 5.

2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

FINANCE AND BUDGET

SUPPLEMENTARY VALUATION RETURN 2018-3/4/5

ATTACHMENT 1

**SUPPLEMENTARY VALUATION LIST 2018-
3/4/5**

PAGES 31 (including cover)

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

2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-03
1 November 2017

Property No.	Property Address	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
372540	4 Abbotts Road, Dandenong South	\$ 1,646,000	\$ 5,360,000	\$ 539,000	\$ 1,646,000	\$ 5,240,000	\$ 529,000	310.3	Demolition of Improvements
469080	13 Abbotts Road, Dandenong South	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 1,380,000	\$ 104,000	310.5	Erection/Construction Of Buildings
291285	25 Albert Street, Dandenong	\$ 390,000	\$ 390,000	\$ 19,500	\$ 390,000	\$ 1,000,000	\$ 50,000	110.2	Erection/Construction Of Buildings
327175	11 Alexander Avenue, Dandenong	\$ 410,000	\$ 470,000	\$ 23,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
496610	1/11 Alexander Avenue, Dandenong	\$ -	\$ -	\$ -	\$ 190,000	\$ 310,000	\$ 15,500	120.3	Change In Occupancy Affecting NAV
496615	2/11 Alexander Avenue, Dandenong	\$ -	\$ -	\$ -	\$ 220,000	\$ 365,000	\$ 18,250	120.3	Erection/Construction Of Buildings
266355	14 Anthony Street, Dandenong North	\$ 380,000	\$ 380,000	\$ 19,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
497965	1/14 Anthony Street, Dandenong North	\$ -	\$ -	\$ -	\$ 102,000	\$ 360,000	\$ 18,000	120.4	Erection/Construction Of Buildings
497970	2/14 Anthony Street, Dandenong North	\$ -	\$ -	\$ -	\$ 100,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
498310	3/14 Anthony Street, Dandenong North	\$ -	\$ -	\$ -	\$ 100,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
498315	4/14 Anthony Street, Dandenong North	\$ -	\$ -	\$ -	\$ 82,000	\$ 290,000	\$ 14,500	120.3	Erection/Construction Of Buildings
328045	10 Apollo Court, Keysborough	\$ 500,000	\$ 680,000	\$ 34,000	\$ 400,000	\$ 500,000	\$ 25,000	110.3	Arithmetical Error
292690	8 Aratula Street, Dandenong	\$ 560,000	\$ 560,000	\$ 28,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
496865	1/8 Aratula Street, Dandenong	\$ -	\$ -	\$ -	\$ 120,000	\$ 410,000	\$ 20,500	120.4	Erection/Construction Of Buildings
496870	2/8 Aratula Street, Dandenong	\$ -	\$ -	\$ -	\$ 112,000	\$ 365,000	\$ 19,250	120.4	Erection/Construction Of Buildings
496875	3/8 Aratula Street, Dandenong	\$ -	\$ -	\$ -	\$ 112,000	\$ 390,000	\$ 19,500	120.4	Erection/Construction Of Buildings
496880	4/8 Aratula Street, Dandenong	\$ -	\$ -	\$ -	\$ 110,000	\$ 380,000	\$ 19,000	120.4	Erection/Construction Of Buildings
496885	5/8 Aratula Street, Dandenong	\$ -	\$ -	\$ -	\$ 108,000	\$ 370,000	\$ 18,500	120.4	Erection/Construction Of Buildings
101680	4 Ashdale Court, Springvale	\$ 530,000	\$ 630,000	\$ 31,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
498955	1/4 Ashdale Court, Springvale	\$ -	\$ -	\$ -	\$ 185,000	\$ 415,000	\$ 20,750	120.3	Erection/Construction Of Buildings
498960	2/4 Ashdale Court, Springvale	\$ -	\$ -	\$ -	\$ 195,000	\$ 435,000	\$ 21,750	120.4	Erection/Construction Of Buildings
498965	3/4 Ashdale Court, Springvale	\$ -	\$ -	\$ -	\$ 150,000	\$ 330,000	\$ 16,500	120.3	Erection/Construction Of Buildings
495265	85 Assembly Drive, Dandenong South	\$ 6,170,000	\$ 6,690,000	\$ 335,000	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
495280	74 Assembly Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 3,300,000	\$ 3,680,000	\$ 184,000	320.6	Change of Legal Description and/or Sale of Land

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-03
1 November 2017

Property No.	Property Address	Current SV	Current CV	Current NAV	Pending SV	Pending Supp CV	Pending Supp NAV	LCC	Supp Reason
495285	85 Assembly Drive, Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ 890,000	\$ 890,000	300	Change of Legal Description and/or Sale of Land
504420	85X Assembly Drive, Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 8,000	623	Change of Legal Description and/or Sale of Land
495290	91 Assembly Drive, Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000	\$ 1,100,000	300	Change of Legal Description and/or Sale of Land
504415	96 Assembly Drive, Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ 1,410,000	\$ 1,410,000	300	Change of Legal Description and/or Sale of Land
495295	97 Assembly Drive, Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ 2,010,000	\$ 2,010,000	300	Change of Legal Description and/or Sale of Land
489340	Reserve/01 Assembly Drive, Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	984	Land Previously Multi Owned Now One Owner
495300	102 Assembly Drive, Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ 900,000	\$ 900,000	300	Change of Legal Description and/or Sale of Land
495305	108 Assembly Drive, Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ 980,000	\$ 980,000	300	Change of Legal Description and/or Sale of Land
495310	114 Assembly Drive, Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	300	Change of Legal Description and/or Sale of Land
161200	13 Athol Road, Noble Park	\$ 540,000	\$ 540,000	\$ 27,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
499035	1/13 Athol Road, Noble Park	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 510,000	120.4	Erection/Construction Of Buildings
499040	2/13 Athol Road, Noble Park	\$ -	\$ -	\$ -	\$ -	\$ 140,000	\$ 480,000	120.4	Erection/Construction Of Buildings
499045	3/13 Athol Road, Noble Park	\$ -	\$ -	\$ -	\$ -	\$ 135,000	\$ 460,000	120.4	Erection/Construction Of Buildings
499050	4/13 Athol Road, Noble Park	\$ -	\$ -	\$ -	\$ -	\$ 118,000	\$ 405,000	120.3	Erection/Construction Of Buildings
486630	25 Babbage Drive, Dandenong South	\$ 535,000	\$ 535,000	\$ 26,750	\$ 535,000	\$ 1,680,000	\$ 112,000	310.5	Erection/Construction Of Buildings
486615	37 Babbage Drive, Dandenong South	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 1,620,000	\$ 108,500	310.5	Erection/Construction Of Buildings
162665	27 Baldwin Avenue, Noble Park	\$ 510,000	\$ 870,000	\$ 43,500	\$ 510,000	\$ 900,000	\$ 45,000	110.3	Erection/Construction Of Buildings
203265	117 Bangholme Road, Bangholme	\$ 3,276,000	\$ 10,100,000	\$ 861,000	\$ 3,276,000	\$ 10,160,000	\$ 872,000	320.3	Erection/Construction Of Buildings
242615	16 Barbara Avenue, Dandenong North	\$ -	\$ -	\$ -	\$ -	\$ 360,000	\$ 360,000	100	Formerly Non Rated Now Rated
486485	51 Bazalette Crescent, Dandenong South	\$ 1,056,000	\$ 1,056,000	\$ 52,800	\$ 1,056,000	\$ 2,730,000	\$ 211,000	310.5	Erection/Construction Of Buildings
239435	5-9 Boulton Street, Springvale	\$ 1,602,000	\$ 2,430,000	\$ 154,800	\$ 1,602,000	\$ 2,430,000	\$ 154,800	723.4	Change Of Rating Category
504625	3 Brooklyn Avenue, Dandenong	\$ -	\$ -	\$ -	\$ -	\$ 256,000	\$ 612,000	310.5	Change In Occupancy Affecting NAV
331450	1/3 Brooklyn Avenue, Dandenong	\$ 153,000	\$ 366,000	\$ 26,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-03
1 November 2017

Property No.	Property Address	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
331455	2/3 Brooklyn Avenue, Dandenong	\$ 103,000	\$ 246,000	\$ 17,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
423015	2/221-239 Browns Road, Noble Park North	\$ 481,700	\$ 1,140,000	\$ 102,900	\$ 581,000	\$ 581,000	\$ 29,050	300	Demolition of Improvements
104280	17 Buckingham Avenue, Springvale	\$ 270,000	\$ 780,000	\$ 39,000	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
104285	19 Buckingham Avenue, Springvale	\$ 270,000	\$ 780,000	\$ 39,000	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
504640	17-19 Buckingham Avenue, Springvale	\$ -	\$ -	\$ -	\$ 500,000	\$ 1,110,000	\$ 55,500	210.4	Change In Occupancy Affecting NAV
480695	37-39 Buckley Street, Noble Park	\$ 235,000	\$ 330,000	\$ 20,100	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
504210	37 Buckley Street, Noble Park	\$ -	\$ -	\$ -	\$ 140,000	\$ 180,000	\$ 10,600	210.4	Change In Occupancy Affecting NAV
504215	39 Buckley Street, Noble Park	\$ -	\$ -	\$ -	\$ 140,000	\$ 180,000	\$ 10,600	210.4	Change In Occupancy Affecting NAV
492665	28 Burnham Crescent, Keysborough	\$ 530,000	\$ 530,000	\$ 26,500	\$ 530,000	\$ 1,000,000	\$ 50,000	110.2	Erection/Construction Of Buildings
492615	48 Burnham Crescent, Keysborough	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 1,060,000	\$ 53,000	110.2	Erection/Construction Of Buildings
134205	6 Burrapike Avenue, Springvale	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 1,060,000	\$ 53,000	110.2	Erection/Construction Of Buildings
134320	15 Callander Road, Noble Park	\$ 480,000	\$ 610,000	\$ 30,500	\$ 480,000	\$ 630,000	\$ 31,500	110.3	Erection/Construction Of Buildings
496385	28 Cherryfield Drive, Keysborough	\$ 335,000	\$ 335,000	\$ 16,750	\$ 335,000	\$ 560,000	\$ 28,000	110.2	Erection/Construction Of Buildings
492035	2 Clais Street, Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 810,000	\$ 40,500	110.2	Erection/Construction Of Buildings
373140	8 Commercial Drive, Dandenong South	\$ 367,000	\$ 522,000	\$ 33,900	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
489815	Rear Factory 8A Commercial Drive, Dandenong South	\$ 188,000	\$ 288,000	\$ 17,300	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
504595	8 Commercial Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 555,000	\$ 790,000	\$ 51,200	310.5	Change In Occupancy Affecting NAV
198580	10 Coniston Court, Springvale South	\$ 530,000	\$ 530,000	\$ 26,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
498420	1/10 Coniston Court, Springvale South	\$ -	\$ -	\$ -	\$ 165,000	\$ 460,000	\$ 23,000	120.4	Erection/Construction Of Buildings
498425	2/10 Coniston Court, Springvale South	\$ -	\$ -	\$ -	\$ 185,000	\$ 510,000	\$ 25,500	120.4	Erection/Construction Of Buildings
498430	3/10 Coniston Court, Springvale South	\$ -	\$ -	\$ -	\$ 180,000	\$ 500,000	\$ 25,000	120.4	Erection/Construction Of Buildings
245795	17 Crawford Avenue, Dandenong North	\$ 440,000	\$ 530,000	\$ 26,500	\$ 440,000	\$ 440,000	\$ 22,000	100	Demolition of Improvements
492210	7 Cunningham Parade, Keysborough	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 1,100,000	\$ 55,000	110.2	Erection/Construction Of Buildings
336795	3 Dalgety Street, Dandenong	\$ 440,000	\$ 440,000	\$ 22,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-03
1 November 2017

Property No.	Property Address	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
495815	1/3A Dalgely Street, Dandenong	\$ -	\$ -	\$ -	\$ 145,000	\$ 355,000	\$ 17,750	120.4	Erection/Construction Of Buildings
495820	2/3A Dalgely Street, Dandenong	\$ -	\$ -	\$ -	\$ 145,000	\$ 355,000	\$ 17,750	120.3	Erection/Construction Of Buildings
495810	3B Dalgely Street, Dandenong	\$ -	\$ -	\$ -	\$ 145,000	\$ 355,000	\$ 17,750	120.4	Erection/Construction Of Buildings
172880	38 Dangerfield Drive, Springvale South	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 910,000	\$ 45,500	110.2	Erection/Construction Of Buildings
480855	1-9 Daylily Drive, Keysborough	\$ 690,000	\$ 690,000	\$ 34,500	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
503400	1 Daylily Drive, Keysborough	\$ -	\$ -	\$ -	\$ 430,000	\$ 430,000	\$ 21,500	100	Change of Legal Description and/or Sale of Land
503405	7 Daylily Drive, Keysborough	\$ -	\$ -	\$ -	\$ 470,000	\$ 470,000	\$ 23,500	100	Change of Legal Description and/or Sale of Land
503410	1A Sunflower Court, Keysborough	\$ -	\$ -	\$ -	\$ 960,000	\$ 960,000	\$ 48,000	100	Change of Legal Description and/or Sale of Land
482965	29 Denmark Road, Keysborough	\$ 560,000	\$ 560,000	\$ 28,000	\$ 560,000	\$ 1,050,000	\$ 52,500	110.2	Erection/Construction Of Buildings
490245	37 Denmark Road, Keysborough	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 1,060,000	\$ 53,000	110.2	Erection/Construction Of Buildings
440690	18/21A Douglas Street, Noble Park	\$ 319,000	\$ 1,460,000	\$ 73,000	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
485685	101/21A Douglas Street, Noble Park	\$ -	\$ -	\$ -	\$ 47,000	\$ 270,000	\$ 13,500	120.2	Erection/Construction Of Buildings
485690	102/21A Douglas Street, Noble Park	\$ -	\$ -	\$ -	\$ 49,000	\$ 280,000	\$ 14,000	120.2	Erection/Construction Of Buildings
485695	103/21A Douglas Street, Noble Park	\$ -	\$ -	\$ -	\$ 52,000	\$ 300,000	\$ 15,000	120.2	Erection/Construction Of Buildings
485700	104/21A Douglas Street, Noble Park	\$ -	\$ -	\$ -	\$ 53,000	\$ 310,000	\$ 15,500	120.2	Erection/Construction Of Buildings
485705	105/21A Douglas Street, Noble Park	\$ -	\$ -	\$ -	\$ 53,000	\$ 310,000	\$ 15,500	120.2	Erection/Construction Of Buildings
485710	106/21A Douglas Street, Noble Park	\$ -	\$ -	\$ -	\$ 53,000	\$ 310,000	\$ 15,500	120.2	Erection/Construction Of Buildings
485715	107/21A Douglas Street, Noble Park	\$ -	\$ -	\$ -	\$ 52,000	\$ 300,000	\$ 15,000	120.2	Erection/Construction Of Buildings
485720	108/21A Douglas Street, Noble Park	\$ -	\$ -	\$ -	\$ 53,000	\$ 310,000	\$ 15,500	120.2	Erection/Construction Of Buildings
485725	109/21A Douglas Street, Noble Park	\$ -	\$ -	\$ -	\$ 53,000	\$ 310,000	\$ 15,500	120.2	Erection/Construction Of Buildings
485730	110/21A Douglas Street, Noble Park	\$ -	\$ -	\$ -	\$ 51,000	\$ 290,000	\$ 14,500	120.2	Erection/Construction Of Buildings
485735	111/21A Douglas Street, Noble Park	\$ -	\$ -	\$ -	\$ 55,000	\$ 320,000	\$ 16,000	120.2	Erection/Construction Of Buildings
485740	112/21A Douglas Street, Noble Park	\$ -	\$ -	\$ -	\$ 53,000	\$ 310,000	\$ 15,500	120.2	Erection/Construction Of Buildings
472090	40-44 Edison Road, Dandenong South	\$ 1,050,000	\$ 1,050,000	\$ 52,500	\$ 1,050,000	\$ 2,610,000	\$ 189,000	310.5	Erection/Construction Of Buildings

4 of 15

2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-03
1 November 2017

Property No.	Property Address	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
471900	41-43 Edison Road, Dandenong South	\$ 454,000	\$ 454,000	\$ 22,700	\$ 454,000	\$ 1,380,000	\$ 98,000	310.5	Erection/Construction Of Buildings
472080	52-56 Edison Road, Dandenong South	\$ 863,000	\$ 863,000	\$ 43,150	\$ 863,000	\$ 2,970,000	\$ 238,000	310.5	Erection/Construction Of Buildings
499690	16 Fernleaf Avenue, Keysborough	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 840,000	\$ 42,000	110.2	Erection/Construction Of Buildings
108285	24 Flynn Street, Springvale	\$ 490,000	\$ 550,000	\$ 27,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
108290	26 Flynn Street, Springvale	\$ 490,000	\$ 530,000	\$ 26,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
495410	1/24-26 Flynn Street, Springvale	\$ -	\$ -	\$ -	\$ 116,000	\$ 470,000	\$ 23,500	120.4	Erection/Construction Of Buildings
495415	2/24-26 Flynn Street, Springvale	\$ -	\$ -	\$ -	\$ 114,000	\$ 455,000	\$ 22,750	120.4	Erection/Construction Of Buildings
495420	3/24-26 Flynn Street, Springvale	\$ -	\$ -	\$ -	\$ 116,000	\$ 460,000	\$ 23,000	120.4	Erection/Construction Of Buildings
495425	4/24-26 Flynn Street, Springvale	\$ -	\$ -	\$ -	\$ 88,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
495430	5/24-26 Flynn Street, Springvale	\$ -	\$ -	\$ -	\$ 88,000	\$ 350,000	\$ 17,500	120.4	Erection/Construction Of Buildings
495435	6/24-26 Flynn Street, Springvale	\$ -	\$ -	\$ -	\$ 90,000	\$ 360,000	\$ 18,000	120.4	Erection/Construction Of Buildings
495440	7/24-26 Flynn Street, Springvale	\$ -	\$ -	\$ -	\$ 90,000	\$ 360,000	\$ 18,000	120.4	Erection/Construction Of Buildings
495445	8/24-26 Flynn Street, Springvale	\$ -	\$ -	\$ -	\$ 90,000	\$ 360,000	\$ 18,000	120.4	Erection/Construction Of Buildings
340915	54 Foster Street, Dandenong	\$ 180,000	\$ 310,000	\$ 16,700	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
340920	56 Foster Street, Dandenong	\$ 140,000	\$ 310,000	\$ 16,700	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
504220	54-56 Foster Street, Dandenong	\$ -	\$ -	\$ -	\$ 300,000	\$ 570,000	\$ 30,900	210.4	Change In Occupancy Affecting NAV
379025	4/147-151 Foster Street, Dandenong	\$ 288,000	\$ 780,000	\$ 41,500	\$ 288,000	\$ 780,000	\$ 41,500	210.4	Formerly Non Rated Now Rated
109090	2 Gamsworthy Street, Springvale	\$ 440,000	\$ 520,000	\$ 26,000	\$ 440,000	\$ 440,000	\$ 22,000	100	Demolition of Improvements
109110	10 Gamsworthy Street, Springvale	\$ 420,000	\$ 470,000	\$ 23,500	\$ 420,000	\$ 420,000	\$ 21,000	100	Demolition of Improvements
492565	6 Goldhurst Street, Keysborough	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 1,140,000	\$ 57,000	110.2	Erection/Construction Of Buildings
177065	25 Green Street, Noble Park	\$ 420,000	\$ 520,000	\$ 26,000	\$ 420,000	\$ 550,000	\$ 27,500	110.3	Erection/Construction Of Buildings
343030	Logis Estate/99-267 Greens Road, Dandenong South	\$ 12,530,000	\$ 12,530,000	\$ 626,500	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
486585	61 Babbage Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 550,000	\$ 1,590,000	\$ 119,200	310.5	Erection/Construction Of Buildings
481825	Logis/233-267 Greens Road, Dandenong South	\$ -	\$ -	\$ -	\$ 12,300,000	\$ 12,300,000	\$ 615,000	300	Change of Legal Description and/or Sale of Land

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
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Property No.	Property Address	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
492710	8 Gretana Street, Dandenong	\$ 215,000	\$ 215,000	\$ 10,750	\$ 215,000	\$ 420,000	\$ 21,000	110.2	Erection/Construction Of Buildings
487555	7 Grosvenor Street, Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 790,000	\$ 39,500	110.2	Erection/Construction Of Buildings
250115	66 Halton Road, Noble Park North	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 630,000	\$ 31,500	110.2	Erection/Construction Of Buildings
424020	426-440 Hammond Road, Dandenong South	\$ 6,110,000	\$ 7,040,000	\$ 393,900	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
420000	42-46 Villas Road, Dandenong South	\$ 418,000	\$ 418,000	\$ 20,900	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
491455	426-440 Hammond Road, Dandenong South	\$ -	\$ -	\$ -	\$ 5,370,000	\$ 5,830,000	\$ 296,700	310.5	Change of Legal Description and/or Sale of Land
491460	42-46 Villas Road, Dandenong South	\$ -	\$ -	\$ -	\$ 3,420,000	\$ 3,420,000	\$ 171,000	300	Change of Legal Description and/or Sale of Land
145710	62 Hillside Street, Springvale	\$ 470,000	\$ 550,000	\$ 27,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
502815	162 Hillside Street, Springvale	\$ -	\$ -	\$ -	\$ 220,000	\$ 410,000	\$ 20,500	120.3	Erection/Construction Of Buildings
502820	262 Hillside Street, Springvale	\$ -	\$ -	\$ -	\$ 245,000	\$ 455,000	\$ 22,750	120.4	Erection/Construction Of Buildings
456495	1-21 Hornsby Street, Dandenong	\$ 3,780,000	\$ 3,780,000	\$ 189,000	\$ 3,780,000	\$ 3,780,000	\$ 189,000	100	Change of Legal Description and/or Sale of Land
494365	7 Hudson Court, Keysborough	\$ 11,210,000	\$ 11,210,000	\$ 560,500	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
498725	1 Hudson Court, Keysborough	\$ -	\$ -	\$ -	\$ 6,090,000	\$ 13,000,000	\$ 1,105,000	320.3	Erection/Construction Of Buildings
498730	17 Hudson Court, Keysborough	\$ -	\$ -	\$ -	\$ 6,190,000	\$ 6,190,000	\$ 560,500	300	Change of Legal Description and/or Sale of Land
494370	47 Hudson Court, Keysborough	\$ 875,000	\$ 875,000	\$ 43,750	\$ 1,360,000	\$ 1,360,000	\$ 68,000	300	Change of Legal Description and/or Sale of Land
488835	29 Indian Drive, Keysborough	\$ -	\$ -	\$ -	\$ 6,640,000	\$ 6,640,000	\$ 332,000	300	Change In Occupancy Affecting NAV
213365	13 Hume Road, Springvale South	\$ 440,000	\$ 440,000	\$ 22,000	\$ 440,000	\$ 790,000	\$ 39,500	110.2	Erection/Construction Of Buildings
477090	6 Ian Street, Noble Park	\$ 140,000	\$ 360,000	\$ 19,500	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
477095	8 Ian Street, Noble Park	\$ 180,000	\$ 520,000	\$ 27,900	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
504615	6-8 Ian Street, Noble Park	\$ -	\$ -	\$ -	\$ 290,000	\$ 570,000	\$ 30,800	210.4	Change In Occupancy Affecting NAV
489005	16 Indian Drive, Keysborough	\$ 894,000	\$ 894,000	\$ 44,700	\$ 894,000	\$ 2,290,000	\$ 174,000	310.5	Erection/Construction Of Buildings
489150	94 Indian Drive, Keysborough	\$ 895,000	\$ 895,000	\$ 44,750	\$ 895,000	\$ 2,070,000	\$ 160,000	310.5	Erection/Construction Of Buildings
489145	98 Indian Drive, Keysborough	\$ 1,002,000	\$ 1,002,000	\$ 50,100	\$ 1,002,000	\$ 2,360,000	\$ 183,000	310.5	Erection/Construction Of Buildings
489140	102 Indian Drive, Keysborough	\$ 1,062,000	\$ 1,062,000	\$ 53,100	\$ 1,062,000	\$ 2,660,000	\$ 206,000	310.5	Erection/Construction Of Buildings

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

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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
496110	1 Jamieson Way, Dandenong South	\$ 1,920,000	\$ 1,920,000	\$ 96,000	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
504590	1 Jamieson Way, Dandenong South	\$ -	\$ -	\$ -	\$ 1,600,000	\$ 1,600,000	\$ 80,000	300	Change of Legal Description and/or Sale of Land
501085	15 Jamieson Way, Dandenong South	\$ -	\$ -	\$ -	\$ 950,000	\$ 950,000	\$ 47,500	300	Change of Legal Description and/or Sale of Land
146150	25 Jasper Street, Noble Park	\$ 610,000	\$ 680,000	\$ 34,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
495710	1/25 Jasper Street, Noble Park	\$ -	\$ -	\$ -	\$ 235,000	\$ 405,000	\$ 20,250	120.3	Erection/Construction Of Buildings
495715	2/25 Jasper Street, Noble Park	\$ -	\$ -	\$ -	\$ 320,000	\$ 550,000	\$ 27,500	120.4	Erection/Construction Of Buildings
348945	67 Jones Road, Dandenong	\$ 630,000	\$ 730,000	\$ 36,500	\$ 630,000	\$ 630,000	\$ 31,500	100	Demolition of Improvements
351700	122 Kirkham Road, Dandenong	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 970,000	\$ 48,500	110.2	Erection/Construction Of Buildings
375360	49 Kitchen Road, Dandenong South	\$ 723,000	\$ 1,570,000	\$ 118,000	\$ 723,000	\$ 1,620,000	\$ 123,000	320.3	Erection/Construction Of Buildings
149215	28 Lawn Road, Noble Park	\$ 740,000	\$ 800,000	\$ 40,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
499310	1/28 Lawn Road, Noble Park	\$ -	\$ -	\$ -	\$ 235,000	\$ 450,000	\$ 22,500	120.3	Erection/Construction Of Buildings
499315	2/28 Lawn Road, Noble Park	\$ -	\$ -	\$ -	\$ 230,000	\$ 435,000	\$ 21,750	120.3	Erection/Construction Of Buildings
499320	3/28 Lawn Road, Noble Park	\$ -	\$ -	\$ -	\$ 265,000	\$ 500,000	\$ 25,000	120.3	Erection/Construction Of Buildings
3522485	2 Lee Street, Noble Park	\$ 450,000	\$ 450,000	\$ 22,500	\$ 450,000	\$ 720,000	\$ 36,000	130	Erection/Construction Of Buildings
184495	6-10 Leonard Avenue, Noble Park	\$ 1,280,000	\$ 3,060,000	\$ 195,400	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
504630	1/6-10 Leonard Avenue, Noble Park	\$ -	\$ -	\$ -	\$ 630,000	\$ 1,490,000	\$ 95,300	820.3	Change In Occupancy Affecting NAV
504635	2/6-10 Leonard Avenue, Noble Park	\$ -	\$ -	\$ -	\$ 650,000	\$ 1,560,000	\$ 99,300	210.4	Change In Occupancy Affecting NAV
115125	4 Lightwood Road, Springvale	\$ 290,000	\$ 350,000	\$ 17,500	\$ 290,000	\$ 290,000	\$ 14,500	200	Demolition of Improvements
311220	5 Lockington Crescent, Dandenong	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 730,000	\$ 36,500	110.2	Erection/Construction Of Buildings
479715	163-167 Logis Boulevard, Dandenong South	\$ 1,234,000	\$ 1,234,000	\$ 61,700	\$ 1,234,000	\$ 2,780,000	\$ 215,000	310.5	Erection/Construction Of Buildings
354335	275 Lonsdale Street, Dandenong	\$ 770,000	\$ 1,140,000	\$ 61,500	\$ 770,000	\$ 770,000	\$ 38,500	200	Demolition of Improvements
354360	277 Lonsdale Street, Dandenong	\$ 760,000	\$ 830,000	\$ 44,800	\$ 760,000	\$ 760,000	\$ 38,000	200	Demolition of Improvements
185520	24 Loris Street, Springvale South	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 890,000	\$ 44,500	110.2	Erection/Construction Of Buildings
354615	5 Lorraine Street, Dandenong	\$ 490,000	\$ 490,000	\$ 24,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

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Property No.	Property Address	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
499090	1/5 Lorraine Street, Dandenong	\$ -	\$ -	\$ -	\$ 145,000	\$ 420,000	\$ 21,000	120.3	Erection/Construction Of Buildings
499095	2/5 Lorraine Street, Dandenong	\$ -	\$ -	\$ -	\$ 116,000	\$ 335,000	\$ 16,750	120.3	Erection/Construction Of Buildings
499100	3/5 Lorraine Street, Dandenong	\$ -	\$ -	\$ -	\$ 116,000	\$ 335,000	\$ 16,750	120.3	Erection/Construction Of Buildings
499105	4/5 Lorraine Street, Dandenong	\$ -	\$ -	\$ -	\$ 118,000	\$ 340,000	\$ 17,000	120.3	Erection/Construction Of Buildings
185805	6 Lugarno Court, Keysborough	\$ 450,000	\$ 570,000	\$ 28,500	\$ 450,000	\$ 720,000	\$ 36,000	110.2	Erection/Construction Of Buildings
186215	16 Mackay Street, Springvale South	\$ 430,000	\$ 470,000	\$ 23,500	\$ 430,000	\$ 830,000	\$ 41,500	110.2	Erection/Construction Of Buildings
186575	7 Mark Court, Noble Park	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 850,000	\$ 42,500	110.2	Erection/Construction Of Buildings
492435	16 Milliners Avenue, Keysborough	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 710,000	\$ 35,500	110.2	Erection/Construction Of Buildings
491925	8 Milton Street, Keysborough	\$ 340,000	\$ 340,000	\$ 17,000	\$ 340,000	\$ 570,000	\$ 28,500	110.2	Erection/Construction Of Buildings
503375	1 Moishe Circuit, Springvale	\$ 11,150,000	\$ 11,150,000	\$ 557,500	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
477380	9 Moishe Circuit, Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100	Change of Legal Description and/or Sale of Land
477395	15 Moishe Circuit, Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100	Change of Legal Description and/or Sale of Land
477400	17 Moishe Circuit, Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100	Change of Legal Description and/or Sale of Land
477405	19 Moishe Circuit, Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100	Change of Legal Description and/or Sale of Land
477410	21 Moishe Circuit, Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100	Change of Legal Description and/or Sale of Land
477430	29 Moishe Circuit, Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100	Change of Legal Description and/or Sale of Land
477435	31 Moishe Circuit, Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100	Change of Legal Description and/or Sale of Land
477465	43 Moishe Circuit, Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100	Change of Legal Description and/or Sale of Land
477525	67 Moishe Circuit, Springvale	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,000	100	Change of Legal Description and/or Sale of Land
477540	73 Moishe Circuit, Springvale	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,000	100	Change of Legal Description and/or Sale of Land
504645	1 Moishe Circuit, Springvale	\$ -	\$ -	\$ -	\$ 8,200,000	\$ 8,200,000	\$ 410,000	100	Change of Legal Description and/or Sale of Land
151240	26 Mons Parade, Noble Park	\$ 630,000	\$ 630,000	\$ 31,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
375995	12 Monterey Road, Dandenong South	\$ 2,772,000	\$ 4,870,000	\$ 441,000	\$ 2,772,000	\$ 6,410,000	\$ 606,000	320.3	Erection/Construction Of Buildings
460120	110-112 National Drive, Dandenong South	\$ 1,123,000	\$ 3,070,000	\$ 262,000	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

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Property No.	Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
504600	1/110-112 National Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 735,000	\$ 2,000,000	\$ 172,000	310.5	Change In Occupancy Affecting NAV
504605	2/110-112 National Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 388,000	\$ 1,070,000	\$ 90,000	310.5	Change In Occupancy Affecting NAV
151930	27 Nockolds Crescent, Noble Park	\$ 620,000	\$ 620,000	\$ 31,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
497035	1/27 Nockolds Crescent, Noble Park	\$ -	\$ -	\$ -	\$ 175,000	\$ 510,000	\$ 25,500	120.4	Erection/Construction Of Buildings
497040	2/27 Nockolds Crescent, Noble Park	\$ -	\$ -	\$ -	\$ 155,000	\$ 460,000	\$ 23,000	120.4	Erection/Construction Of Buildings
497045	3/27 Nockolds Crescent, Noble Park	\$ -	\$ -	\$ -	\$ 150,000	\$ 450,000	\$ 22,500	120.4	Erection/Construction Of Buildings
497050	4/27 Nockolds Crescent, Noble Park	\$ -	\$ -	\$ -	\$ 135,000	\$ 400,000	\$ 20,000	120.3	Erection/Construction Of Buildings
463025	2 Orrington Drive, Keysborough	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 1,020,000	\$ 51,000	110.2	Erection/Construction Of Buildings
283550	66 Outlook Drive, Dandenong North	\$ 980,000	\$ 980,000	\$ 49,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
496665	1/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 66,000	\$ 360,000	\$ 18,000	120.4	Change of Legal Description and/or Sale of Land
496670	2/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 64,000	\$ 355,000	\$ 17,750	120.4	Change of Legal Description and/or Sale of Land
496675	3/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 64,000	\$ 355,000	\$ 17,750	120.4	Change of Legal Description and/or Sale of Land
496680	4/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 66,000	\$ 360,000	\$ 18,000	120.4	Change of Legal Description and/or Sale of Land
496685	5/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 64,000	\$ 360,000	\$ 18,000	120.4	Change of Legal Description and/or Sale of Land
496690	6/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 62,000	\$ 350,000	\$ 17,500	120.4	Change of Legal Description and/or Sale of Land
496695	7/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 64,000	\$ 355,000	\$ 17,750	120.4	Change of Legal Description and/or Sale of Land
496700	8/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 64,000	\$ 360,000	\$ 18,000	120.4	Change of Legal Description and/or Sale of Land
496705	9/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 64,000	\$ 360,000	\$ 18,000	120.4	Change of Legal Description and/or Sale of Land
496710	10/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 64,000	\$ 355,000	\$ 17,750	120.4	Change of Legal Description and/or Sale of Land
496715	11/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 62,000	\$ 350,000	\$ 17,500	120.4	Change of Legal Description and/or Sale of Land
496720	12/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 64,000	\$ 360,000	\$ 18,000	120.4	Change of Legal Description and/or Sale of Land
496725	13/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 66,000	\$ 370,000	\$ 18,500	120.4	Change of Legal Description and/or Sale of Land
496730	14/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 66,000	\$ 370,000	\$ 18,500	120.4	Change of Legal Description and/or Sale of Land
496735	15/66 Outlook Drive, Dandenong North	\$ -	\$ -	\$ -	\$ 66,000	\$ 370,000	\$ 18,500	120.4	Change of Legal Description and/or Sale of Land

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

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Property No.	Property Address	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
487450	14 Petunia Drive, Keysborough	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 840,000	\$ 42,000	110.2	Erection/Construction Of Buildings
493570	2 Pleasant Way, Keysborough	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 920,000	\$ 46,000	110.2	Erection/Construction Of Buildings
492125	7 Pleasant Way, Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 790,000	\$ 39,500	110.2	Erection/Construction Of Buildings
492115	11 Pleasant Way, Keysborough	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 900,000	\$ 45,000	110.2	Erection/Construction Of Buildings
492110	13 Pleasant Way, Keysborough	\$ 520,000	\$ 520,000	\$ 26,000	\$ 520,000	\$ 930,000	\$ 46,500	110.2	Erection/Construction Of Buildings
317185	2 Podmore Street, Dandenong	\$ 570,000	\$ 570,000	\$ 28,500	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
497660	1/2 Podmore Street, Dandenong	\$ -	\$ -	\$ -	\$ 98,000	\$ 375,000	\$ 18,750	120.4	Change of Legal Description and/or Sale of Land
497665	2/2 Podmore Street, Dandenong	\$ -	\$ -	\$ -	\$ 96,000	\$ 370,000	\$ 18,500	120.4	Change of Legal Description and/or Sale of Land
497670	3/2 Podmore Street, Dandenong	\$ -	\$ -	\$ -	\$ 96,000	\$ 370,000	\$ 18,500	120.4	Change of Legal Description and/or Sale of Land
497675	4/2 Podmore Street, Dandenong	\$ -	\$ -	\$ -	\$ 96,000	\$ 370,000	\$ 18,500	120.4	Change of Legal Description and/or Sale of Land
497680	5/2 Podmore Street, Dandenong	\$ -	\$ -	\$ -	\$ 100,000	\$ 385,000	\$ 19,250	120.4	Change of Legal Description and/or Sale of Land
497685	6/2 Podmore Street, Dandenong	\$ -	\$ -	\$ -	\$ 80,000	\$ 305,000	\$ 15,250	120.3	Change of Legal Description and/or Sale of Land
468345	12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
491565	14 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 86,000	\$ 410,000	\$ 20,500	120.4	Erection/Construction Of Buildings
491570	16 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 86,000	\$ 410,000	\$ 20,500	120.4	Erection/Construction Of Buildings
491480	1/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 54,000	\$ 260,000	\$ 13,000	125.3	Erection/Construction Of Buildings
491485	2/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 54,000	\$ 260,000	\$ 13,000	125.3	Erection/Construction Of Buildings
491490	3/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 54,000	\$ 260,000	\$ 13,000	125.3	Erection/Construction Of Buildings
491495	4/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 54,000	\$ 260,000	\$ 13,000	125.3	Erection/Construction Of Buildings
491500	5/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 54,000	\$ 260,000	\$ 13,000	125.3	Erection/Construction Of Buildings
491505	6/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 54,000	\$ 260,000	\$ 13,000	125.3	Erection/Construction Of Buildings
491510	7/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 48,000	\$ 230,000	\$ 11,500	125.3	Erection/Construction Of Buildings
491515	8/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 48,000	\$ 230,000	\$ 11,500	125.3	Erection/Construction Of Buildings
491520	9/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 48,000	\$ 230,000	\$ 11,500	125.3	Erection/Construction Of Buildings

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

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Property No.	Property Address	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
491525	10/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 48,000	\$ 230,000	\$ 11,500	125.3	Erection/Construction Of Buildings
491530	11/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 48,000	\$ 230,000	\$ 11,500	125.3	Erection/Construction Of Buildings
491535	12/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 48,000	\$ 230,000	\$ 11,500	125.3	Erection/Construction Of Buildings
491540	13/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 48,000	\$ 230,000	\$ 11,500	125.3	Erection/Construction Of Buildings
491545	14/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 48,000	\$ 230,000	\$ 11,500	125.3	Erection/Construction Of Buildings
491550	15/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 48,000	\$ 230,000	\$ 11,500	125.3	Erection/Construction Of Buildings
491555	16/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 48,000	\$ 230,000	\$ 11,500	125.3	Erection/Construction Of Buildings
491560	17/12 Potter Street, Dandenong	\$ -	\$ -	\$ -	\$ 48,000	\$ 230,000	\$ 11,500	125.3	Erection/Construction Of Buildings
361225	41 Princes Highway, Dandenong	\$ 350,000	\$ 430,000	\$ 25,900	\$ 350,000	\$ 350,000	\$ 17,500	200	Demolition of Improvements
118165	707 Princes Highway, Springvale	\$ 420,000	\$ 420,000	\$ 21,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
498540	1707 Princes Highway, Springvale	\$ -	\$ -	\$ -	\$ 165,000	\$ 450,000	\$ 22,500	120.4	Erection/Construction Of Buildings
498545	2707 Princes Highway, Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 370,000	\$ 18,500	120.4	Erection/Construction Of Buildings
498550	3707 Princes Highway, Springvale	\$ -	\$ -	\$ -	\$ 125,000	\$ 340,000	\$ 17,000	120.3	Erection/Construction Of Buildings
379190	4/400-408 Princes Highway, Noble Park North	\$ 642,000	\$ 1,670,000	\$ 147,900	\$ 642,000	\$ 1,360,000	\$ 136,100	310.5	Objection To Valuation
119250	6 Princess Avenue, Springvale	\$ 880,000	\$ 880,000	\$ 44,000	\$ 880,000	\$ 1,570,000	\$ 78,500	110.2	Erection/Construction Of Buildings
471350	38 Prosperity Way, Dandenong South	\$ 2,190,000	\$ 7,580,000	\$ 608,000	\$ 2,190,000	\$ 7,900,000	\$ 633,000	320.3	Erection/Construction Of Buildings
487590	2 Ridgmont Way, Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 880,000	\$ 44,000	110.2	Erection/Construction Of Buildings
364870	15 Scott Street, Dandenong	\$ 760,000	\$ 780,000	\$ 65,100	\$ 760,000	\$ 780,000	\$ 65,100	220.1	Formerly Non Rated Now Rated
503625	7-17 Season Grove, Keysborough	\$ 12,340,000	\$ 12,340,000	\$ 617,000	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
502500	60 Chi Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 20,000	100	Change of Legal Description and/or Sale of Land
502510	64 Chi Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 20,000	100	Change of Legal Description and/or Sale of Land
502595	66 Chi Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 20,000	100	Change of Legal Description and/or Sale of Land
502600	68 Chi Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 20,000	100	Change of Legal Description and/or Sale of Land
502605	70 Chi Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 20,000	100	Change of Legal Description and/or Sale of Land

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-03
1 November 2017

Property No.	Property Address	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
502470	87 Chi Avenue, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 430,000	\$ 430,000	100	Change of Legal Description and/or Sale of Land
502480	91 Chi Avenue, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 420,000	\$ 420,000	100	Change of Legal Description and/or Sale of Land
502485	93 Chi Avenue, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 420,000	\$ 420,000	100	Change of Legal Description and/or Sale of Land
502490	95 Chi Avenue, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	100	Change of Legal Description and/or Sale of Land
502495	97 Chi Avenue, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	100	Change of Legal Description and/or Sale of Land
502555	1 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	100	Change of Legal Description and/or Sale of Land
502560	3 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	100	Change of Legal Description and/or Sale of Land
502520	4 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	100	Change of Legal Description and/or Sale of Land
502565	5 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	100	Change of Legal Description and/or Sale of Land
502525	6 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	100	Change of Legal Description and/or Sale of Land
502570	7 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	100	Change of Legal Description and/or Sale of Land
502530	8 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	100	Change of Legal Description and/or Sale of Land
502575	9 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	100	Change of Legal Description and/or Sale of Land
502535	10 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	100	Change of Legal Description and/or Sale of Land
502580	11 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	100	Change of Legal Description and/or Sale of Land
502540	12 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	100	Change of Legal Description and/or Sale of Land
502585	13 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	100	Change of Legal Description and/or Sale of Land
502545	14 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	100	Change of Legal Description and/or Sale of Land
502590	15 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	100	Change of Legal Description and/or Sale of Land
502550	16 Desmond Street, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	100	Change of Legal Description and/or Sale of Land
502440	166 Stanley Road, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 325,000	\$ 325,000	100	Change of Legal Description and/or Sale of Land
502445	168 Stanley Road, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 425,000	\$ 425,000	100	Change of Legal Description and/or Sale of Land
502450	170 Stanley Road, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 455,000	\$ 455,000	100	Change of Legal Description and/or Sale of Land
504610	Stage 4/-17 Season Grove, Keysborough	\$ -	\$ -	\$ -	\$ -	\$ 1,020,000	\$ 1,020,000	100	Change of Legal Description and/or Sale of Land

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-03
1 November 2017

Property No.	Property Address	Current SV	Current CV	Current NAV	Pending SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
481945	82 Smeaton Avenue, Dandenong South	\$ 946,000	\$ 2,490,000	\$ 179,000	\$ 946,000	\$ 2,490,000	\$ 179,000	734	Change In Occupancy Affecting the AVPCC
388390	1X Southpark Close, Keysborough	\$ 4,000	\$ 4,000	\$ 200	\$ -	\$ -	\$ -	010	Land Previously Multi Owned Now One Owner
494410	1A Southpark Close, Keysborough	\$ 1,840,000	\$ 1,840,000	\$ 92,000	\$ 1,845,000	\$ 1,845,000	\$ 92,250	300	Land Previously Multi Owned Now One Owner
491965	2 Standish Way, Keysborough	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 950,000	\$ 47,500	110.2	Erection/Construction Of Buildings
491975	6 Standish Way, Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 830,000	\$ 41,500	110.2	Erection/Construction Of Buildings
491980	8 Standish Way, Keysborough	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 760,000	\$ 38,000	110.2	Erection/Construction Of Buildings
486670	84 Stanley Road, Keysborough	\$ 490,000	\$ 490,000	\$ 24,500	\$ 460,000	\$ 970,000	\$ 48,500	110.2	Erection/Construction Of Buildings
486720	102 Stanley Road, Keysborough	\$ 410,000	\$ 410,000	\$ 20,500	\$ 390,000	\$ 750,000	\$ 37,500	110.2	Erection/Construction Of Buildings
496450	109 Stanley Road, Keysborough	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 560,000	\$ 28,000	110.2	Erection/Construction Of Buildings
477810	140 Stanley Road, Keysborough	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 790,000	\$ 39,500	110.2	Erection/Construction Of Buildings
196665	7 Stella Avenue, Noble Park	\$ 540,000	\$ 540,000	\$ 27,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
480275	1/7 Stella Avenue, Noble Park	\$ -	\$ -	\$ -	\$ 180,000	\$ 470,000	\$ 23,500	120.4	Erection/Construction Of Buildings
480280	2/7 Stella Avenue, Noble Park	\$ -	\$ -	\$ -	\$ 165,000	\$ 445,000	\$ 22,250	120.4	Erection/Construction Of Buildings
480285	3/7 Stella Avenue, Noble Park	\$ -	\$ -	\$ -	\$ 195,000	\$ 510,000	\$ 25,500	120.3	Erection/Construction Of Buildings
124735	15 Stephenson Street, Springvale	\$ 610,000	\$ 640,000	\$ 32,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
472835	1/15 Stephenson Street, Springvale	\$ -	\$ -	\$ -	\$ 190,000	\$ 450,000	\$ 22,500	120.4	Erection/Construction Of Buildings
472840	2/15 Stephenson Street, Springvale	\$ -	\$ -	\$ -	\$ 195,000	\$ 470,000	\$ 23,500	120.4	Erection/Construction Of Buildings
472830	15A Stephenson Street, Springvale	\$ -	\$ -	\$ -	\$ 225,000	\$ 540,000	\$ 27,000	120.4	Erection/Construction Of Buildings
197195	34 Stuart Street, Noble Park	\$ 570,000	\$ 630,000	\$ 31,500	\$ 570,000	\$ 570,000	\$ 28,500	100	Demolition of Improvements
322560	125 Stud Road, Dandenong	\$ 380,000	\$ 470,000	\$ 23,500	\$ 380,000	\$ 500,000	\$ 25,000	271	Change In Occupancy Affecting the AVPCC
448920	930-940 Taylors Road, Dandenong South	\$ 2,085,000	\$ 2,085,000	\$ 104,250	\$ 2,085,000	\$ 5,820,000	\$ 498,000	320.3	Erection/Construction Of Buildings
218970	240 Thames Promenade, Bangholme	\$ 1,325,000	\$ 1,402,000	\$ 70,100	\$ 1,325,000	\$ 1,402,000	\$ 70,100	570	Change Of Rating Category
369465	144 Thomas Street, Dandenong	\$ 530,000	\$ 560,000	\$ 35,600	\$ 530,000	\$ 530,000	\$ 26,500	282.3	Demolition of Improvements
369115	229 Thomas Street, Dandenong	\$ 1,100,000	\$ 4,020,000	\$ 294,600	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-03
1 November 2017

Property No.	Property Address	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
504565	Ground Floor 229 Thomas Street, Dandenong	\$ -	\$ -	\$ -	\$ 90,000	\$ 330,000	\$ 24,900	210.4	Change In Occupancy Affecting NAV
504570	Level 1229 Thomas Street, Dandenong	\$ -	\$ -	\$ -	\$ 330,000	\$ 1,280,000	\$ 94,700	220.1	Change In Occupancy Affecting NAV
504575	Level 12-8229 Thomas Street, Dandenong	\$ -	\$ -	\$ -	\$ 660,000	\$ 2,520,000	\$ 186,900	230.4	Change In Occupancy Affecting NAV
496440	1 Verde Lane, Keysborough	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 570,000	\$ 28,500	110.2	Erection/Construction Of Buildings
496465	2 Verde Lane, Keysborough	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 590,000	\$ 29,500	110.2	Erection/Construction Of Buildings
496435	3 Verde Lane, Keysborough	\$ 330,000	\$ 330,000	\$ 16,500	\$ 330,000	\$ 520,000	\$ 26,000	110.2	Erection/Construction Of Buildings
496430	5 Verde Lane, Keysborough	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 580,000	\$ 29,000	110.2	Erection/Construction Of Buildings
496425	7 Verde Lane, Keysborough	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 570,000	\$ 28,500	110.2	Erection/Construction Of Buildings
496415	11 Verde Lane, Keysborough	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 580,000	\$ 29,000	110.2	Erection/Construction Of Buildings
496410	13 Verde Lane, Keysborough	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 580,000	\$ 29,000	110.2	Erection/Construction Of Buildings
496495	14 Verde Lane, Keysborough	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 580,000	\$ 29,000	110.2	Erection/Construction Of Buildings
496405	15 Verde Lane, Keysborough	\$ 330,000	\$ 330,000	\$ 16,500	\$ 330,000	\$ 520,000	\$ 26,000	110.2	Erection/Construction Of Buildings
496400	17 Verde Lane, Keysborough	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 570,000	\$ 28,500	110.2	Erection/Construction Of Buildings
496395	19 Verde Lane, Keysborough	\$ 330,000	\$ 330,000	\$ 16,500	\$ 330,000	\$ 520,000	\$ 26,000	110.2	Erection/Construction Of Buildings
496390	21 Verde Lane, Keysborough	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 570,000	\$ 28,500	110.2	Erection/Construction Of Buildings
289720	1 Victor Avenue, Dandenong North	\$ 360,000	\$ 460,000	\$ 23,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
496625	1/1 Victor Avenue, Dandenong North	\$ -	\$ -	\$ -	\$ 185,000	\$ 375,000	\$ 18,750	120.3	Erection/Construction Of Buildings
496630	2/1 Victor Avenue, Dandenong North	\$ -	\$ -	\$ -	\$ 200,000	\$ 405,000	\$ 20,250	120.3	Erection/Construction Of Buildings
127345	44 View Road, Springvale	\$ 940,000	\$ 940,000	\$ 47,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
501840	1/44 View Road, Springvale	\$ -	\$ -	\$ -	\$ 130,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
501845	2/44 View Road, Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
501850	3/44 View Road, Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
501855	4/44 View Road, Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
501860	5/44 View Road, Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-03
1 November 2017

Property No.	Property Address	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
501865	6/44 View Road, Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
501870	7/44 View Road, Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
501875	8/44 View Road, Springvale	\$ -	\$ -	\$ -	\$ 140,000	\$ 440,000	\$ 22,000	120.4	Erection/Construction Of Buildings
158735	6 Woodward Street, Springvale	\$ 520,000	\$ 560,000	\$ 28,000	\$ 520,000	\$ 520,000	\$ 26,000	100	Demolition of Improvements
424865	27-29 Zilla Court, Dandenong South	\$ 937,000	\$ 1,450,000	\$ 124,900	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
447740	31-33 Zilla Court, Dandenong South	\$ 500,000	\$ 1,080,000	\$ 92,300	\$ -	\$ -	\$ -	010	Land Previously Multi Owned Now One Owner
504620	27-33 Zilla Court, Dandenong South	\$ -	\$ -	\$ -	\$ 1,430,000	\$ 2,530,000	\$ 217,200	310.5	Change In Occupancy Affecting NAV
TOTALS:		\$ 148,213,700	\$ 187,261,000	\$ 11,114,150	\$ 169,545,000	\$ 282,733,000	\$ 17,522,750	Total Property Records: 342	

2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-04
1 January 2018

Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
11 Abercrombie Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	100	Change of Legal Description and/or Sale of Land
19 Abercrombie Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 370,000	\$ 370,000	\$ 18,500	100	Change of Legal Description and/or Sale of Land
3 Aegean Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 840,000	\$ 840,000	\$ 42,000	300	Change of Legal Description and/or Sale of Land
4 Aegean Avenue, Keysborough	\$ -	\$ -	\$ -	\$ 560,000	\$ 560,000	\$ 28,000	300	Change of Legal Description and/or Sale of Land
31 Amiel Street, Springvale	\$ 510,000	\$ 560,000	\$ 28,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
1/31 Amiel Street, Springvale	\$ -	\$ -	\$ -	\$ 185,000	\$ 530,000	\$ 26,500	120.4	Erection/Construction Of Buildings
2/31 Amiel Street, Springvale	\$ -	\$ -	\$ -	\$ 185,000	\$ 520,000	\$ 26,000	120.4	Erection/Construction Of Buildings
3/31 Amiel Street, Springvale	\$ -	\$ -	\$ -	\$ 135,000	\$ 390,000	\$ 19,500	120.3	Erection/Construction Of Buildings
8 Appleton Avenue, Keysborough	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 730,000	\$ 36,500	110.2	Erection/Construction Of Buildings
14 Appleton Avenue, Keysborough	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 740,000	\$ 37,000	110.2	Erection/Construction Of Buildings
12 Arthur Court, Noble Park	\$ 360,000	\$ 510,000	\$ 30,000	\$ 360,000	\$ 510,000	\$ 25,500	110.3	Change In Occupancy Affecting the AVPOC
48 Assembly Drive, Dandenong South	\$ 11,865,000	\$ 35,900,000	\$ 3,610,300	\$ 11,865,000	\$ 36,600,000	\$ 3,680,000	320.3	Erection/Construction Of Buildings
29 Azalea Crescent, Dandenong North	\$ 330,000	\$ 420,000	\$ 21,000	\$ 330,000	\$ 460,000	\$ 23,000	110.3	Erection/Construction Of Buildings
41 Babbage Drive, Dandenong South	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 1,630,000	\$ 114,200	310.5	Erection/Construction Of Buildings
42 Babbage Drive, Dandenong South	\$ 1,056,000	\$ 2,820,000	\$ 213,700	\$ 1,056,000	\$ 1,056,000	\$ 52,800	300	Arithmetical Error
45 Babbage Drive, Dandenong South	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 1,550,000	\$ 108,000	310.5	Erection/Construction Of Buildings
2 Bailey Court, Springvale	\$ 510,000	\$ 580,000	\$ 28,000	\$ 510,000	\$ 510,000	\$ 25,500	100	Demolition of Improvements
55 Balmoral Avenue, Springvale	\$ 880,000	\$ 890,000	\$ 44,500	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
57 Balmoral Avenue, Springvale	\$ 880,000	\$ 930,000	\$ 46,500	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
55-57 Balmoral Avenue, Springvale	\$ -	\$ -	\$ -	\$ 1,640,000	\$ 1,680,000	\$ 84,000	742	Land Previously Multi Owned Now One Owner
95 Bayliss Road, Dandenong South	\$ 8,370,000	\$ 8,370,000	\$ 418,500	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
44 Bazalgette Crescent, Dandenong South	\$ -	\$ -	\$ -	\$ 1,480,000	\$ 1,480,000	\$ 74,000	300	Change of Legal Description and/or Sale of Land
50 Bazalgette Crescent, Dandenong South	\$ -	\$ -	\$ -	\$ 1,690,000	\$ 1,690,000	\$ 84,500	300	Change of Legal Description and/or Sale of Land
85 Bazalgette Crescent, Dandenong South	\$ 1,132,000	\$ 1,132,000	\$ 56,600	\$ 1,132,000	\$ 2,500,000	\$ 187,500	310.5	Erection/Construction Of Buildings
1/8-10 Bessemer Street, Springvale	\$ -	\$ -	\$ -	\$ 84,000	\$ 360,000	\$ 18,000	120.4	Erection/Construction Of Buildings

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-04
1 January 2018

Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
2/6-10 Bessemer Street, Springvale	\$ -	\$ -	\$ -	\$ 86,000	\$ 365,000	\$ 18,250	120.4	Erection/Construction Of Buildings
3/6-10 Bessemer Street, Springvale	\$ -	\$ -	\$ -	\$ 86,000	\$ 365,000	\$ 18,250	120.4	Erection/Construction Of Buildings
4/6-10 Bessemer Street, Springvale	\$ -	\$ -	\$ -	\$ 86,000	\$ 365,000	\$ 18,250	120.4	Erection/Construction Of Buildings
5/6-10 Bessemer Street, Springvale	\$ -	\$ -	\$ -	\$ 84,000	\$ 355,000	\$ 17,750	120.4	Erection/Construction Of Buildings
6/6-10 Bessemer Street, Springvale	\$ -	\$ -	\$ -	\$ 84,000	\$ 360,000	\$ 18,000	120.4	Erection/Construction Of Buildings
7/6-10 Bessemer Street, Springvale	\$ -	\$ -	\$ -	\$ 86,000	\$ 365,000	\$ 18,250	120.4	Erection/Construction Of Buildings
8/6-10 Bessemer Street, Springvale	\$ -	\$ -	\$ -	\$ 86,000	\$ 365,000	\$ 18,250	120.4	Erection/Construction Of Buildings
9/6-10 Bessemer Street, Springvale	\$ -	\$ -	\$ -	\$ 86,000	\$ 365,000	\$ 18,250	120.4	Erection/Construction Of Buildings
10/6-10 Bessemer Street, Springvale	\$ -	\$ -	\$ -	\$ 84,000	\$ 355,000	\$ 17,750	120.4	Erection/Construction Of Buildings
8-10 Bessemer Street, Springvale	\$ 860,000	\$ 860,000	\$ 43,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
44 Baxland Drive, Dandenong North	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 690,000	\$ 34,500	110.2	Erection/Construction Of Buildings
55 Baxland Drive, Dandenong North	\$ 340,000	\$ 410,000	\$ 20,500	\$ 340,000	\$ 500,000	\$ 25,000	130	Change In Occupancy Affecting the AYPCC
21 Brady Road, Dandenong North	\$ 320,000	\$ 340,000	\$ 17,000	\$ 320,000	\$ 550,000	\$ 27,500	110.2	Erection/Construction Of Buildings
2/1-11 Bryants Road, Dandenong	\$ 93,000	\$ 630,000	\$ 38,100	\$ 93,000	\$ 630,000	\$ 38,100	740	Change Of Rating Category
173 Buckley Street, Noble Park	\$ 450,000	\$ 530,000	\$ 26,500	\$ 450,000	\$ 450,000	\$ 22,500	100	Demolition Of Improvements
30 Burnham Crescent, Keysborough	\$ 580,000	\$ 580,000	\$ 29,000	\$ 580,000	\$ 990,000	\$ 49,500	110.2	Erection/Construction Of Buildings
20 Burrows Avenue, Dandenong	\$ 590,000	\$ 600,000	\$ 30,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
1/20 Burrows Avenue, Dandenong	\$ -	\$ -	\$ -	\$ 160,000	\$ 425,000	\$ 21,250	120.4	Erection/Construction Of Buildings
2/20 Burrows Avenue, Dandenong	\$ -	\$ -	\$ -	\$ 140,000	\$ 375,000	\$ 18,750	120.4	Erection/Construction Of Buildings
3/20 Burrows Avenue, Dandenong	\$ -	\$ -	\$ -	\$ 140,000	\$ 375,000	\$ 18,750	120.4	Erection/Construction Of Buildings
4/20 Burrows Avenue, Dandenong	\$ -	\$ -	\$ -	\$ 150,000	\$ 400,000	\$ 20,000	120.4	Erection/Construction Of Buildings
2 Callander Road, Noble Park	\$ -	\$ -	\$ -	\$ 145,000	\$ 490,000	\$ 24,500	120.4	Erection/Construction Of Buildings
13 Canberra Avenue, Dandenong	\$ 550,000	\$ 550,000	\$ 27,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
1/13 Canberra Avenue, Dandenong	\$ -	\$ -	\$ -	\$ 135,000	\$ 365,000	\$ 18,250	120.4	Erection/Construction Of Buildings
2/13 Canberra Avenue, Dandenong	\$ -	\$ -	\$ -	\$ 140,000	\$ 380,000	\$ 19,000	120.4	Erection/Construction Of Buildings

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-04
1 January 2018

Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
3/13 Canberra Avenue/Dandenong	\$ -	\$ -	\$ -	\$ 140,000	\$ 380,000	\$ 19,000	120.4	Erection/Construction Of Buildings
4/13 Canberra Avenue/Dandenong	\$ -	\$ -	\$ -	\$ 130,000	\$ 355,000	\$ 17,750	120.3	Erection/Construction Of Buildings
4 Carson Street/Dandenong	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 620,000	\$ 31,000	110.2	Erection/Construction Of Buildings
438 Chandler Road/Keysborough	\$ 480,000	\$ 480,000	\$ 24,500	\$ 480,000	\$ 790,000	\$ 39,500	110.2	Erection/Construction Of Buildings
Reserve 213E Chapel Road/Keysborough	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ 6,250	844	Change of Legal Description and/or Sale of Land
29 Charles Avenue/Springvale	\$ 450,000	\$ 450,000	\$ 22,500	\$ 450,000	\$ 850,000	\$ 42,500	110.2	Erection/Construction Of Buildings
382 Cheltenham Road/Keysborough	\$ 1,120,000	\$ 1,630,000	\$ 120,100	\$ 1,120,000	\$ 1,120,000	\$ 56,000	100	Demolition of Improvements
26 Cherryfield Drive/Keysborough	\$ 335,000	\$ 335,000	\$ 16,750	\$ 335,000	\$ 550,000	\$ 27,500	110.2	Erection/Construction Of Buildings
30 Cherryfield Drive/Keysborough	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 560,000	\$ 28,000	110.2	Erection/Construction Of Buildings
32 Cherryfield Drive/Keysborough	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 580,000	\$ 29,000	110.2	Erection/Construction Of Buildings
122 Church Road/Keysborough	\$ 2,700,000	\$ 2,700,000	\$ 135,000	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
124 Church Road/Keysborough	\$ -	\$ -	\$ -	\$ 430,000	\$ 430,000	\$ 21,500	100	Change of Legal Description and/or Sale of Land
126 Church Road/Keysborough	\$ -	\$ -	\$ -	\$ 430,000	\$ 430,000	\$ 21,500	100	Change of Legal Description and/or Sale of Land
128 Church Road/Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100	Change of Legal Description and/or Sale of Land
130 Church Road/Keysborough	\$ -	\$ -	\$ -	\$ 430,000	\$ 430,000	\$ 21,500	100	Change of Legal Description and/or Sale of Land
132 Church Road/Keysborough	\$ -	\$ -	\$ -	\$ 430,000	\$ 430,000	\$ 21,500	100	Change of Legal Description and/or Sale of Land
134 Church Road/Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100	Change of Legal Description and/or Sale of Land
136 Church Road/Keysborough	\$ -	\$ -	\$ -	\$ 435,000	\$ 435,000	\$ 21,750	100	Change of Legal Description and/or Sale of Land
Church Road/Keysborough	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100	Change of Legal Description and/or Sale of Land
122A Church Road/Keysborough	\$ -	\$ -	\$ -	\$ 430,000	\$ 430,000	\$ 21,500	100	Change of Legal Description and/or Sale of Land
124A Church Road/Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100	Change of Legal Description and/or Sale of Land
126A Church Road/Keysborough	\$ -	\$ -	\$ -	\$ 445,000	\$ 445,000	\$ 22,250	100	Change of Legal Description and/or Sale of Land
128A Church Road/Keysborough	\$ -	\$ -	\$ -	\$ 430,000	\$ 430,000	\$ 21,500	100	Change of Legal Description and/or Sale of Land
130A Church Road/Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100	Change of Legal Description and/or Sale of Land
132A Church Road/Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100	Change of Legal Description and/or Sale of Land

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-04
1 January 2018

Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
134A Church Road, Keysborough	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000	\$ 27,000	100	Change of Legal Description and/or Sale of Land
5 Gias Street, Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 830,000	\$ 41,500	110.2	Erection/Construction Of Buildings
91 Colemans Road, Dandenong South	\$ -	\$ -	\$ -	\$ 2,510,000	\$ 2,510,000	\$ 125,500	482	Change of Legal Description and/or Sale of Land
125 Colemans Road, Dandenong South	\$ 3,270,000	\$ 3,270,000	\$ 163,500	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
127 Colemans Road, Dandenong South	\$ -	\$ -	\$ -	\$ 1,330,000	\$ 1,330,000	\$ 66,500	300	Change of Legal Description and/or Sale of Land
135 Colemans Road, Dandenong South	\$ -	\$ -	\$ -	\$ 1,040,000	\$ 1,040,000	\$ 52,000	300	Change of Legal Description and/or Sale of Land
141 Colemans Road, Dandenong South	\$ -	\$ -	\$ -	\$ 1,040,000	\$ 1,040,000	\$ 52,000	300	Change of Legal Description and/or Sale of Land
145 Colemans Road, Dandenong South	\$ -	\$ -	\$ -	\$ 1,040,000	\$ 1,040,000	\$ 52,000	300	Change of Legal Description and/or Sale of Land
151 Colemans Road, Dandenong South	\$ -	\$ -	\$ -	\$ 1,850,000	\$ 1,850,000	\$ 92,500	300	Change of Legal Description and/or Sale of Land
125X Colemans Road, Dandenong South	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 75	623	Change of Legal Description and/or Sale of Land
2 Coomoora Road, Springvale South	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 750,000	\$ 37,500	110.2	Erection/Construction Of Buildings
15-29 Coomoora Road, Springvale South	\$ -	\$ -	\$ -	\$ 7,300,000	\$ 7,300,000	\$ 365,000	705	Change of Legal Description and/or Sale of Land
31-53 Coomoora Road, Springvale South	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	721	Change of Legal Description and/or Sale of Land
Keysborough Primary Coomoora Road, Springvale South	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
14 Cottongum Avenue, Keysborough	\$ 450,000	\$ 450,000	\$ 22,500	\$ 450,000	\$ 720,000	\$ 36,000	110.2	Erection/Construction Of Buildings
26 David Street, Dandenong	\$ 390,000	\$ 450,000	\$ 22,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
1/26 David Street, Dandenong	\$ -	\$ -	\$ -	\$ 170,000	\$ 320,000	\$ 16,000	120.3	Change In Occupancy Affecting NAV
2/26 David Street, Dandenong	\$ -	\$ -	\$ -	\$ 225,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
1/5 Day Street, Dandenong	\$ 265,000	\$ 370,000	\$ 18,500	\$ -	\$ -	\$ -	010	Demolition of Improvements
1A/5 Day Street, Dandenong	\$ -	\$ -	\$ -	\$ 88,000	\$ 395,000	\$ 19,750	120.4	Erection/Construction Of Buildings
1B/5 Day Street, Dandenong	\$ -	\$ -	\$ -	\$ 88,000	\$ 400,000	\$ 20,000	120.4	Erection/Construction Of Buildings
1C/5 Day Street, Dandenong	\$ -	\$ -	\$ -	\$ 90,000	\$ 410,000	\$ 20,500	120.4	Erection/Construction Of Buildings
5 Ealing Crescent, Springvale South	\$ 440,000	\$ 540,000	\$ 27,000	\$ 440,000	\$ 730,000	\$ 36,500	110.2	Erection/Construction Of Buildings
13 Edith Street, Dandenong	\$ 520,000	\$ 630,000	\$ 31,500	\$ 520,000	\$ 520,000	\$ 26,000	100	Demolition of Improvements
24 Edith Street, Noble Park	\$ 330,000	\$ 470,000	\$ 31,600	\$ 330,000	\$ 470,000	\$ 23,500	110.3	Change In Occupancy Affecting the AVPCC

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-04
1 January 2018

Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
3 Eldon Drive, Keysborough	\$ 460,000	\$ 460,000	\$ 23,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
3A Eldon Drive, Keysborough	\$ -	\$ -	\$ -	\$ 230,000	\$ 560,000	\$ 28,000	120.4	Erection/Construction Of Buildings
3B Eldon Drive, Keysborough	\$ -	\$ -	\$ -	\$ 230,000	\$ 560,000	\$ 28,000	120.4	Erection/Construction Of Buildings
22 Ellendale Road, Noble Park	\$ 440,000	\$ 500,000	\$ 25,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
22 Ellendale Road, Noble Park	\$ -	\$ -	\$ -	\$ 180,000	\$ 320,000	\$ 16,000	120.3	Erection/Construction Of Buildings
7 Ellt Crescent, Noble Park	\$ 380,000	\$ 380,000	\$ 19,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
7A Ellt Crescent, Noble Park	\$ -	\$ -	\$ -	\$ 135,000	\$ 400,000	\$ 20,000	120.4	Erection/Construction Of Buildings
7B Ellt Crescent, Noble Park	\$ -	\$ -	\$ -	\$ 118,000	\$ 340,000	\$ 17,000	120.4	Erection/Construction Of Buildings
21 Evolution Drive, Dandenong South	\$ 1,070,000	\$ 1,070,000	\$ 53,500	\$ 1,070,000	\$ 3,850,000	\$ 288,000	310.5	Erection/Construction Of Buildings
51 Exner Drive, Dandenong North	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 760,000	\$ 38,000	110.2	Erection/Construction Of Buildings
246 Frankston Dandenong Road, Dandenong South	\$ 2,368,000	\$ 5,409,000	\$ 432,000	\$ 2,368,000	\$ 5,610,000	\$ 448,000	310.5	Erection/Construction Of Buildings
359 Frankston Dandenong Road, Dandenong South	\$ 11,160,000	\$ 11,160,000	\$ 750,500	\$ 9,920,000	\$ 9,920,000	\$ 486,000	300	Change In Occupancy Affecting NAV
375 Frankston Dandenong Road, Dandenong South	\$ 3,850,000	\$ 12,200,000	\$ 1,080,000	\$ 5,090,000	\$ 18,000,000	\$ 1,442,000	310.5	Erection/Construction Of Buildings
32 Freight Court, Dandenong South	\$ -	\$ -	\$ -	\$ 2,710,000	\$ 2,710,000	\$ 135,500	300	Change of Legal Description and/or Sale of Land
9 Gardiner Avenue, Dandenong North	\$ 350,000	\$ 430,000	\$ 21,500	\$ 350,000	\$ 350,000	\$ 17,500	100	Demolition of Improvements
23 Garside Street, Dandenong	\$ 300,000	\$ 300,000	\$ 15,000	\$ 300,000	\$ 640,000	\$ 32,000	110.2	Erection/Construction Of Buildings
15 Gell Court, Noble Park	\$ -	\$ -	\$ -	\$ 255,000	\$ 445,000	\$ 22,250	120.4	Erection/Construction Of Buildings
1 Goldlang Street, Dandenong	\$ 360,000	\$ 360,000	\$ 18,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
1A Goldlang Street, Dandenong	\$ -	\$ -	\$ -	\$ 180,000	\$ 440,000	\$ 22,000	120.4	Erection/Construction Of Buildings
1B Goldlang Street, Dandenong	\$ -	\$ -	\$ -	\$ 180,000	\$ 440,000	\$ 22,000	120.4	Erection/Construction Of Buildings
22A Goodwood Drive, Springvale	\$ 220,000	\$ 220,000	\$ 11,000	\$ 220,000	\$ 395,000	\$ 19,750	110.2	Erection/Construction Of Buildings
7 Grant Street, Dandenong	\$ 470,000	\$ 470,000	\$ 23,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
13 Grant Street, Dandenong	\$ 470,000	\$ 580,000	\$ 29,000	\$ 470,000	\$ 470,000	\$ 23,500	100	Demolition of Improvements
1/17 Grant Street, Dandenong	\$ 235,000	\$ 330,000	\$ 16,500	\$ 235,000	\$ 235,000	\$ 11,750	100	Demolition of Improvements
1/18 Grant Street, Dandenong	\$ 205,000	\$ 250,000	\$ 12,500	\$ 205,000	\$ 205,000	\$ 10,250	100	Demolition of Improvements

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-04
1 January 2018

Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
1/7 Grant Street,Dandenong	\$ -	\$ -	\$ -	\$ 118,000	\$ 360,000	\$ 18,000	120.4	Erection/Construction Of Buildings
2/7 Grant Street,Dandenong	\$ -	\$ -	\$ -	\$ 110,000	\$ 335,000	\$ 16,750	120.4	Erection/Construction Of Buildings
3/7 Grant Street,Dandenong	\$ -	\$ -	\$ -	\$ 110,000	\$ 335,000	\$ 16,750	120.4	Erection/Construction Of Buildings
4/7 Grant Street,Dandenong	\$ -	\$ -	\$ -	\$ 130,000	\$ 405,000	\$ 20,250	120.4	Erection/Construction Of Buildings
25 Grayling Crescent,Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 950,000	\$ 47,500	110.2	Erection/Construction Of Buildings
247-263 Greens Road,Dandenong South	\$ -	\$ -	\$ -	\$ 4,360,000	\$ 4,360,000	\$ 218,000	300	Change of Legal Description and/or Sale of Land
265-285 Greens Road,Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	638.3	Change in Occupancy Affecting NAV
Dandenong Creek (Sou Greens Road,Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	645	Land Previously Multi Owned Now One Owner
Logis 233-267 Greens Road,Dandenong South	\$ 12,300,000	\$ 12,300,000	\$ 615,000	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
10 Hall Court,Dandenong	\$ 350,000	\$ 440,000	\$ 22,000	\$ 350,000	\$ 350,000	\$ 17,500	100	Demolition of Improvements
398-418 Hammond Road,Dandenong South	\$ 3,069,000	\$ 7,340,000	\$ 607,800	\$ 3,069,000	\$ 7,800,000	\$ 858,000	310.5	Erection/Construction Of Buildings
19 Harresta Avenue,Dandenong	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 840,000	\$ 42,000	110.2	Erection/Construction Of Buildings
17 Harris Street,Springvale	\$ 500,000	\$ 560,000	\$ 28,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
1/17 Harris Street,Springvale	\$ -	\$ -	\$ -	\$ 210,000	\$ 335,000	\$ 16,750	120.3	Erection/Construction Of Buildings
2/17 Harris Street,Springvale	\$ -	\$ -	\$ -	\$ 285,000	\$ 455,000	\$ 22,750	120.3	Erection/Construction Of Buildings
1022 Heatherton Road,Noble Park	\$ 410,000	\$ 410,000	\$ 20,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
1/1022 Heatherton Road,Noble Park	\$ -	\$ -	\$ -	\$ 235,000	\$ 570,000	\$ 28,500	120.4	Erection/Construction Of Buildings
2/1022 Heatherton Road,Noble Park	\$ -	\$ -	\$ -	\$ 170,000	\$ 410,000	\$ 20,500	120.4	Erection/Construction Of Buildings
34 Hennings Street,Dandenong	\$ 370,000	\$ 420,000	\$ 21,000	\$ 370,000	\$ 370,000	\$ 18,500	100	Demolition of Improvements
45 Hennings Street,Dandenong	\$ 720,000	\$ 1,540,000	\$ 144,300	\$ 720,000	\$ 1,320,000	\$ 123,600	130	Demolition of Improvements
15 Henry Street,Noble Park	\$ 750,000	\$ 750,000	\$ 37,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
1/15 Henry Street,Noble Park	\$ -	\$ -	\$ -	\$ 120,000	\$ 415,000	\$ 20,750	120.4	Erection/Construction Of Buildings
2/15 Henry Street,Noble Park	\$ -	\$ -	\$ -	\$ 120,000	\$ 410,000	\$ 20,500	120.4	Erection/Construction Of Buildings
3/15 Henry Street,Noble Park	\$ -	\$ -	\$ -	\$ 125,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
4/15 Henry Street,Noble Park	\$ -	\$ -	\$ -	\$ 125,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-04
1 January 2018

Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
5/15 Henry Street, Noble Park	\$ -	\$ -	\$ -	\$ 120,000	\$ 415,000	\$ 20,750	120.4	Erection/Construction Of Buildings
6/15 Henry Street, Noble Park	\$ -	\$ -	\$ -	\$ 125,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
24 Homeleigh Road, Keysborough	\$ 4,850,000	\$ 4,850,000	\$ 242,500	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
44 Homeleigh Road, Keysborough	\$ -	\$ -	\$ -	\$ 1,640,000	\$ 1,640,000	\$ 82,000	844	Change of Legal Description and/or Sale of Land
Homeleigh Road, Keysborough	\$ -	\$ -	\$ -	\$ 3,380,000	\$ 3,380,000	\$ 169,000	101	Change of Legal Description and/or Sale of Land
23 Hope Street, Springvale	\$ 410,000	\$ 620,000	\$ 37,800	\$ 410,000	\$ 620,000	\$ 31,000	110.3	Change In Occupancy Affecting the AVPPC
16 Hughes Crescent, Dandenong North	\$ 320,000	\$ 370,000	\$ 18,500	\$ 320,000	\$ 320,000	\$ 16,000	100	Erection/Construction Of Buildings
29 Indian Drive, Keysborough	\$ 6,640,000	\$ 6,640,000	\$ 332,000	\$ 6,640,000	\$ 18,200,000	\$ 1,550,000	310.5	Erection/Construction Of Buildings
51 Indian Drive, Keysborough	\$ 369,000	\$ 369,000	\$ 18,450	\$ 369,000	\$ 1,150,000	\$ 74,500	310.5	Erection/Construction Of Buildings
116 Indian Drive, Keysborough	\$ 1,370,000	\$ 1,370,000	\$ 66,500	\$ 1,370,000	\$ 4,000,000	\$ 300,000	310.5	Erection/Construction Of Buildings
3 Iris Court, Keysborough	\$ 480,000	\$ 480,000	\$ 24,500	\$ 480,000	\$ 680,000	\$ 34,000	110.2	Erection/Construction Of Buildings
1 Jacks Place, Dandenong	\$ 1,700,000	\$ 1,700,000	\$ 85,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
2 Jacks Place, Dandenong	\$ -	\$ -	\$ -	\$ 90,000	\$ 410,000	\$ 20,500	120.4	Erection/Construction Of Buildings
3 Jacks Place, Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
4 Jacks Place, Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
5 Jacks Place, Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 415,000	\$ 20,750	120.4	Erection/Construction Of Buildings
6 Jacks Place, Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 415,000	\$ 20,750	120.4	Erection/Construction Of Buildings
7 Jacks Place, Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
8 Jacks Place, Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 415,000	\$ 20,750	120.4	Erection/Construction Of Buildings
9 Jacks Place, Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 415,000	\$ 20,750	120.4	Erection/Construction Of Buildings
10 Jacks Place, Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 415,000	\$ 20,750	120.4	Erection/Construction Of Buildings
11 Jacks Place, Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
12 Jacks Place, Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
13 Jacks Place, Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 415,000	\$ 20,750	120.4	Erection/Construction Of Buildings
14 Jacks Place, Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 415,000	\$ 20,750	120.4	Erection/Construction Of Buildings

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-04
1 January 2018

Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
15 Jacks Place,Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
16 Jacks Place,Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 420,000	\$ 21,000	120.4	Erection/Construction Of Buildings
17 Jacks Place,Dandenong	\$ -	\$ -	\$ -	\$ 94,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
18 Jacks Place,Dandenong	\$ -	\$ -	\$ -	\$ 94,000	\$ 430,000	\$ 21,500	120.4	Erection/Construction Of Buildings
Jacks Place,Dandenong	\$ -	\$ -	\$ -	\$ 90,000	\$ 410,000	\$ 20,500	120.4	Erection/Construction Of Buildings
50 James Street,Dandenong	\$ 320,000	\$ 430,000	\$ 25,000	\$ 320,000	\$ 320,000	\$ 16,000	100	Demolition Of Improvements
25 Janine Road,Springvale South	\$ 380,000	\$ 490,000	\$ 26,700	\$ 380,000	\$ 490,000	\$ 24,500	110.3	Change In Occupancy Affecting the AVPOC
24 Jeffers Street,Noble Park	\$ 460,000	\$ 500,000	\$ 25,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
1/24 Jeffers Street,Noble Park	\$ -	\$ -	\$ -	\$ 245,000	\$ 380,000	\$ 19,000	120.3	Erection/Construction Of Buildings
2/24 Jeffers Street,Noble Park	\$ -	\$ -	\$ -	\$ 215,000	\$ 340,000	\$ 17,000	120.3	Erection/Construction Of Buildings
23 Jessie Street,Noble Park	\$ 450,000	\$ 520,000	\$ 26,000	\$ 450,000	\$ 580,000	\$ 29,000	110.3	Erection/Construction Of Buildings
9 Jesson Crescent,Dandenong	\$ 330,000	\$ 370,000	\$ 18,500	\$ 330,000	\$ 550,000	\$ 27,500	130	Erection/Construction Of Buildings
5 Joffre Street,Noble Park	\$ 480,000	\$ 480,000	\$ 24,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
1/5 Joffre Street,Noble Park	\$ -	\$ -	\$ -	\$ 160,000	\$ 440,000	\$ 22,000	120.4	Erection/Construction Of Buildings
2/5 Joffre Street,Noble Park	\$ -	\$ -	\$ -	\$ 155,000	\$ 425,000	\$ 21,250	120.4	Erection/Construction Of Buildings
3/5 Joffre Street,Noble Park	\$ -	\$ -	\$ -	\$ 185,000	\$ 450,000	\$ 22,500	120.4	Erection/Construction Of Buildings
11 Juneberry Drive,Keysborough	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 890,000	\$ 44,500	110.2	Erection/Construction Of Buildings
1/4 Keenan Court,Dandenong North	\$ 135,000	\$ 290,000	\$ 14,500	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
1/4 Keenan Court,Dandenong North	\$ -	\$ -	\$ -	\$ 135,000	\$ 290,000	\$ 14,500	120.3	Change In Occupancy Affecting NAV
25 Kelvinside Road,Noble Park	\$ 580,000	\$ 580,000	\$ 29,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
25A Kelvinside Road,Noble Park	\$ -	\$ -	\$ -	\$ 155,000	\$ 510,000	\$ 25,500	120.4	Erection/Construction Of Buildings
25B Kelvinside Road,Noble Park	\$ -	\$ -	\$ -	\$ 140,000	\$ 470,000	\$ 23,500	120.4	Erection/Construction Of Buildings
25C Kelvinside Road,Noble Park	\$ -	\$ -	\$ -	\$ 140,000	\$ 460,000	\$ 23,000	120.4	Erection/Construction Of Buildings
34 King George Parade,Dandenong	\$ 450,000	\$ 540,000	\$ 27,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
1/34 King George Parade,Dandenong	\$ -	\$ -	\$ -	\$ 205,000	\$ 330,000	\$ 16,500	120.3	Erection/Construction Of Buildings

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

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Supplementary Valuation - 2018-04
1 January 2018

Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
2/4 King George Parade,Dandenong	\$ -	\$ -	\$ -	\$ 245,000	\$ 390,000	\$ 19,500	120.3	Erection/Construction Of Buildings
232 Kirkham Road West,Keysborough	\$ 43,500	\$ 185,000	\$ 12,000	\$ 43,500	\$ 700,000	\$ 38,300	210.5	Change In Occupancy Affecting the AVPCC
42 Kitchen Road,Dandenong South	\$ 224,000	\$ 576,000	\$ 42,000	\$ 182,000	\$ 576,000	\$ 42,000	210.5	Change In Occupancy Affecting NAV
Kitchen Road,Dandenong South	\$ -	\$ -	\$ -	\$ 153,000	\$ 470,000	\$ 35,500	310.5	Erection/Construction Of Buildings
Factory 1 42 Kitchen Road,Dandenong South	\$ 285,000	\$ 715,000	\$ 54,000	\$ 228,000	\$ 715,000	\$ 54,000	310.5	Erection/Construction Of Buildings
Factory 2 42 Kitchen Road,Dandenong South	\$ 270,000	\$ 678,000	\$ 51,000	\$ 216,000	\$ 678,000	\$ 51,000	310.5	Erection/Construction Of Buildings
9 Kleine Street,Noble Park	\$ 460,000	\$ 550,000	\$ 27,500	\$ 460,000	\$ 810,000	\$ 40,500	110.2	Erection/Construction Of Buildings
22 Kotliko Road,Keysborough	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 1,070,000	\$ 53,500	110.2	Erection/Construction Of Buildings
5 Laemmle Street,Dandenong North	\$ 350,000	\$ 470,000	\$ 23,500	\$ 350,000	\$ 350,000	\$ 17,500	100	Demolition of Improvements
70 Lake View Boulevard,Keysborough	\$ 580,000	\$ 580,000	\$ 28,000	\$ 580,000	\$ 1,100,000	\$ 55,000	110.2	Erection/Construction Of Buildings
115 Langhorne Street,Dandenong	\$ 470,000	\$ 540,000	\$ 27,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
1/115 Langhorne Street,Dandenong	\$ -	\$ -	\$ -	\$ 130,000	\$ 410,000	\$ 20,500	120.4	Erection/Construction Of Buildings
2/115 Langhorne Street,Dandenong	\$ -	\$ -	\$ -	\$ 120,000	\$ 380,000	\$ 19,000	120.4	Erection/Construction Of Buildings
3/115 Langhorne Street,Dandenong	\$ -	\$ -	\$ -	\$ 120,000	\$ 380,000	\$ 19,000	120.4	Erection/Construction Of Buildings
4/115 Langhorne Street,Dandenong	\$ -	\$ -	\$ -	\$ 92,000	\$ 280,000	\$ 14,000	120.3	Erection/Construction Of Buildings
1/8 Lascelles Street,Springvale	\$ 200,000	\$ 330,000	\$ 16,500	\$ -	\$ -	\$ -	010	Demolition of Improvements
2/8 Lascelles Street,Springvale	\$ 260,000	\$ 440,000	\$ 22,000	\$ -	\$ -	\$ -	010	Demolition of Improvements
Lascelles Street,Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 610,000	\$ 30,500	110.3	Change In Occupancy Affecting the AVPCC
7-11 Lawn Road,Noble Park	\$ 680,000	\$ 780,000	\$ 39,000	\$ 680,000	\$ 1,200,000	\$ 60,000	110.2	Erection/Construction Of Buildings
73 Liverpool Drive,Keysborough	\$ 450,000	\$ 580,000	\$ 29,000	\$ 450,000	\$ 910,000	\$ 45,500	110.2	Erection/Construction Of Buildings
11 Lorland Court,Keysborough	\$ 570,000	\$ 1,100,000	\$ 55,000	\$ 570,000	\$ 1,110,000	\$ 55,500	110.3	Erection/Construction Of Buildings
11 McKerny Place,Dandenong North	\$ 370,000	\$ 470,000	\$ 23,500	\$ 370,000	\$ 590,000	\$ 29,500	110.3	Erection/Construction Of Buildings
1B Merton Street,Springvale	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,000	100	Change of Legal Description and/or Sale of Land
19 Metcalf Street,Dandenong South	\$ 1,055,000	\$ 1,055,000	\$ 52,750	\$ 1,055,000	\$ 2,600,000	\$ 210,000	310.5	Erection/Construction Of Buildings
Metcalf Street,Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	638.1	Change In Occupancy Affecting NAV

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-04
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Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
2 Milton Street, Keysborough	\$ 450,000	\$ 450,000	\$ 22,500	\$ 450,000	\$ 740,000	\$ 37,000	110.2	Erection/Construction Of Buildings
7 Milton Street, Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 760,000	\$ 38,000	110.2	Erection/Construction Of Buildings
1 Moleshe Circuit, Springvale	\$ 8,200,000	\$ 8,200,000	\$ 410,000	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
6 Moleshe Circuit, Springvale	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 770,000	\$ 38,500	110.2	Erection/Construction Of Buildings
13 Moleshe Circuit, Springvale	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000	\$ 23,000	100	Change of Legal Description and/or Sale of Land
22 Moleshe Circuit, Springvale	\$ 415,000	\$ 415,000	\$ 20,750	\$ 415,000	\$ 860,000	\$ 43,000	110.2	Erection/Construction Of Buildings
69 Moleshe Circuit, Springvale	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 24,000	100	Change of Legal Description and/or Sale of Land
1 Moleshe Circuit, Springvale	\$ -	\$ -	\$ -	\$ 7,100,000	\$ 7,100,000	\$ 355,000	101	Change of Legal Description and/or Sale of Land
89-91 Monash Drive, Dandenong South	\$ 2,242,000	\$ 6,953,000	\$ 630,000	\$ 2,153,000	\$ 6,953,000	\$ 630,000	310.5	Change in Occupancy Affecting NAV
91A Monash Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 108,000	\$ 270,000	\$ 28,000	290.2	Erection/Construction Of Buildings
93-95 Monash Drive, Dandenong South	\$ 416,000	\$ 1,290,000	\$ 117,000	\$ 397,000	\$ 1,290,000	\$ 117,000	310.5	Change in Occupancy Affecting NAV
11110-112 National Drive, Dandenong South	\$ 735,000	\$ 2,000,000	\$ 172,000	\$ 388,000	\$ 1,070,000	\$ 90,000	320.3	Arithmetical Error
21110-112 National Drive, Dandenong South	\$ 388,000	\$ 1,070,000	\$ 90,000	\$ 735,000	\$ 2,000,000	\$ 172,000	320.3	Arithmetical Error
131-149 National Drive, Dandenong South	\$ 2,448,000	\$ 10,210,000	\$ 920,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
131-149 National Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 5,630,000	\$ 18,000,000	\$ 1,710,000	320.3	Erection/Construction Of Buildings
151 National Drive, Dandenong South	\$ -	\$ -	\$ -	\$ 7,380,000	\$ 7,380,000	\$ 369,000	300	Change in Occupancy Affecting NAV
1 Naxos Way, Keysborough	\$ -	\$ -	\$ -	\$ 2,040,000	\$ 2,040,000	\$ 102,000	300	Change of Legal Description and/or Sale of Land
2 Naxos Way, Keysborough	\$ -	\$ -	\$ -	\$ 1,380,000	\$ 1,400,000	\$ 70,000	320.6	Change of Legal Description and/or Sale of Land
12 Naxos Way, Keysborough	\$ -	\$ -	\$ -	\$ 290,000	\$ 290,000	\$ 14,500	300	Change of Legal Description and/or Sale of Land
13 Naxos Way, Keysborough	\$ -	\$ -	\$ -	\$ 1,330,000	\$ 1,330,000	\$ 66,500	300	Change of Legal Description and/or Sale of Land
14 Naxos Way, Keysborough	\$ -	\$ -	\$ -	\$ 290,000	\$ 290,000	\$ 14,500	300	Change of Legal Description and/or Sale of Land
16 Naxos Way, Keysborough	\$ -	\$ -	\$ -	\$ 280,000	\$ 280,000	\$ 14,000	300	Change of Legal Description and/or Sale of Land
18 Naxos Way, Keysborough	\$ -	\$ -	\$ -	\$ 370,000	\$ 370,000	\$ 18,500	300	Change of Legal Description and/or Sale of Land
20 Naxos Way, Keysborough	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000	\$ 19,000	300	Change of Legal Description and/or Sale of Land
21 Naxos Way, Keysborough	\$ -	\$ -	\$ -	\$ 1,330,000	\$ 1,330,000	\$ 66,500	300	Change of Legal Description and/or Sale of Land

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-04
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Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
22 Naxos Way Keysborough	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000	\$ 30,000	300	Change of Legal Description and/or Sale of Land
27 Naxos Way Keysborough	\$ -	\$ -	\$ -	\$ 510,000	\$ 510,000	\$ 25,500	300	Change of Legal Description and/or Sale of Land
28 Naxos Way Keysborough	\$ -	\$ -	\$ -	\$ 640,000	\$ 640,000	\$ 32,000	300	Change of Legal Description and/or Sale of Land
33 Naxos Way Keysborough	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 12,500	300	Change of Legal Description and/or Sale of Land
34 Naxos Way Keysborough	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 25,000	300	Change of Legal Description and/or Sale of Land
35 Naxos Way Keysborough	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 12,500	300	Change of Legal Description and/or Sale of Land
36 Naxos Way Keysborough	\$ -	\$ -	\$ -	\$ 620,000	\$ 620,000	\$ 31,000	300	Change of Legal Description and/or Sale of Land
37 Naxos Way Keysborough	\$ -	\$ -	\$ -	\$ 270,000	\$ 270,000	\$ 13,500	300	Change of Legal Description and/or Sale of Land
2X Naxos Way Keysborough	\$ -	\$ -	\$ -	\$ 4,400	\$ 4,400	\$ 220	623	Change of Legal Description and/or Sale of Land
23 Newcomen Road Springvale	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 730,000	\$ 36,500	110.2	Erection/Construction Of Buildings
17C Nockolds Crescent Noble Park	\$ -	\$ -	\$ -	\$ 130,000	\$ 385,000	\$ 19,250	120.4	Erection/Construction Of Buildings
10 Oak Grove Springvale	\$ 620,000	\$ 680,000	\$ 34,000	\$ 620,000	\$ 990,000	\$ 49,500	110.2	Erection/Construction Of Buildings
4 Ondine Court Keysborough	\$ 450,000	\$ 560,000	\$ 28,000	\$ 450,000	\$ 840,000	\$ 42,000	110.2	Erection/Construction Of Buildings
4 Osborne Street Dandenong	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 740,000	\$ 37,000	110.2	Erection/Construction Of Buildings
93-103 Pacific Drive Keysborough	\$ 3,800,000	\$ 3,800,000	\$ 190,000	\$ 3,800,000	\$ 10,000,000	\$ 752,000	320.3	Erection/Construction Of Buildings
5 Parker Street Springvale South	\$ 470,000	\$ 600,000	\$ 30,000	\$ 470,000	\$ 630,000	\$ 31,500	110.3	Erection/Construction Of Buildings
14 Parkview Close Dandenong	\$ 300,000	\$ 400,000	\$ 28,800	\$ 300,000	\$ 400,000	\$ 20,000	110.3	Change In Occupancy Affecting the AVPCC
16 Pascoe Avenue Springvale	\$ 510,000	\$ 560,000	\$ 28,000	\$ 510,000	\$ 980,000	\$ 49,000	110.2	Erection/Construction Of Buildings
16 Patricia Loop Keysborough	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 680,000	\$ 34,000	110.2	Erection/Construction Of Buildings
20 Patricia Loop Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 830,000	\$ 41,500	110.2	Erection/Construction Of Buildings
71 Patricia Loop Keysborough	\$ 450,000	\$ 450,000	\$ 22,500	\$ 450,000	\$ 900,000	\$ 45,000	110.2	Erection/Construction Of Buildings
349 Perry Road Dandenong South	\$ 7,520,000	\$ 7,520,000	\$ 375,000	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
349 Perry Road Dandenong South	\$ -	\$ -	\$ -	\$ 6,100,000	\$ 6,100,000	\$ 305,000	300	Change of Legal Description and/or Sale of Land
285-293 Perry Road Keysborough	\$ 3,600,000	\$ 3,600,000	\$ 180,000	\$ -	\$ -	\$ -	010	Change of Legal Description and/or Sale of Land
2 Petunia Drive Keysborough	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,090,000	\$ 54,500	110.2	Erection/Construction Of Buildings

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-04
1 January 2018

Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
31 Pelunia Drive, Keysborough	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 890,000	\$ 44,500	110.2	Erection/Construction Of Buildings
32 Pelunia Drive, Keysborough	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 690,000	\$ 34,500	110.2	Erection/Construction Of Buildings
34 Pelunia Drive, Keysborough	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 860,000	\$ 43,000	110.2	Erection/Construction Of Buildings
22 Pickett Street, Dandenong	\$ 360,000	\$ 390,000	\$ 19,500	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
1/22 Pickett Street, Dandenong	\$ -	\$ -	\$ -	\$ 98,000	\$ 340,000	\$ 17,000	120.4	Erection/Construction Of Buildings
2/22 Pickett Street, Dandenong	\$ -	\$ -	\$ -	\$ 98,000	\$ 340,000	\$ 17,000	120.4	Erection/Construction Of Buildings
3/22 Pickett Street, Dandenong	\$ -	\$ -	\$ -	\$ 98,000	\$ 340,000	\$ 17,000	120.4	Erection/Construction Of Buildings
4/22 Pickett Street, Dandenong	\$ -	\$ -	\$ -	\$ 98,000	\$ 335,000	\$ 16,750	120.4	Erection/Construction Of Buildings
1 Pleasant Way, Keysborough	\$ 425,000	\$ 425,000	\$ 21,250	\$ 425,000	\$ 690,000	\$ 34,500	110.2	Erection/Construction Of Buildings
27 Pleasant Way, Keysborough	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 820,000	\$ 41,000	110.2	Erection/Construction Of Buildings
92 Police Road, Springvale	\$ 420,000	\$ 540,000	\$ 27,000	\$ 420,000	\$ 420,000	\$ 21,000	100	Demolition of Improvements
4 Portobello Street, Keysborough	\$ -	\$ -	\$ -	\$ 360,000	\$ 360,000	\$ 18,000	100	Change of Legal Description and/or Sale of Land
14 Portobello Street, Keysborough	\$ -	\$ -	\$ -	\$ 375,000	\$ 375,000	\$ 18,750	100	Change of Legal Description and/or Sale of Land
8 Raymond Street, Noble Park	\$ 540,000	\$ 540,000	\$ 27,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
18 Raymond Street, Noble Park	\$ -	\$ -	\$ -	\$ 145,000	\$ 455,000	\$ 22,750	120.4	Erection/Construction Of Buildings
2/8 Raymond Street, Noble Park	\$ -	\$ -	\$ -	\$ 130,000	\$ 415,000	\$ 20,750	120.4	Erection/Construction Of Buildings
3/8 Raymond Street, Noble Park	\$ -	\$ -	\$ -	\$ 130,000	\$ 410,000	\$ 20,500	120.4	Erection/Construction Of Buildings
4/8 Raymond Street, Noble Park	\$ -	\$ -	\$ -	\$ 130,000	\$ 410,000	\$ 20,500	120.4	Erection/Construction Of Buildings
53-55 Rodao Drive, Dandenong South	\$ 261,000	\$ 1,060,000	\$ 74,600	\$ 440,915	\$ 1,100,000	\$ 77,400	310.5	Erection/Construction Of Buildings
1/33 Sarona Street, Dandenong	\$ 180,000	\$ 245,000	\$ 12,250	\$ 180,000	\$ 270,000	\$ 13,500	120.3	Change of Legal Description and/or Sale of Land
2/33 Sarona Street, Dandenong	\$ 180,000	\$ 245,000	\$ 12,250	\$ 180,000	\$ 270,000	\$ 13,500	120.3	Erection/Construction Of Buildings
15 Shepreth Avenue, Noble Park	\$ 370,000	\$ 470,000	\$ 23,500	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
1/15 Shepreth Avenue, Noble Park	\$ -	\$ -	\$ -	\$ 180,000	\$ 405,000	\$ 20,250	120.3	Erection/Construction Of Buildings
2/15 Shepreth Avenue, Noble Park	\$ -	\$ -	\$ -	\$ 185,000	\$ 420,000	\$ 21,000	120.3	Erection/Construction Of Buildings
33-37 Smeaton Avenue, Dandenong South	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	638.1	Change In Occupancy Affecting NAV

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-04
1 January 2018

Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
68-80 Smeaton Avenue, Dandenong South	\$ 3,960,000	\$ 3,960,000	\$ 198,000	\$ 3,960,000	\$ 9,700,000	\$ 828,000	320.3	Erection/Construction Of Buildings
59 South Gippsland Highway, Dandenong South	\$ 605,000	\$ 605,000	\$ 30,250	\$ -	\$ -	\$ -	655	Change Of Rating Category
107 Stanley Road, Keysborough	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 570,000	\$ 28,500	110.2	Erection/Construction Of Buildings
111 Stanley Road, Keysborough	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 550,000	\$ 27,500	110.2	Erection/Construction Of Buildings
113 Stanley Road, Keysborough	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 580,000	\$ 29,000	110.2	Erection/Construction Of Buildings
128 Stanley Road, Keysborough	\$ 460,000	\$ 460,000	\$ 23,000	\$ 460,000	\$ 880,000	\$ 44,000	110.2	Erection/Construction Of Buildings
8 Stephens Avenue, Springvale	\$ 440,000	\$ 440,000	\$ 22,000	\$ 440,000	\$ 800,000	\$ 40,000	110.2	Erection/Construction Of Buildings
17 Stuart Street, Noble Park	\$ 630,000	\$ 720,000	\$ 36,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
1/17 Stuart Street, Noble Park	\$ -	\$ -	\$ -	\$ 100,000	\$ 370,000	\$ 18,500	120.4	Erection/Construction Of Buildings
2/17 Stuart Street, Noble Park	\$ -	\$ -	\$ -	\$ 104,000	\$ 385,000	\$ 19,250	120.4	Erection/Construction Of Buildings
3/17 Stuart Street, Noble Park	\$ -	\$ -	\$ -	\$ 104,000	\$ 385,000	\$ 19,250	120.4	Erection/Construction Of Buildings
4/17 Stuart Street, Noble Park	\$ -	\$ -	\$ -	\$ 104,000	\$ 385,000	\$ 19,250	120.4	Erection/Construction Of Buildings
5/17 Stuart Street, Noble Park	\$ -	\$ -	\$ -	\$ 104,000	\$ 385,000	\$ 19,250	120.4	Erection/Construction Of Buildings
6/17 Stuart Street, Noble Park	\$ -	\$ -	\$ -	\$ 106,000	\$ 390,000	\$ 19,500	120.4	Erection/Construction Of Buildings
4 Sunset Grove, Dandenong	\$ 380,000	\$ 440,000	\$ 22,000	\$ 380,000	\$ 380,000	\$ 19,000	100	Demolition of Improvements
1 Tasma Place, Noble Park	\$ 330,000	\$ 420,000	\$ 23,600	\$ 330,000	\$ 420,000	\$ 21,000	110.3	Change In Occupancy Affecting the AYPCC
4 Teal Court, Keysborough	\$ 460,000	\$ 550,000	\$ 27,500	\$ 460,000	\$ 460,000	\$ 23,000	100	Demolition of Improvements
5-15 Ventura Place, Dandenong South	\$ 748,000	\$ 1,490,000	\$ 111,000	\$ 748,000	\$ 2,000,000	\$ 150,000	310.5	Erection/Construction Of Buildings
8 Verde Lane, Keysborough	\$ 330,000	\$ 330,000	\$ 16,500	\$ 330,000	\$ 560,000	\$ 28,000	110.2	Erection/Construction Of Buildings
9 Verde Lane, Keysborough	\$ 330,000	\$ 330,000	\$ 16,500	\$ 330,000	\$ 520,000	\$ 26,000	110.2	Erection/Construction Of Buildings
20 Verde Lane, Keysborough	\$ 330,000	\$ 330,000	\$ 16,500	\$ 330,000	\$ 530,000	\$ 26,500	110.2	Erection/Construction Of Buildings
22 Verde Lane, Keysborough	\$ 360,000	\$ 360,000	\$ 18,000	\$ 360,000	\$ 570,000	\$ 28,500	110.2	Erection/Construction Of Buildings
11-21 Walker Street, Dandenong	\$ 1,260,000	\$ 1,630,000	\$ 81,500	\$ 1,260,000	\$ 1,630,000	\$ 81,500	220.1	Formerly Non Rated Now Rated
22 Wallace Avenue, Dandenong	\$ 400,000	\$ 460,000	\$ 23,000	\$ 400,000	\$ 400,000	\$ 20,000	100	Demolition of Improvements
3 Whitelaven Crescent, Noble Park North	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 670,000	\$ 33,500	110.2	Erection/Construction Of Buildings

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2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-04
1 January 2018

Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
6 Wigstone Street Noble Park	\$ 520,000	\$ 520,000	\$ 26,000	\$ -	\$ -	\$ -	010	Erection/Construction Of Buildings
11 Wigstone Street Noble Park	\$ 650,000	\$ 650,000	\$ 34,500	\$ 650,000	\$ 650,000	\$ 32,500	100	Demolition of Improvements
Wigstone Street Noble Park	\$ -	\$ -	\$ -	\$ 270,000	\$ 520,000	\$ 26,000	120.3	Erection/Construction Of Buildings
Wigstone Street Noble Park	\$ -	\$ -	\$ -	\$ 250,000	\$ 480,000	\$ 24,000	120.3	Erection/Construction Of Buildings
8 Woodland Avenue Keysborough	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 750,000	\$ 37,500	110.2	Erection/Construction Of Buildings
11 Woodland Avenue Keysborough	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 740,000	\$ 37,000	110.2	Erection/Construction Of Buildings
13 Woodland Avenue Keysborough	\$ 620,000	\$ 620,000	\$ 31,000	\$ 620,000	\$ 1,180,000	\$ 59,000	110.2	Erection/Construction Of Buildings
16 Woodland Avenue Keysborough	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 870,000	\$ 43,500	110.2	Erection/Construction Of Buildings
22 Woodland Avenue Keysborough	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 880,000	\$ 44,000	110.2	Erection/Construction Of Buildings
26 Woodland Avenue Keysborough	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 890,000	\$ 44,500	110.2	Erection/Construction Of Buildings
TOTALS:	\$ 171,327,500	\$ 238,452,000	\$ 16,187,700	\$ 197,814,315	\$ 354,318,900	\$ 23,854,945		

2.5.1 Supplementary Valuation Return 2018-3/4/5 (Cont.)

COUNCIL REPORT
Supplementary Valuation - 2018-05
1 March 2018

Property Address	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	LCC	Supp Reason
69 to 71 Alford Road Springvale South 3172	\$ 650,000	\$ 850,000	\$ 42,500	\$ 650,000	\$ 850,000	\$ 42,500	150.1	Formerly Non Rated Now Rated
173 to 175 Ordish Road Dandenong South 3175	\$ 483,000	\$ 1,400,000	\$ 120,000	\$ 483,000	\$ 1,400,000	\$ 120,000	310.5	Change Of Rating Category
Unit 4P 16 to 46 Cleeland Street Dandenong 3175	\$ 46,000	\$ 230,000	\$ 19,000	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
Unit 5P 16 to 46 Cleeland Street Dandenong 3175	\$ 46,000	\$ 230,000	\$ 19,000	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
Unit 4P 16 to 46 Cleeland Street Dandenong 3175	\$ -	\$ -	\$ -	\$ 92,000	\$ 460,000	\$ 38,000	219	Change In Occupancy Affecting NAV
Unit 11P 16 to 46 Cleeland Street Dandenong 3175	\$ 46,000	\$ 230,000	\$ 19,000	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
Unit 12P 16 to 46 Cleeland Street Dandenong 3175	\$ 46,000	\$ 230,000	\$ 19,000	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
Unit 13P 16 to 46 Cleeland Street Dandenong 3175	\$ 46,000	\$ 230,000	\$ 19,000	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
Unit 11P 16 to 46 Cleeland Street Dandenong 3175	\$ -	\$ -	\$ -	\$ 138,000	\$ 690,000	\$ 57,000	219	Change In Occupancy Affecting NAV
Unit 2 16 to 46 Cleeland Street Dandenong 3175	\$ 79,000	\$ 390,000	\$ 32,600	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
Unit 3 16 to 46 Cleeland Street Dandenong 3175	\$ 79,000	\$ 390,000	\$ 32,600	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
Unit 2 16 to 46 Cleeland Street Dandenong 3175	\$ -	\$ -	\$ -	\$ 158,000	\$ 780,000	\$ 65,200	219	Change In Occupancy Affecting NAV
Unit 8W 16 to 46 Cleeland Street Dandenong 3175	\$ 79,000	\$ 390,000	\$ 32,600	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
Unit 9W 16 to 46 Cleeland Street Dandenong 3175	\$ 79,000	\$ 390,000	\$ 32,600	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
Unit 8W 16 to 46 Cleeland Street Dandenong 3175	\$ -	\$ -	\$ -	\$ 158,000	\$ 780,000	\$ 65,200	219	Change In Occupancy Affecting NAV
Unit 1W 16 to 46 Cleeland Street Dandenong 3175	\$ 52,000	\$ 260,000	\$ 21,700	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
Unit 2W 16 to 46 Cleeland Street Dandenong 3175	\$ 52,000	\$ 260,000	\$ 21,700	\$ -	\$ -	\$ -	010	Change In Occupancy Affecting NAV
Unit 1W 16 to 46 Cleeland Street Dandenong 3175	\$ -	\$ -	\$ -	\$ 104,000	\$ 520,000	\$ 43,400	219	Change In Occupancy Affecting NAV
TOTALS:	\$ 1,783,000	\$ 5,480,000	\$ 431,300	\$ 1,783,000	\$ 5,480,000	\$ 431,300		

1 of 1

2.6 POLICY AND STRATEGY

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Attachments:

Greater Dandenong Planning Scheme
Amendment C201, Explanatory Report
Greater Dandenong Planning Scheme
Amendment C201, Summary of Submissions

Report Summary

This report considers the 193 submissions received to the statutory exhibition of Greater Dandenong Planning Scheme Amendment C201 – Environmentally Sustainable Development. This includes an officer response to the submissions for Council's consideration.

The report seeks a Council resolution to note the above and to refer the unresolved submissions to an independent Planning Panel Hearing.

Recommendation Summary

This report recommends that Council receive the submissions in relation to Amendment C201 and resolve to continue the statutory process of the amendment by requesting the Minister for Planning to appoint an independent Planning Panel and refer the unresolved submissions to a Planning Panel Hearing.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

Background

In accordance with the Council meeting of resolution of 11 September 2017, Amendment C201 (Environmental Sustainable Development Policy) to the Greater Dandenong Planning Scheme was formally exhibited and submissions sought from 12 February 2018 - 9 March 2018.

The Amendment (as exhibited) proposes to introduce a Local Planning Policy to the Greater Dandenong Planning Scheme to ensure that development achieves best practice in environmental sustainability, from the design stage through to construction and operation.

More specifically, as detailed in the Explanatory Report (Attachment 1) the Amendment proposes to:

- Introduce a new Clause 22.06 Environmentally Sustainable Development (ESD) into the Local Planning Policy Framework of the Greater Dandenong Planning Scheme; and
- Changes the Municipal Strategic Statement (MSS) at Clause 21.05 (MSS) to reflect the introduction of Clause 22.06.

The Policy proposes to introduce the following objectives to be satisfied where applicable:

- Energy Performance
- Water Resources
- Indoor Environment Quality
- Stormwater Management
- Transport
- Waste Management
- Urban Ecology

The proposed policy also sets out application requirements and dependent on the scale of the development, an applicant needs to demonstrate how the relevant policy objectives will be achieved by completing either a Sustainable Design Assessment (SDA) or a Sustainability Management Plan (SMP).

Submissions

A total of 193 submissions were received with 188 of those (97%) being variations of a pro-forma submission. The pro-forma submissions appear to have been created by a member of the community using a website that allows anyone to create custom online forms. Hard copies of the same pro-forma submissions were also created and signed by individuals. Of the 188 pro-forma submissions, 124 were online and 64 were hard copy.

On initial analysis, the submissions can be broken down as follows:

- 3% (non pro-forma) submissions support the amendment;
- 97% (pro-forma) submissions support the amendment with changes.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

The submissions in support of the amendment were received from:

- City of Wyndham
- City of Darebin
- City of Knox
- Municipal Association of Victoria
- CASBE - Council Alliance for a Sustainable Built Environment

A breakdown of the pro-forma submissions supporting the amendment with changes by suburb is approximately:

- 54% owner/occupiers from Dandenong and Dandenong North
- 7% owner/occupiers from Noble Park
- 11% owner/occupiers from Springvale
- 11% owner/occupiers from Keysborough

The remaining submitters were from outside the City of Greater Dandenong (17%).

Attachment 2 provides a summary of each different type of submission. The main request by submitters was that the amendment was not ambitious enough such that the policy should apply to residential development of at least three dwellings or more (87 per cent), or all residential development (12 per cent), or all development types (1 per cent). **NB:** There were no submissions received in relation to the non-residential aspects of proposed Planning Scheme Amendment C201.

As outlined in a previous report to Council on 11 September 2017 the proposed triggers for amendment C201 include:

Residential

- Development of 5 to 9 dwellings to submit a Sustainable Design Assessment (SDA)
- Development of 10 or more dwellings to submit a Sustainability Management Plan (SMP)

Non-residential

- Development with a Gross Floor Area (GFA) of 1,000 to 2,499m² to submit a Sustainable Design Assessment (SDA).
- Development with a Gross Floor Area (GFA) of more than 2,500m² to submit a Sustainability Management Plan (SMP).

Proposal

Section 23 of the Planning and Environment Act 1987 governs the process for a planning authority to progress a planning scheme amendment.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

After considering submissions which request a change to the amendment, the planning authority (Council) has the following options:

1. Change the amendment as requested in the submissions and proceed to ask the Minister for Planning to approve it in a modified form;
2. Ask the Minister for Planning to appoint an independent panel to review the submissions, conduct a public hearing, consider the amendment, and prepare an independent report with recommendations about the amendment for Council to consider; or
3. Abandon the amendment.

While officers acknowledge the request of submitters to amend trigger levels, which would result in more residential developments being subject to this local policy, increasing the number of applications that are subject to the local policy would have an unmanageable impact on workload levels. This would be to the detriment of not only applications subject to the local policy, but all planning applications submitted to Council, due to the significant time delays that would likely result.

Based on the residential and non-residential trigger levels as exhibited in the local policy, officers anticipate that approximately 115 additional days of staff resources would be required each year to process the requirements of the local policy. This is an increase from the 80 days of staff resources at present, to implement ESD measures for residential development of 10 or more dwellings (including non-residential development). It is considered that this resourcing is manageable within existing staffing resources.

If the residential trigger levels were increased, the resourcing needs to meet such increases are well above the available resources to implement this policy. For instance, the estimated staff resourcing required to meet the increased residential triggers (inclusive of non-residential requirements) is as follows:

- 3 or more residential dwellings: 164 additional days (or additional 0.63 FTE staff at a cost of \$51,500 per annum)
- 2 or more residential dwellings: 217 additional days (or additional 0.83 FTE staff at a cost of \$67,854 per annum)
- 1 or more residential dwellings: 293 additional days (or additional 1.12 FTE staff at a cost of \$91,563 per annum)

Officers considered the trigger levels extensively when developing this policy, with a focus on obtaining the most benefit possible from ESD measures while also ensuring it could realistically be resourced. In considering this, officers also sought to ensure that all existing sustainability functions and projects could continue, and that the planning permit process was not unduly further delayed.

As such, officers are recommending that no further changes be made to Amendment C201 as a result of the submissions, and therefore Option 1 is not considered appropriate. Furthermore, it is recommended that Council does not abandon the amendment, Option 3, given the strategic work that has been already undertaken and the range of benefits that this local policy provides. Furthermore, the progression of the amendment fulfils a number of commitments made in long term corporate and strategic plans.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

Therefore, it is considered appropriate for Council to refer the submissions requesting a change to Amendment C201 to a Planning Panel and hence, officers recommend Option 2. This option and process provides further opportunity for submitters to be heard on the matter. It should be noted that none of the submitters indicated whether they would like to present their submission before a Panel or not.

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

Opportunity

- *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:

Place

- A healthy, liveable and sustainable city
- A city planned for the future

Opportunity

- An open and effective Council

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

- Greater Dandenong Sustainability Strategy 2016-2030
- Greater Dandenong Planning Scheme
- Greater Dandenong Planning Scheme Review, 2017

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

Related Council Policies

No related council policies or codes of practice affect the decision of this report or are relevant to this process.

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

Undertaking the processing of Planning Scheme Amendment C201 as exhibited has been budgeted for in this financial year and considered as part of the Long Term Financial Strategy.

In relation to the impact on the Department's labour costs there are currently staffing resources available, both in the sustainability and statutory planning teams, to process ESD requirements for relevant planning applications based on the trigger levels proposed in the exhibited local policy. However, should the trigger levels be amended as suggested in a number of the submissions, there would be a financial implication, as additional staffing resources would be required as set out above.

If the trigger levels were amended and staffing resources not increased, other sustainability functions and/ or projects would no longer be able to be pursued, and the 60 statutory day timeframes within which the Local Government Act 1997 requires statutory planning applications to be finalised would most likely increase and Council's current levels of performance significantly adversely affected. This has the potential to increase Council's labour budget from between an estimated \$51,500 to \$91,563 per annum.

Consultation

Notification of the amendment was given in accordance with the requirements of the Planning and Environment Act, 1987. The amendment was formally exhibited and submissions sought from the public from the 12 February 2018 - 9 March 2018 via local newspapers, Victorian Government Gazette, Council's website and letters to prescribed Ministers. A fact sheet was made available at all Council customer service centres and at the 2018 Sustainability Festival. Notice was also included in the February 2018 edition of Council's e-stakeholder newsletter.

Should Council determine to refer the unresolved submissions to a Panel, submitters will be invited to participate in the Panel Hearing process.

Conclusion

Council exhibited Greater Dandenong Planning Scheme Amendment C201 – Environmentally Sustainable Development in accordance with the statutory process of the Act.

As a result 193 submissions were received, with 188 unable to be resolved. It is now considered appropriate to request the Minister for planning to appoint an independent Planning Panel and refer the unresolved submissions to a Planning Panel Hearing.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

Recommendation

That Council:

- 1. receives all submissions made in response to the statutory exhibition of Amendment C201 – Environmentally Sustainable Development to the Greater Dandenong Planning Scheme.**
- 2. adopts the position on the submissions as set out in Attachment 2 to this report, with no change to the amendment.**
- 3. refers the unresolved submissions, as set out in Attachment 2, to an independent Panel for consideration.**
- 4. requests the Minister for Planning appoint a Panel pursuant to Section 153 of the Planning and Environment Act, 1987 to consider the submissions received in response to exhibition of Amendment C201; and**
- 5. advises all submitters accordingly.**

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

POLICY & STRATEGY

**PLANNING SCHEME AMENDMENT C201 – ENVIRONMENTALLY
SUSTAINABLE DEVELOPMENT – CONSIDERATION OF SUBMISSIONS
AND PLANNING PANEL**

ATTACHMENT 1

**GREATER DANDENONG PLANNING SCHEME
AMENDMENT C201 – EXPLANATORY
REPORT**

PAGES 9 (including cover)

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

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

Planning and Environment Act 1987

GREATER DANDENONG PLANNING SCHEME

AMENDMENT C201

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the City of Greater Dandenong who is the planning authority for this amendment.

The Amendment has been made at the request of the City of Greater Dandenong.

Land affected by the Amendment

The Amendment applies to the entire municipality of the City of Greater Dandenong.

What the amendment does

The Amendment introduces a Local Planning Policy to ensure that development achieves best practice in environmental sustainability, from the design stage through to construction and operation.

It seeks to build on the collaborative process undertaken by the Cities of Banyule, Moreland, Port Phillip, Stonnington, Whitehorse and Yarra where a single Panel was appointed to hear all submissions received by the six Councils simultaneously. The combined planning scheme amendment was gazetted on 19 November 2015.

Additionally, this amendment seeks to build on the planning scheme amendments undertaken by the City of Monash (gazetted 29 September 2016), and the Cities of Darebin and Manningham (gazetted 31 August 2017).

Specifically, the amendment:

- Introduces a new Clause 22.06 Environmentally Sustainable Development (ESD) into the Local Planning Policy Framework of the Greater Dandenong Planning Scheme; and
- Changes the Municipal Strategic Statement (MSS) at Clause 21.05 (MSS) to reflect the introduction of Clause 22.06.

The Policy proposes to introduce the following objectives to be satisfied where applicable:

- Energy Performance
- Water Resources
- Indoor Environment Quality
- Stormwater Management
- Transport
- Waste Management
- Urban Ecology

The proposed policy also sets out application requirements and dependent on the scale of the development, an applicant needs to demonstrate how the relevant policy objectives will be achieved by completing either a Sustainable Design Assessment (SDA) or a Sustainability Management Plan (SMP).

The proposed Policy is consistent with the recommendations from the following reports:

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

- Advisory Committee and Panel Report on Environmentally Efficient Design Local Policies, 7 April 2014.
- Panel report on Monash Planning Scheme Amendment C113 Gaming, Licenced Premises and Environmentally Sustainable Design Policies, 22 May 2015.
- Panel report on Darebin and Manningham Planning Schemes, Amendment GC42 Environmentally Sustainable Development Policy, 16 June 2016.

Strategic assessment of the Amendment**Why is the Amendment required?**

The amendment is required to introduce the Environmentally Sustainable Development (ESD) Policy to strengthen Council's ability to consider environmentally sustainable design measures when assessing planning permit applications for development.

The Advisory Committee and Panel Report on the Environmentally Efficient Design Local Policies (7 April 2014) for the first group of Councils introducing this Local Planning Policy noted that the basic objective in introducing the proposed local policies is....

"that development should achieve best practice in environmentally sustainable development, including from the design stage through construction and operation. It also aims to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings".

The same panel report provided a series of findings in support of the planning scheme amendment (chapter 15.1) that led to the gazettal of the Local Planning Policies.

These findings were also referred to in the following Panel Reports:

- Panel report on Monash Planning Scheme Amendment C113 Gaming, Licenced Premises and Environmentally Sustainable Design Policies, 22 May 2015.
- Panel report on Darebin and Manningham Planning Schemes, Amendment GC42 Environmentally Sustainable Development Policy, 16 June 2016.

City of Greater Dandenong Council

The need to address this policy gap has been identified through the following:

- Preliminary review of the Greater Dandenong Planning Scheme has identified a number of policy gaps around sustainable design requirements in its current form.
- 2017-2021 Council Plan commits Council to achieve *"Increased sustainability of residential, commercial, industrial and Council developments"*, through an amendment of the planning scheme to include sustainability requirements for new developments.
- Greater Dandenong Sustainability Strategy (2016-2030) and the Greater Dandenong Housing Strategy (2014-24) include strategic actions to introduce a local ESD policy into the Greater Dandenong Planning Scheme.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the following objectives of planning in Victoria:

- to provide for the fair, orderly, economic and sustainable use, and development of land: Section 4 (1) (a);
- to provide for the protection of natural and manmade resources and the maintenance of ecological processes and genetic diversity: Section 4 (1) (b);

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

- to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria: Section 4(1)(c); and
- to balance the present and future interests of all Victorians: section 4 (1) (g).

How does the Amendment address any environmental, social and economic effects?

The introduction of the ESD local policy will implement sustainable design principles in the planning process, resulting in improved sustainable development outcomes.

Achievement of sustainable development outcomes will result in significant economic, social and environmental benefits. These benefits were identified by the Advisory Committee:

- “resilience to warming climate with amenity and health benefits;
- higher thermal performance of buildings leading to reduced energy consumption;
- lower peak demand, and better consumer outcomes;
- reduced water consumption;
- at a broader planning level, better designed suburbs and urban environments, with improved social, environmental and economic outcomes.”

The amendment is expected to have a positive effect as it:

Environmental Effects

- Requires new development to achieve greater levels of energy and water efficiency, indoor environmental quality, stormwater management, sustainable transport, waste management and urban ecology which will have far reaching environmental benefits.

Economic effects

- Maximises sustainable design at the planning stage which will minimise costs associated with retrofits and poor design, as well as long term cost savings on utilities.

Social effects

- Facilitates sustainable built form which is more affordable over the life of the building for commercial and residential occupiers, and as ongoing servicing costs will be reduced, it will have a positive net community benefit.

Does the Amendment address relevant bushfire risk?

The amendment does not impact on any considerations of bushfire risk.

Does the Amendment comply with the requirements of any Minister’s Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The Amendment meets the requirements of Ministerial Direction No 11 Strategic Assessment of Amendments.

The Amendment is consistent with Ministerial Direction 9 Metropolitan Strategy. The Metropolitan Strategy (Plan Melbourne: Metropolitan Planning Strategy 2017-2050) includes a number of Outcomes, Objectives and Directions which have implications for the proposed Amendment.

Relevant outcomes and objectives include:

Outcome 5: Melbourne is a city of inclusive, vibrant and healthy neighbourhoods

- **Direction 5.2** - *Create neighbourhoods that support safe communities and healthy lifestyles.*

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)**Outcome 6 – Melbourne is a sustainable and resilient city**

- *Transition to a low-carbon city to enable Victoria to achieve its target of net zero greenhouse gas emissions by 2050.*
- *Reduce the likelihood and consequences of natural hazard events and adapt to climate change.*
- *Integrate urban development and water cycle management to support a resilient and liveable city.*
- *Make Melbourne cooler and greener.*
- *Protect and restore natural habitats.*
- *Improve air quality and reduce the impact of excessive noise.*
- *Reduce waste and improve waste management and resource recovery.*

Within outcome 6, Policy 6.1.1 is of relevance to:

“Improve energy, water and waste performance of buildings through environmentally sustainable development and energy efficiency upgrades”.

The amendment will help to achieve the above-mentioned outcomes of Plan Melbourne.

The Amendment is not affected by any of the other Minister’s Directions under section 12 of the *Planning and Environment Act 1987*.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The Amendment is consistent with and supports the following elements of the State Planning Policy Framework:

- Clause 11- Settlement:
 - Clause 11.03-2 Activity Centre Planning: To improve the social, economic and environmental performance and amenity of activity centres
- Clause 11.06 - Metropolitan Melbourne
 - 11.06-6 Sustainability and Resilience: The objective of this clause is to *“to create a more sustainable and resilient city that manages its land, biodiversity, water, energy and waste resources in a more integrated way”.*

There are a number of strategies to achieve this including:

- *Improve energy, water and waste performance of buildings through environmentally sustainable development and energy efficiency upgrades.*
- *Facilitate the uptake of renewable energy technologies on a site-by-site and neighbourhood level, including through the consideration of renewable energy opportunities during the master planning of new communities and in green wedge and peri-urban areas.*
- *Require climate change risks to be considered in the siting, design and construction of major infrastructure projects so that they withstand natural hazard risks.*
- *Reduce pressure on water supplies by ensuring development makes the best use of all water sources, including stormwater, rainwater, recycled water and drinking water.*
- *Improve alignment between urban water management and planning by adopting an integrated water management approach.*
- *Support a cooler Melbourne by greening urban areas, buildings, transport corridors and open spaces to create an urban forest.*

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

- *Protect and enhance the health of urban waterways by ensuring new urban development minimises the impact of stormwater.*
- *Minimise exposure to excessive urban noise and air pollution to safeguard community health and amenity through building and urban design measures and buffer distances between emission sources and sensitive uses.*
- *Encourage design that facilitates improved waste and resource recovery in medium and higher density developments.*
- Clause 12- Environmental and Landscape Values:
 - 12.01-1: Protection of Biodiversity: The objective of this policy is to *"assist the protection and conservation of Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites."*
- Clause 14.02 - Water
 - 14.02-2: Water quality: This sets out the objective of *"protecting water quality"*; and 14.02-3 Water conservation, which sets out the objective of ensuring that *"water resources are managed in a sustainable way"*.
- Clause 15.02 - Sustainable development
 - Clause 15.02-1 Energy and Resource Efficiency: The objective indicates the need to *"encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions."*
- Clause 16.01 - Residential development
 - 16.01-1 Integrated housing. This policy sets out the objective to *"promote a housing market that meets community needs"*. Of particular relevance is the strategy which sets out the need to encourage housing *"that is both water efficient and energy efficient"*.
 - 16.01-4 Housing Diversity: The objective of this policy is to *"provide for a range of housing types to meet increasingly diverse needs"*. One of the strategies notes the *"need to encourage development of well-designed medium-density housing which improves energy efficiency of housing"*.
- Clause 18.01 - Integrated Transport
 - 18.02-1 Sustainable personal transport: This policy sets out the objective of promoting *"the use of sustainable personal transport"*. One of the strategies specifically relating to new development indicates the need to *"ensure development provides opportunities to create more sustainable transport options such as walking, cycling and public transport"* and, *"ensuring cycling routes and infrastructure are constructed early in new developments"*.
- Clause 19 - Infrastructure
 - Clause 19.01-1 Provision of renewable energy: The objective of this clause is to *"promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met"*.
 - Clause 19.03-2 Water supply, sewerage and drainage: The objective of this clause indicates the need *"to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment."*
 - Clause 19.03-3 Stormwater: The objective of this policy is *"to reduce the impact of stormwater on bays and catchments."*

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

Council has demonstrated its commitment to the voluntary Sustainable Design Assessment in the Planning Process (SDAPP) program since 2010. This commitment is embodied within

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

the Municipal Strategic Statement (MSS) and includes several sections relevant to this amendment which include:

- Clause 21.03 – A vision for Greater Dandenong
 - 21.03 Vision: Included within the Vision is the statement *“a healthy community that embraces a sense of pride and belonging and works together to achieve an economically, socially and environmentally sustainable future”*.
 - 21.03-2 - Achieving the vision: A strategic key focus area to help achieve the objectives of this clause is *Sustainable Environment*, that states;

“Strategies that reduce air, water and noise pollution, strategies that promote ecologically sustainable development, strategies that allow for increased residential densities in appropriate locations and provide for diverse housing needs without compromising the valued characteristics of the area; strategies to protect and reinforce the rural landscape in Greater Dandenong’s Green Wedge and strategies that reinforce the Green Wedge Zone as a ‘Green Space’ between urban growth corridors”.
- Clause 21.04 – Land Use
 - 21.04-3 Industrial: Included within the section *Environmental Issues* is;

“Industry should be encouraged to develop best practice in regards to utilisation of energy and resources. The efficient use of energy and resources and reductions in waste generation will benefit both the business and the environment”.

It is relevant to note that Objective 8 of Clause 21.04-3 seeks to *“ensure industrial uses do not impact adversely on the amenity and safety of surrounding land uses and the environment”*. The accompanying strategy to Objective 8 is to *“encourage industry to adopt world best practice water sensitive urban design”*.
- Clause 21.05 Built Form
 - 21.05 Built form: Included within the section *Environmental Issues*, the policy states *“the identification of preferred future character areas and incorporating clear policy directions with regard to building types and design elements appropriate to the particular character area will facilitate the achievement of an attractive and sustainable built form”*.
 - 21.05-1 Urban design character, streetscapes and landscapes: Objective 6 of Clause 21.05-1 seeks to *“ensure that design of the public and private environment supports accessibility and healthy living”*. The accompanying strategy to Objective 6 is to *“encourage new developments to provide for well-connected cycle and pedestrian paths”* and,

Objective 8 of Clause 21.05-1 seeks *“to ensure landscaping that enhances the built environment”*. The accompanying strategy is to *“encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas”*.
 - 21.05-3 Sustainability: Objective 1 of Clause 21.05-3 is of most relevance which is to *“promote ecologically sustainable development”*. The accompanying strategies to achieve Objective 1 are to:
 - 1.1 *“Encourage the design of developments to provide for integration of water sensitive urban design”*.
 - 1.2 *“Encourage the recycling of grey water in new developments”*.
 - 1.3 *“Require an environmental management plan where a use or development would require ongoing management controls”*.

Objective 2 of Clause 21.05-3 is to *“encourage environmentally sustainable practices by industrial and commercial developments”*. The accompanying strategies to achieve Objective 2 are:

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

2.1 *"Encourage the collection and use of rain water".*

2.2 *"Encourage industrial and commercial developments to develop sustainable water use and waste water re-use programs".*

- Clause 21.06 - Open Space and Natural Environment
 - Clause 21.06-2 Watercourses, wetlands and habitats: The objective of this clause is to *"protect and improve the habitat, vegetation, soil, water and visual qualities of waterways and wetlands"*. One of the strategies specifically relating to this objective seeks to ensure *"residential, commercial and industrial development adopts best practice approach to stormwater treatment and management"*.
- Clause 21.07 Infrastructure and Transport
 - 21.07 Infrastructure and Transport: Included within the section *Environmental Issues*, the policy states: *"Transport in Greater Dandenong needs to be planned in an integrated manner that connects and reinforces desired land use patterns, contributes positively to the environment and reduces adverse impacts of some modes of transport by encouraging a shift to more sustainable modes"*.
 - 21.07-1 Physical, community and cultural infrastructure: The objective of this clause is *"to manage the impact of discharge of stormwater to minimise pollution and flooding"*. The strategy specific to achieving this is to *"promote water sensitive urban design principles"*.
 - 21.07-2 Public Transport: The objective of this clause is *"to increase the use of public transport"* and *"to integrate transport and land-use"*. Two strategies that contribute to this objective are:
 - 1.3 *"Give priority in a descending preferential hierarchy to walking, cycling, public transport, transit goods movement then private automobiles, particularly in relation to urban design and infrastructure planning decisions"*; and
 - 2.1 *"Ensure residential, commercial, and industrial development provides for safe and accessible pedestrian/bicycle movement to the public transport network"*.
 - Clause 21.07-3 Walking and cycling: The objective of this clause is *"to promote and facilitate walking and cycling"*. The principal strategy to this objective is to *"ensure walking and cycling are important design elements in all land use and development decisions"*.

The amendment will support a number of objectives and strategies located within Greater Dandenong's MSS.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment has been prepared in accordance with State Government Practice Notes – *Writing a Local Planning Policy and Strategic Assessment Guidelines: for planning scheme amendments*.

In particular the Amendment makes proper use of the Victoria Planning provisions as:

- the MSS includes broad strategic support for the local policy position; and
- local planning policies are appropriate tools to guide decision making in relation to a specific discretion.

How does the Amendment address the views of any relevant agency?

The Amendment will be referred to the relevant agencies as part of the statutory exhibition and notice of the Amendment.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)**Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment addresses the relevant requirements of the *Transport Integration Act 2010*.

The amendment will not have a significant impact on the transport system, as defined in the Act, as it would not in itself result in any increase in demand on the transport system.

The amendment is consistent with the transport system objectives of the Act, in particular those contained in Section 10 – Environmental Sustainability.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

It is not anticipated that the Amendment will have a significant impact on the resources and administrative costs of the responsible authority.

The Amendment is not considered likely to generate a significant increase in resources to Council as it will not result in an increased number of permit applications.

The policy will provide a transparent and consistent framework for decision-making, reducing resources currently required to negotiate planning outcomes. This approach will also provide certainty and clarity to applicants when submitting their development application.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

- City of Greater Dandenong Customer Service located at 225 Lonsdale Street, Dandenong,
- City of Greater Dandenong Springvale Customer Service located at 397-405 Springvale Road, Springvale,
- Keysborough Customer Service Centre, Shop A7 Parkmore Shopping Centre, Cheltenham Rd, Keysborough.

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] must be received by **[insert submissions due date]**.

A submission must be sent to:

Strategic Planning Amendment C201
City of Greater Dandenong
PO Box 200
DANDENONG VIC 3175

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- **directions hearing: 30 April 2018**
- **panel hearing: 21 May 2018**

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

POLICY & STRATEGY

**PLANNING SCHEME AMENDMENT C201 – ENVIRONMENTALLY
SUSTAINABLE DEVELOPMENT – CONSIDERATION OF SUBMISSIONS
AND PLANNING PANEL**

ATTACHMENT 2

**GREATER DANDENONG PLANNING SCHEME
AMENDMENT C201 – SUMMARY OF
SUBMISSIONS**

PAGES 7 (including cover)

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

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

Submission No.	Submission Category	Total No. of Each Proforma Category	Submission Details	Proforma - Trigger? 3+ or All dwellings	Recommended position for Panel Hearing
127	Council / Organisation	1	"... supports Monash Planning Scheme Amendment C113, which introduced an ESD policy that came into effect on 29 September 2016. Similarly it concurs with the second round group of metropolitan Councils, Darebin and Manningham who prepared Amendment GC42 which came into operation on 31 August 2017. Since the gazettal of Amendment GC42, Darebin City Council has started to assess three (3) or more dwellings, where previously it was five (5) or more. The policy provides certainty of planning permit requirements and applicants have quickly learnt how to use the BESS tool..."	n/a	Submission noted. No change to amendment.
128	Council / Organisation	1	In October 2014, the MAV State Council resolved that the Municipal Association of Victoria (MAV) call upon the State Government to review and amend the State Planning Policy within Victorian Planning Schemes, following consultation with local councils, relating to improved Environmentally Sustainable Design (ESD) standards in new development (residential, commercial and industrial). Consistent with this resolution, and the support received by the State Government for the ESD policies for the Cities of Banyule, Moreland, Port Phillip, Stonnington, Whitehorse, Yarra, Monash, Darebin, Manningham and Knox, the MAV supports the introduction of an Environmentally Sustainable Development Policy (ESD) into the Local Planning Policy Framework of the Greater Dandenong Planning Scheme through Amendment C201.	n/a	Submission noted. No change to amendment.
94	Council / Organisation	1	CASBE supports the introduction of an ESD Policy into the LPPF of the Greater Dandenong Planning Scheme. This work builds on the collaborative work of CASBE councils undertaken over the past decade, and provides support to the existing ESD Local Policy's already gazetted in the Cities of Banyule, Moreland, Port Phillip, Stonnington, Whitehorse, Yarra, Monash, Darebin, Manningham and Knox.	n/a	Submission noted. No change to amendment.
1	Council / Organisation	1	Council is supportive of the proposed amendment, and any measures to ensure that development achieves best practice in environmental sustainability, from the design stage through to construction.	n/a	Submission noted. No change to amendment.
47	Council / Organisation	1	Council supports Greater Dandenong's initiative to introduce an ESD policy into its planning scheme. The City of Wyndham has been working with CASBE Councils and is also proposing to introduce an ESD policy into its planning scheme. Given the number of councils that now have ESD policies in their planning schemes, there is a strong argument that a State-wide policy should be introduced. However, in the absence of State policy Council considers it is important that municipalities address this significant policy gap.	n/a	Submission noted. No change to amendment.
37	Proforma A	1	Buildings will be around for a long time, and it is now being acknowledged that we are seeing the impacts of climate change already in terms of higher frequency of extremes of temperature. Greater Dandenong Council has an opportunity to save lives and costs in the future by doing what it is there for - planning ahead for its ratepayers. It is laudable that it is considering planning scheme amendments that are targeting the impacts of climate change. However, the current proposal, Greater Dandenong Planning Scheme Amendment C201, is not enough to begin to tackle these issues. Other councils, such as the City of Monash, Banyule and Whitehorse, are more ambitious. Greater Dandenong Council should follow their lead and apply the amendments to any developments of three or more dwellings.	3+	Submission noted. No change to amendment. Refer submission to Panel.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

Submission No.	Submission Category	Total No. of Each Proforma Category	Submission Details	Proforma - Trigger? 3+ or All dwellings	Recommended position for Panel Hearing
36	Proforma B	1	Any planning scheme designed to tackle the continuing problem of climate change should be of the highest calibre. Greater Dandenong Planning Scheme Amendment C201 is not ambitious enough to achieve the sustainability outcomes we need to tackle climate change in Greater Dandenong. It should apply to any developments of three or more dwellings like the City of Monash, Banyule and Whitehorse.	3+	Submission noted. No change to amendment. Refer submission to Panel.
80	Proforma C	1	I am glad that Council are going ahead with this amendment but if Council are committed to addressing the issue the Greater Dandenong Planning Scheme Amendment C201 must apply to all dwellings to get the energy efficiency results and emission reductions that are needed. To seriously tackle climate change and rising energy costs the Council needs to make this amendment apply to at least developments of three dwellings or more. This is the sensible approach neighbouring council, the City of Monash, has taken.	3+	Submission noted. No change to amendment. Refer submission to Panel.
95	Proforma D	1	I care about climate change and livability. To seriously tackle climate change and rising energy costs the Council needs to make this amendment apply to at least developments of three dwellings or more. This is the sensible approach neighbouring council, the City of Monash, has taken.	3+	Submission noted. No change to amendment. Refer submission to Panel.
2-35, 38-46, 51, 54-56, 60-62, 65-66, 69-71, 75	Proforma E	56	The Greater Dandenong Planning Scheme Amendment C201 is not ambitious enough to achieve the sustainability outcomes we need to tackle climate change in Greater Dandenong. It should apply to any development of three or more dwellings like the City of Monash, Banyule and Whitehorse.	3+	Submission noted. No change to amendment. Refer submission to Panel.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

Submission No.	Submission Category	Total No. of Each Proforma Category	Submission Details	Proforma - Trigger? 3+ or All dwellings	Recommended position for Panel Hearing
67	Proforma F	1	The Greater Dandenong Planning Scheme Amendment C201 is not ambitious enough to achieve the sustainability outcomes we need to tackle climate change in Greater Dandenong. It should apply to any developments of three or more dwellings like the Cities of Monash, Banyule and Whitehorse. Private development not only pose a significant environmental threat to the South East Green Wedge, but also to housing policies within the municipality. Within Greater Dandenong, homes for people should be prioritised over properties for developers.	3+	Submission noted. No change to amendment. Refer submission to Panel.
85-91, 96-101, 103, 105-126, 129	Proforma G	37	To seriously tackle climate change and rising energy costs the Council needs to make this amendment apply to at least developments of three dwellings or more. This is the sensible approach neighbouring Council, the City of Monash, has taken.	3+	Submission noted. No change to amendment. Refer submission to Panel.
104	Proforma H	1	To seriously tackle climate change and rising energy costs the Council needs to make this amendment apply to at least developments of three dwellings or more. This is the sensible approach neighbouring council, the City of Monash, has taken. A few hints below to help. It would be great if u could submit this regarding an amendment to dandenong planning scheme. I would like to see it further strengthened and 1-10 dwellings should all be assessed for sustainability. This will not only address climate change issues but assist people to be able to afford their heating and cooling bills and therefore be more comfortable in their homes.	3+	Submission noted. No change to amendment. Refer submission to Panel.
130-193	Proforma I	64	Greater Dandenong Council needs to demonstrate their commitment to climate change and energy efficiency in a serious way by applying this to all developments of three dwellings or more like the City of Monash, Banyule and Whitehorse. There is no good reason why we should have the weakest ESD Amendment in Melbourne.	3+	Submission noted. No change to amendment. Refer submission to Panel.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

Submission No.	Submission Category	Total No. of Each Proforma Category	Submission Details	Proforma - Trigger? 3+ or All dwellings	Recommended position for Panel Hearing
53, 58, 68, 74, 78, 79	Proforma J	6	I am glad that Council are going ahead with this amendment but if Council are committed to addressing the issue the Greater Dandenong Planning Scheme Amendment C201 must apply to all dwellings to get the energy efficiency results and emission reductions that are needed.	All	Submission noted. No change to amendment. Refer submission to Panel.
48, 77	Proforma K	2	If the Council is serious about climate change, Greater Dandenong Planning Scheme Amendment C201 must apply to all dwellings to get the energy efficiency results and emission reductions we need.	All	Submission noted. No change to amendment. Refer submission to Panel.
52	Proforma L	1	If the Council is serious about climate change, Greater Dandenong Planning Scheme Amendment C201 must apply to all dwellings to get the energy efficiency results and emission reductions we need. We need a community based action plan. Roof tops need to have solar panels, double glazing on new house builds should be mandatory, businesses should have regulations to ensure carbon emissions are low and green energy is used. It's time not to look at other councils and follow what they are doing, but to lead the way. Set the bar for carbon neutral and sustainability... it is not difficult it is just a few changes that need to be made to the way we think and plan.	All	Submission noted. No change to amendment. Refer submission to Panel.
50	Proforma M	1	It is great news that Greater Dandenong Council is going to introduce an Environmentally Sustainable Design Amendment into the planning scheme. To be a significant action on climate change, the Greater Dandenong Planning Scheme Amendment C201 must be as strong as possible, with minimal loopholes, and must apply to all new dwellings.	All	Submission noted. No change to amendment. Refer submission to Panel.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

Submission No.	Submission Category	Total No. of Each Proforma Category	Submission Details	Proforma - Trigger? 3+ or All dwellings	Recommended position for Panel Hearing
73	Proforma N	1	Reducing emissions to the greatest degree it can should be the priority if Council is serious about climate change. Therefore Greater Dandenong Planning Scheme Amendment C201 must apply to all dwellings to get the energy efficiency results and emission reductions that are needed.	All	Submission noted. No change to amendment. Refer submission to Panel.
93	Proforma O	1	Taking strong action to mitigate climate change at the local level is critical. For the actions taken to be the most effective they can be, the energy emission reductions required are significant, and therefore this ESD Amendment needs to apply to all types of dwellings. This action is necessary and urgent, and therefore applying this now rather than down the track is also critical.	All	Submission noted. No change to amendment.
102	Proforma P	1	The City of Monash has chosen for this amendment to apply to at least 3 or more dwellings. This amendment is of greatest benefit however when it is further strengthened. Preferably it would apply to all homes so that they better reflect the needs of the resident for cheaper energy costs as well as comfort levels in the home. Home affordability, the cost of living and mitigation of the effects of climate change would be improved with a strict adherence to this amendment. That would be the best approach and require a sustainability assessment for 1-10 homes. Or a sustainability plan as required. At the very least for this amendment to have greatest effect for it to apply as a minimum to 3 developments or more. This shows a will to seriously tackle climate change and rising often unaffordable energy costs.	All	Submission noted. No change to amendment. Refer submission to Panel.
63	Proforma Q	1	The Greater Dandenong Planning Scheme Amendment C201 is not ambitious enough to achieve the sustainability outcomes we need to tackle climate change in Greater Dandenong. It should apply to any development of three or more dwellings like the City of Monash, Banyule and Whitehorse. What is more, any new building should be subject sustainability requirements. Rentals ought to have a sustainability audit and adjusted accordingly. Sustainability must be mandatory on all buildings not just developments.	All	Submission noted. No change to amendment.
72, 76	Proforma R	2	The Greater Dandenong Planning Scheme Amendment C201 needs to apply to all dwellings to get the sustainability gains that are needed to address climate change.	All	Submission noted. No change to amendment. Refer submission to Panel.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Consideration of Submissions and Planning Panel (Cont.)

Submission No.	Submission Category	Total No. of Each Proforma Category	Submission Details	Proforma - Trigger? 3+ or All dwellings	Recommended position for Panel Hearing
49,59,64,81,84,92	Proforma S	8	To make the significant energy efficiency and emission reduction gains needed to mitigate climate change it makes much more sense for this ESD Amendment to apply to all dwellings. Introducing this now rather than possibly at a later date is the sensible and necessary course of action for the Council to pursue.	All	Submission noted. No change to amendment. Refer submission to Panel.
57	Proforma T	1	To make the significant energy efficiency and emission reduction gains needed to mitigate climate change it makes much more sense for this ESD Amendment to apply to all dwellings. Introducing this now rather than possibly at a later date is the sensible and necessary course of action for the Council to pursue. The significance of this is beneficial to the health and mental wellbeing of society. As a organisation is important that you teach from leading a great example. I believe by showing initiative and implementing this kind of planning you will be able to attract attention and gain interest from a wider audience.	All	Submission noted. No change to amendment. Refer submission to Panel.

2.6.2 Public Art Policy

File Id:

Responsible Officer:

Director Community Services

Attachments:

Public Art Policy

Report Summary

Council has developed this policy to define Public Art and to provide guidance regarding the commissioning, acquisition and maintenance of new permanent and temporary public artworks within the City of Greater Dandenong. It aims to support the intent of Council's Arts and Cultural Heritage Strategy 2016.

The attached 'Public Art Policy' is presented to Council for adoption.

Recommendation Summary

This report recommends that the Public Art Policy be adopted by Council and replace the previous Public Art Strategy and Public Art Framework.

2.6.2 Public Art Policy (Cont.)**Background**

Council recognises that investment in public art adds both aesthetic and commercial value to the municipality, enticing tourists, residents, tenants and investors through its capacity to share stories, build community and create memories. While the value of an individual artwork may appreciate over time, broader benefits are found in the enhanced visibility, awareness and foot-traffic in the area. Public art can express community values, enhance our environment, transform a landscape, heighten our awareness, or question our assumptions. Placed in public sites, art is a powerful form of collective community expression.

The City of Greater Dandenong has a long-standing commitment to public art and has a diverse and dynamic collection with more than 60 public art installations across the municipality. The city's public art features permanent, temporary and ephemeral artworks.

Proposal

Council's Arts and Cultural Heritage Strategy notes the following strategic objectives and priorities for public art:

- Support the role of multiple platforms of public art in creating local identity and building a vibrant city.
- Increase community awareness, knowledge and engagement with public art.
- Continue to celebrate local stories throughout the city.
- Identify opportunities to incorporate creative arts and cultural heritage elements into public buildings, master plans and infrastructure projects.
- Proactively pursue opportunities for local artists to contribute to the design and development of minor works and capital improvement projects.
- Advocate for the inclusion of creative elements in all major State and Federal Government funded capital projects in Greater Dandenong.

The Public Art Policy sets out Council's strategic direction and parameters for public art in the city. The Policy:

- provides guidance on Council support for public art within new infrastructure
- provides a rationale for commissioning or acquisition of works by purchase, donation or transfer
- includes facilitating privately commissioned works that have public benefit
- articulates the process for considering public art as part of civic developments
- informs renewal plans for civic asset management
- determines roles and responsibilities that arise under the policy.

In the past, Council has been guided in the Public Art realm by the following:

- Public Art Strategy 2009
- Public Art Framework 2009.

2.6.2 Public Art Policy (Cont.)

It is proposed that the attached Public Art Policy will supersede these documents and support Council's Arts and Cultural Heritage Strategy 2016 which provides the broad framework and rationale for the inclusion of public art as part of the city's public realm.

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

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
- *Tourism and visitors* – Diverse and interesting experiences
- *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:

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

2.6.2 Public Art Policy (Cont.)

Opportunity

- An open and effective Council

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

- Community Wellbeing Plan 2013-2017
- Community Safety Plan 2015-22
- Open Space Strategy 2009
- Arts and Cultural Heritage Strategy – adopted 2016
- Asset Management Strategy 2015-2022
- Graffiti Management Plan 2013-2018

Related Council Policies

- Community Engagement Policy
- Community Engagement Framework
- Community Development Framework
- Place making Framework 2015
- Activity Centres Transformed Program
- Activity Centres Interpretive Signage Framework
- Activity Centres Historic Narratives

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

The draft Policy has been developed in consultation with key stakeholders including:

- Public Art Advisory Committee (disbanded 2016)
- Arts and Cultural Development management and staff
- Activities Centre's Revitalisation management and staff
- Engineering Services (Asset Management, City Improvement) management and staff
- Arts Advisory Board.

2.6.2 Public Art Policy (Cont.)

Conclusion

The Public Art Policy recognises the benefits that public art has in creating local identity, building a vibrant city and in celebrating local stories. The Public Art Policy replaces the Public Art Strategy and Public Art Framework and is submitted to Council for adoption for a period of four years.

Recommendation

That Council endorses the Public Art Policy to replace the previous Public Art Strategy and Public Art Framework.

2.6.2 Public Art Policy (Cont.)

POLICY AND STRATEGY

PUBLIC ART POLICY

ATTACHMENT 1

PUBLIC ART POLICY

PAGES 8 (including cover)

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

2.6.2 Public Art Policy (Cont.)

Greater Dandenong Policy

Public Art Policy

Policy Endorsement:	Endorsement required by Council or		
Directorate:	Community Services		
Responsible Officer:	Manager, Community Arts, Culture and Library Services		
Policy Type:	Discretionary		
File Number:		Version No:	
1 st Adopted by Council		Last Adopted by Council:	
Review Period:	Minute No.	Next Review:	Minute No.
	Four years		2022

1. Purpose

This policy has been developed to provide guidance regarding the commissioning, acquisition, maintenance and disposal of new permanent and temporary public artworks within the City of Greater Dandenong. Council's Arts and Cultural Heritage Strategy 2016 provides the broad framework and rationale for the inclusion of public art as part of the city's public realm and this policy supports the direction of the Strategy document. The vision for arts within Greater Dandenong is:

"The City of Greater Dandenong will be recognised as a creative and vibrant city, rich in arts and cultural heritage."

2. Background

The City of Greater Dandenong values the impact of creativity on the fabric of our city and recognises that arts and culture is intrinsically linked to the city's identity. Council is committed to making arts and culture an everyday experience for its citizens and visitors. Public art that is integrated into the city's public spaces and places is one of the most effective ways to make this happen.

Council recognises that investment in public art adds both aesthetic and commercial value to the municipality, enticing tourists, residents, tenants and investors through its capacity to share stories, build community and create memories. While the value of an individual artwork may appreciate over time, broader benefits are found in the enhanced visibility, awareness and foot-traffic in the area. Public art can express community values, enhance our environment, transform a landscape, heighten our awareness, or question our assumptions. Placed in public sites, art is a powerful form of collective community expression.

2.6.2 Public Art Policy (Cont.)

Greater Dandenong Policy

The City of Greater Dandenong has a long-standing commitment to public art and has a diverse and dynamic collection with more than 60 public art installations across the municipality. The city's public art features permanent, temporary and ephemeral artworks that invite locals and visitors to engage with and reinterpret their environment in new and challenging ways.

The public art program provides artists with the opportunity to professionally develop in their practice and creates pathways to further their careers in the arts sector.

Council's Arts and Cultural Heritage Strategy notes the following strategic objectives and priorities for public art:

- Support the role of multiple platforms of public art in creating local identity, community strengthening and building a vibrant city.
- Increase community awareness, knowledge and engagement with public art.
- Continue to celebrate local stories throughout the city.
- Identify opportunities to incorporate creative arts and cultural heritage elements into public buildings, master plans and infrastructure projects.
- Proactively pursue opportunities for local artists to contribute to the design and development of minor works and capital improvement projects.
- Advocate for the inclusion of creative elements in all major State and Federal Government funded capital projects in Greater Dandenong.

3. Scope

The Public Art Policy sets out Council's strategic direction and parameters for public art in the city.

The Public Art Policy provides a rationale for commissioning or acquisition of works by purchase, donation, on loan or transfer. It includes facilitating privately commissioned works that have public benefit; articulates the process for considering public art as part of civic developments; and informs renewal plans for civic asset management.

The policy does not apply to commemorative memorials, plaques, unauthorised artwork or the City's interpretive signage and is relevant to Council staff, individual artists, community groups, art organisations, residents and developers involved in the commissioning, acquisition, maintenance and disposal of new permanent and temporary public artworks within the City of Greater Dandenong.

4. Human Rights and Responsibilities Charter – Compatibility Statement

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

2.6.2 Public Art Policy (Cont.)

Greater Dandenong Policy

5. References

- Imagine 2030 Community Plan
- Community Wellbeing Plan 2017-21
- Arts and Cultural Heritage Strategy 2016
- Asset Management Strategy 2015-2022

6. Definitions

For the purpose of this policy, the term 'public art' is defined as art specifically created to be experienced in the public domain regardless whether it is situated on private or public land or whether it has been commissioned with public or private funds.

Public art can be permanent or temporary, in open space or within buildings or part of functional infrastructure. It can take on any art-form e.g. literary, visual, acoustic, interactive or multi-disciplinary. Public art includes the conceptual contribution of an artist to the design of public spaces and facilities that may be located in or part of a public space or facility provided for public benefit. Public art for the purposes of this policy may be considered as permanent, integrated or temporary.

Permanent Public Art

Permanent public art is designed and built to last over a long term of between 10 – 20 years or longer. The materials will respond to the site conditions and expected longevity of the artworks. Permanent public art will ideally be site specific and designed for a particular location where it should explore or enhance local narratives. In some cases it may be appropriate to directly acquire an existing public art work where this is relevant.

Temporary Public Art

Temporary public art is commissioned to energise a site in the short term or may be for the purpose of engaging the audience at festivals, community celebrations or events. Temporary public art may be a musical performance, a spoken performance, a digital artwork or a visual artwork installed for a defined period of time. The commission of temporary public art provides opportunities for emerging, local and established artists. Temporary public art can make a valuable contribution to the cultural life of the city.

Integrated Public Art

Artists can contribute to the design of street furniture, landscapes, urban design and place making within the public domain. Integrated public art provides the opportunity to celebrate the specific local characteristics and narratives of a neighbourhood or precinct. Integrating creative elements through the involvement of artists in the design phase of public infrastructure for the public domain ensures the distinctiveness of local places is reflected and the built form outcomes are meaningful and unique.

7. Council Policy

Council is committed to the provision of unique and high quality artwork within the public domain.

2.6.2 Public Art Policy (Cont.)

Greater Dandenong Policy

Council has high profile, well utilised and publicly accessible open spaces that include parks, reserves, squares and activity centres. Many of these sites are suitable for permanent art and temporary public art projects.

Council is the owner of important civic infrastructure such as town halls, libraries, community hubs and leisure centres. Public art within these settings create opportunities for the city to express its creative aspirations.

Council has the capacity to leverage public art outcomes as part of private developments. The inclusion of public art outcomes in developments can significantly improve public amenity and dividends to the community.

Through appropriate public and private partnerships, public art can respond to the essential character of a place and contribute to activity centre revitalisation and other strategic priorities.

Council support for Public Art within new or upgraded infrastructure

To ensure a high level of amenity to residents, the City of Greater Dandenong makes a significant investment each year towards capital infrastructure improvements, including community facilities and sports pavilions. Council further invests in other forms of public infrastructure including roads, bridges, footpaths, bike paths, parks, open space landscapes, streetscapes, off-street car parks and other assets.

Best practice recognises qualified public art practitioners as key contributors to project teams responsible for building and infrastructure projects. The City of Greater Dandenong has successfully applied this approach with major streetscape and civic projects.

Opportunities to include public artists within design teams will be considered from the earliest planning stages of appropriate funded capital work projects. Public art practitioners within project teams will be supported to consider diverse art forms, practices and styles in response to each unique infrastructure project, site and context. The public art outcomes will be costed and maintained within the overall context of the asset.

Selection of Public Art

Council is advised on matters relating to public art by the Arts Advisory Board. Any proposal for the development of a public art opportunity and the final selection of a public artwork will be informed by the Arts Advisory Board's advice to Council. The Board may draw on expert input from industry specialists to inform their advice. Community engagement with public art will be determined by the Community Engagement Policy and Community Engagement Framework.

Public Art on property not owned by Council

The City of Greater Dandenong values the opportunity to partner with private property owners, community, commercial and other levels of government to achieve public art outcomes. Strategically important spaces throughout the municipality that interface with the public domain can provide valuable opportunities for public art. The City will provide support and advice to, or if possible work with developers interested in increasing their community dividend through public art.

Acquisition, donation, loan or transfer of artwork

2.6.2 Public Art Policy (Cont.)

Greater Dandenong Policy

Any public art which is offered to the City as a transfer, donation or the acquisition of a public art work outside of a site specific commissioning process will be assessed for its suitability and conformance with this policy.

Council will refer these requests to the Arts Advisory Board to assess potential acquisitions against the aims of this policy. This Board will have Councillor representation as determined through the annual statutory meeting each year.

As a principle, the acquisition of any new public art work will be considered after taking into account the work's artistic merit, context, lifecycle costs and suitability. In some cases, advice from professional public art advisors or conservators may be sought.

Maintenance of Public Art

Council will appropriately maintain all permanent and temporary public art within the city. The works will be recorded in Council's Asset Register. Asset Management plans will inform the periodic assessment of the condition of public art works and associated maintenance activities will be undertaken by Council to ensure the integrity of the public art work is upheld.

Commissioning of Public Art

Public art commissions require a range of information to be nominated within the artist's brief and confirmed in the artist's agreement, such as specified life span and estimated lifecycle costs (operational and maintenance). Where possible, the Arts Advisory Board will have a role in the selection of the artwork and making recommendations to Council.

The selection criteria and assessment process will be determined based on the type and location of project.

Disposal of Public Art

There is recognition that there may be reasons to review the location or retention of public art assets. Disposal or de-accessioning of public art can be considered in the following circumstances:

- The public art work site or part of the site is to be redeveloped, demolished or sold and it is not possible to incorporate the public art work into the redevelopment without compromising the integrity of the public art work or incurring excessive costs.
- The public art work requires a high level of maintenance and/or conservation, rendering excessive asset management expenses.
- The public art work poses serious risk and repair or remedy is impractical, not feasible or will undermine the integrity of the public art work.
- Continued display of the public art work undermines the artist's original intention.
- Significant and/or substantial changes in the pattern of use, community, character or design of the environment where the public art work is located necessitates a re-evaluation of the public art relationship to the site.
- The Asset Management plan indicates that the determined lifespan of the art work has been reached.

Proposals for de-accessioning or removal of any permanent artwork will be prepared by relevant officers and experts (where necessary) for consideration by the Arts Advisory Board and a

2.6.2 Public Art Policy (Cont.)

Greater Dandenong Policy

recommendation made to Council. Temporary and permanent artworks will be removed at the end of their contracted/agreed lifespan.

Re-locating of Public Art

Changes in the city's physical landscape may create reasons for reviewing the location of a public artwork. Where such changes occur, the possible relocation of a permanent or temporary public artwork should be considered before disposal is considered.

In situations where the relocation of public art is required, Council will:

- Seek the artist's advice in the first instance to consider whether the context and original intent of the artwork would be altered by the re-location.
- Refer the proposal to the Arts Advisory Board to seek views and a recommendation to Council.

Roles and Responsibilities

The responsibilities that arise under this policy are:

Directors of Community/Engineering Services/City Planning, Design and Amenity/CEO: are responsible for the inclusion of new public art within capital infrastructure developments.

Managers: are responsible for monitoring staff under their supervision to ensure that they understand and comply with this policy and the requirements within it.

Arts and Cultural Development staff: are responsible for referral of new public artworks to the Arts Advisory Board along with relevant information to assist informed recommendations.

Activities Centre's Revitalisation staff: are responsible for referral of new temporary public artworks to nominated representatives of the Arts Advisory Board along with relevant information to assist informed recommendations.

Arts Advisory Board: is comprised of external independent members with a variety of skills and backgrounds, Councillor/s and Senior Council officer/s. It will provide advice to Council regarding cultural venues, public art and cultural development matters.

Engineering Services staff: are responsible for the development of Asset Management plans, Asset Renewal plans and maintenance of public art assets in conjunction with relevant officers and conservator experts where appropriate.

All Staff: are responsible for compliance with the policy and the requirements within it.

8. Related Documents

- Public Art Strategy 2009 (to be superseded by this policy)
- Public Art Framework 2009 (to be superseded by this policy)
- Arts and Cultural Heritage Strategy 2016
- Place making Framework 2015
- Asset Management Strategy 2015-2022
- Public Art Register
- Community Engagement Policy

2.6.2 Public Art Policy (Cont.)



Greater Dandenong Policy

- Community Engagement Framework
- Community Development Framework
- Greater Dandenong Tourism Strategy and Action Plan 2014-2018
- Activity Centres Transformed Program
- Activity Centres Interpretive Signage Framework
- Activity Centres Historic Narratives
- Arts Advisory board Terms of Reference

2.6.3 Q3 Council Quarterly Performance Report

File Id:

Responsible Officer:

Director Corporate Services

Attachments:

Quarterly Performance Report for the period 1
January to 31 March 2018
Quarterly Financial Report for the period 1 July
2017 – 31 March 2018

Report Summary

This report details Council's progress for the period 1 January to 31 March 2018 against performance targets outlined in the Council Plan 2017-21 and for the period 1 July 2017 – 31 March 2018 for the Mid-Year Budget 2017-18.

Recommendation Summary

This report recommends that Council notes the achievements against the Council Plan indicators and the Mid-Year Budget for the period ending 31 March 2018.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)**Background**

Council adopted the Council Plan 2017-21 on Monday 26 June 2017 and the Mid-Year Budget on 11 December 2017.

The Council Plan 2017-21 outlines the vision and objectives of the current Council over the four years of its term in office. This document guides service delivery, innovation and good governance, and provides the foundation for the corporate planning framework for all business activities. The Council Plan also guides the budget, service delivery priorities and the continuous improvement of our services.

The Council Plan 2017-21 and Annual Budget 2017-18 are made available to residents through the Customer Service Centres, libraries and on Council's website at www.greaterdandenong.com

Progress against performance targets for the period 1 January to 31 March 2018 is outlined in two components of this report:

Part 1 – The Quarterly Performance Report details the achievements for the Council Plan Indicators from the Council Plan 2017-21.

Part 2 – The Financial Report is designed to inform Councillors of the results of operations for the period 1 July 2017 to 31 March 2018 including financial performance against the Mid-Year Budget adopted by Council on 11 December 2017.

Part 1 and Attachment 1: Quarterly Performance Report for the period 1 January to 31 March 2018

Performance highlights against the Council Plan strategic objectives include:

A vibrant, connected and safe community

- The Libraries attracted 7,648 participants through in-house and outreach programs.
- Family Services engaged 79 families and 183 children, providing 1,840 contact hours of support.
- 341 fixed food premises and 6 mobile food vendors were inspected.
- Council's Community Wellbeing Plan was launched in February.

A creative city that respects and embraces its diversity

- A draft People Seeking Asylum and Refugees Plan 2018-21 has been developed and will be presented to Council in April.
- Council's Reconciliation Action Plan was launched on 15 March.
- Attendance at Drum was 3,758, which is an increase of 12.35% from 2017.
- There has been a significant increase in page views of the heritage photos on Council's website with 4,498 this quarter.

A healthy, liveable and sustainable city

- World Wetlands Day was held on 10 February and was a huge success.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

- The Sustainability Festival and awards were held in February.
- Changes to low energy lighting at key sites is now complete.
- 80 community members attended the Community Clean-Up Day in March.
- The Homecycle event was held from 22 January to 3 February with over 40,000 kilos of material collected from a total 3,748 households.

A city planned for the future

- The review of the Municipal Strategic Statement has commenced.
- Community consultation was conducted on the park master plans for Warner, Wachter, Burden and Parkfield Reserves.
- The review and drafting of a revised Open Space Strategy commenced.
- The review and update of the Noble Park activity centre structure plans has commenced.

A diverse and growing economy

- Four workshops have been delivered as part of the food manufacturers collaborative network.
- Three small business workshops were held during the quarter.
- 18 network activities were delivered by South East Business Networks.
- Two cultural and food tours were conducted in Springvale – the Dumpling and Desserts and Night Time Food Lovers.

An open and effective Council

- Greater Dandenong Council has 10,798 followers on Facebook, 4,103 followers on Twitter, 49 YouTube subscribers, and 2,486 followers on Instagram. These numbers continue to rise each quarter.
- The Community Satisfaction Survey was conducted in February and results are expected to be provided to Council in May/June.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Part 2 and Attachment 2: Financial Report for the period 1 July 2017 to 31 March 2018

The attached financial report is designed to inform Councillors of the results of operations for the period 1 July 2017 to 31 March 2018 including financial performance against the Mid-Year Budget adopted by Council on 11 December 2017.

The financial report incorporates a set of Financial Statements and a Directorate Analysis of financial performance by Business Unit. The following are contained in the Attachment:

- Income Statement
- Balance Sheet
- Cash Flow Statement
- Capital Expenditure Statement
- Capital Expenditure report
- Investment Report
- Directorate Analysis

Whilst the Financial Statements are prepared in accordance with Australian Accounting Standards, they contain several items, which are “non-cash” in nature such as depreciation on assets and the written down (book) value of assets sold. They also exclude capital expenditure, new borrowings and loan repayments and as such, these Statements do not provide an accurate indication of the surplus/deficit cash position within a financial year.

The table on the following page provides a management accounting summary of the financial performance for the period 1 July 2017 to 31 March 2018, which removes non-cash items and adds back cash items that are excluded from the financial statements.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

**Management Accounting Summary
for the period 1 July 2017 to 31 March 2018**

Description	YEAR TO DATE			FULL YEAR			ANNUAL ORIGINAL BUDGET \$'000
	ACTUAL \$'000	MID YEAR BUDGET \$'000	VARIANCE Fav(unfav) \$'000	MID YEAR BUDGET \$'000	FORECAST \$'000	VARIANCE Fav(unfav) \$'000	
Income Statement							
Income	148,572	148,687	(115)	208,724	205,365	(3,359)	208,730
Expenditure	120,803	128,698	7,895	177,883	175,902	1,981	173,487
Net surplus - ongoing operations	25,769	17,989	7,780	30,841	29,463	(1,378)	35,243
Management Accounting reconciliation							
<i>Add back (less) non cash items</i>							
Depreciation	22,310	22,310	-	29,758	29,758	-	29,758
Contributions non-monetary assets	(1,519)	(1,500)	(19)	(15,000)	(15,000)	-	(15,000)
Written down value of assets sold/disposed	3,967	100	3,867	131	2,016	(1,885)	131
Sub total	24,758	20,910	3,848	14,889	16,774	(1,885)	14,889
Net operating surplus	50,527	38,899	11,628	45,730	46,237	507	50,132
<i>Add/less non operating cash items</i>							
Capital expenditure	24,314	32,580	8,266	61,241	61,321	(80)	42,624
Net transfers to (from) reserves	7,162	7,164	2	1,224	1,355	(131)	3,167
Loan repayments	2,289	2,289	-	3,086	3,086	-	3,086
Land acquisition - payment	-	-	-	1,255	1,255	-	1,255
Sub total	33,765	42,033	8,268	66,806	67,017	(211)	50,132
Cash surplus (deficit)	16,762	(3,134)	19,896	(21,076)	(20,780)	296	-
Accumulated surplus brought forward	-	-	-	21,076	21,076	-	-
Surplus (deficit) position	16,762	(3,134)	19,896	-	296	296	-

Results for the period 1 July 2017 to 31 March 2018

The overall management accounting result (after removing non-cash items) for the period 1 July 2017 to 31 March 2018 shows a favourable variance between the budget and actual of \$19.90 million. The variance is mainly due to a favourable surplus from ongoing operations due to lower than anticipated operating expenditure, coupled with the timing of capital expenditure outflows.

The lower operating expenditure to date is primarily due to favourable variances in materials and services (\$5.29 million) and employee costs (\$4.26 million), partly offset by prior year capital expenditure unable to be capitalised (\$2.08 million – non cash accounting entry). The 'Expenditure' section of this report contains further details regarding these variances.

Capital expenditure is \$8.27 million lower than year to date budget (with a further \$14.32 million committed at 31 March 2018). The majority of the delayed expenditure relates to property and infrastructure projects.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)**Income**

Income for the period ended 31 March 2018 is unfavourable against budget by \$115,000. This is primarily due to a number of offsetting variances including:

Net gain (loss) on disposal of property, infrastructure, plant and equipment (\$1.77 million unfavourable) – The unfavourable variance is due to higher than anticipated asset write offs as a result of building demolitions at 144 Thomas Street, Dandenong, Robert Booth Reserve and Alex Nelson Reserve and the write off of land which is no longer owned by Council. Additionally, the carrying amount of assets disposed is higher than anticipated due to the sale of Springvale parking meter assets (\$230,000). This is a non-cash accounting entry, however, the sale proceeds for the parking meter assets were transferred to reserves.

Grants – capital (\$553,000 unfavourable) – Unfavourable variance due to lower than anticipated grant funding for the Safe City CCTV System (Round 2) capital project and the Black Spot Program – Birdwood and Wilma Avenue.

Grants – operating (\$334,000 unfavourable) – Unfavourable variance is due to lower than anticipated grant funding, mainly in Family Day Care (FDC) (Community Services \$408,000). The lower grant funding in the FDC program is offset by lower payments to educators. A \$700,000 reduction in income and expenditure has been reflected in the full year forecast in respect to the FDC program. Overall a permanent favourable result of \$69,000 is expected in the FDC program.

User fees (\$255,000 unfavourable) – The unfavourable variance is due to lower than anticipated income from FDC fee income (also matched by lower payments to educators) (Community Services \$213,000).

These unfavourable variances are partly offset by favourable variances in:

Other income (\$1.49 million favourable) – Favourable variance is due to better than anticipated interest (Non Directorate \$862,000), recovery income relating to recycling rebates (to be provided for as a doubtful debt), median strip landscaping and building defects compensation (Engineering Services \$489,000) and recovery and rental income for Council properties and facilities (Corporate Services \$160,000). Overall a favourable variance of \$819,000 is expected to be permanent and has been reflected in the full year forecast.

Rates and waste charges (\$605,000 favourable) – The favourable variance is mainly due to higher than anticipated supplementary rates (\$370,000), interest on rate arrears (\$92,000) and Keysborough South Development maintenance levy income - which is transferred to reserves (\$34,000).

Statutory fees and fines (\$554,000 favourable) – Favourable variance due to greater than anticipated parking fine revenue, including fees added for unpaid penalty follow up (Parking Management \$581,000).

2.6.3 Q3 Council Quarterly Performance Report (Cont.)**Expenditure**

The actual expenditure at 31 March 2018 against the year to date budget is favourable by \$7.90 million. The major variances contributing to this result are in materials and services, employee costs and other expenses.

Materials and services (\$5.29 million favourable) – The major items contributing to this variance are:

- Contract services – timing of works and invoicing (Engineering Services \$1.38 million) and lower payments to educators in Family Day Care (matched by lower grant funding - \$711,000).
- Consultants, professional services – timing of commencement of projects (Greater Dandenong Business \$308,000, City Planning, Design and Amenity \$479,000, Community Services \$311,000, Engineering Services \$188,000 and Corporate Services \$258,000).
- Utilities – delayed invoices for street lighting and traffic signals (Engineering Services \$409,000).
- Administration costs – mainly events and exhibitions (Community Services \$267,000) and postage, promotions, printing and publications (Corporate Services \$223,000).

Employee costs (\$4.26 million favourable) – This favourable variance is mainly as a result of staff recruitment occurring later than planned combined with leave taken (Community Services \$2.54 million, Corporate Services \$757,000, Engineering Services \$351,000 and Greater Dandenong Business \$292,000). The 2017-18 Forecast anticipates employee costs to be \$2.48 million lower than the annual Mid Year Budget. Additionally, a number of the employee cost variances in Community Services relate to grant funded programs which require an acquittal (\$1.30 million). Any unspent funds will be carried forward to the 2018-19 financial year.

Other expenses (\$442,000 favourable) – This favourable variance is due to outflows for Community Services (\$323,000), mainly due to the community grants program.

Capital expenditure

Total capital expenditure at 31 March 2018 was \$24.31 million. A further \$14.32 million was committed at the end of March. The capital works program comprises of asset renewal, expansion, upgrade and the investment in new assets.

Proposal

That Council notes the progress against performance targets outlined in the Council Plan 2017-21 for the period 1 January to 31 March 2018 and the Financial Report for the period 1 July 2017 to 31 March 2018.

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:

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Community Plan 'Imagine 2030'

People

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

Place

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

Opportunity

- *Education, Learning and Information* – Knowledge
- *Jobs and Business Opportunities* – Prosperous and affordable
- *Tourism and visitors* – Diverse and interesting experiences
- *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:

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

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Related Council Policies

This report is in accordance with Council's policy of providing regular information and feedback to Council and the community about Council's financial position.

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

The financial position of the Council will be monitored against the approved Mid-Year Budget to ensure that Council achieves its financial goals.

Consultation

The Chief Executive Officer, Directors and staff responsible for reporting were consulted against the performance targets. Council's Finance Department has prepared the financial statements and all other attachments with feedback from all Business Unit Managers.

Conclusion

Greater Dandenong City Council provides a performance report against organisational objectives on a quarterly basis. The reporting procedures and systems in place provide Councillors and the community with the opportunity to monitor progress against Council Plan Indicators and the Annual Budget. This ensures that all resources are managed effectively and accountably. Council will be kept informed of the financial position on a quarterly basis, as is the current practice.

Recommendation

That Council notes the progress against the performance targets outlined in the Council Plan 2017-21 for the period 1 January to 31 March 2018 and the Financial Report for the period 1 July 2017 to 31 March 2018.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

POLICY AND STRATEGY

Q3 QUARTERLY PERFORMANCE REPORT

ATTACHMENT 1

**COUNCIL PLAN PERFORMANCE REPORT Q3
JANUARY - MARCH 2018**

PAGES 44 (including cover)

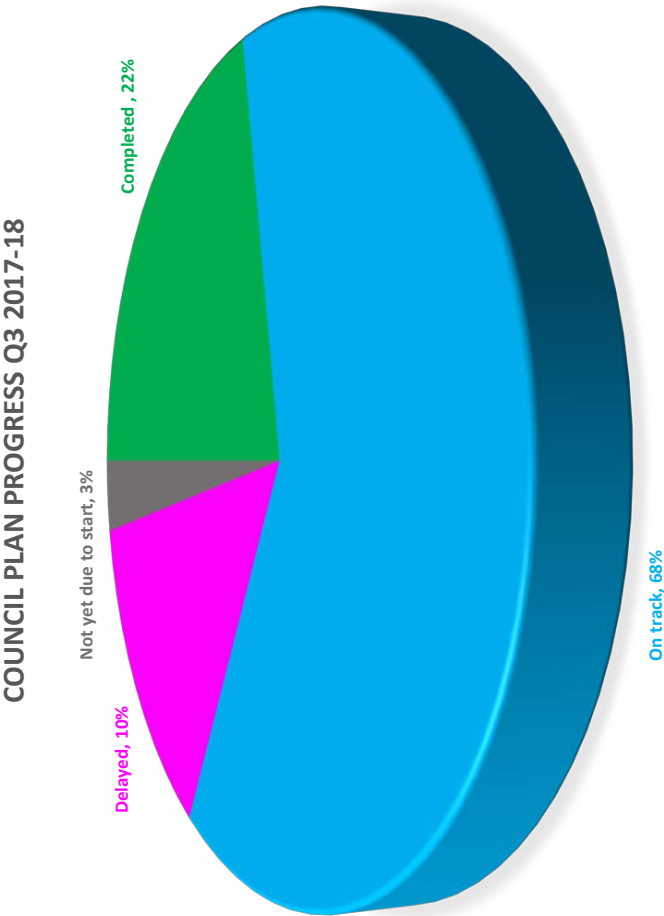
If the details of the attachment are unclear please contact Governance on 8571 5235.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)





Council Plan - Performance Report
Q3 January – March 2018

2.6.3 Q3 Council Quarterly Performance Report (Cont.)








2.6.3 Q3 Council Quarterly Performance Report (Cont.)




Strategic Objective 1: A vibrant, connected and safe community
A city with high community participation

Priority	Action	Summary	Status
Advocate for increased employment opportunities, particularly for vulnerable community groups	Develop actions for the Mayoral Youth Employment Taskforce to advocate for improved local levels of youth employment and engagement	Advocacy continued for enhanced youth employment and engagement outcomes through Youth and Family Services representation on the Regional Employment Taskforce, Child and Youth Area Partnership and Reducing School Absence in Noble Park North working group. Planning continues for implementation of key actions arising from the Mayoral Youth Employment Taskforce - first initiative due in May 2018.	
	Manage the state-funded Community Revitalising (Postcode) Project to increase employment opportunities for the long-term unemployed and disadvantaged members of the community	The Adecco activity identified last quarter was significantly delayed but has now resulted in six employment outcomes in the last month with further engagement anticipated in the coming period. The CEAV program has received an increasing number of referrals and is rapidly gaining momentum. This program is focused on identifying barriers and gaps in employment readiness based on a validated Canadian tool. Interventions to address these gaps and barriers are then recommended for each individual jobseeker. The Greater Dandenong Regional Employment Taskforce is finalising a number of additional prototypes for implementation over the coming year.	





2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Summary	Status
Deliver a welcoming library service and increase engagement opportunities to enhance learning, reading and literacy at all life stages	Develop specific programs to increase library engagement by older residents and those new to the community	<p>Participation in library programs delivered in-house and during outreach visits continued with 7,648 total program participants for the quarter.</p> <p>Library Services partnered with Scottvale Aged Care to deliver a trial program "Readers on Wheels". A total of 15 people attended.</p> <p>The Social Knitwork group met 17 times over the quarter with 249 participants.</p> <p>16 Coffee Club sessions were delivered with 104 attendances over the quarter.</p>	
Increase community participation in physical activity through our leisure, recreation and sports services	<p>Review of the Sports Facilities Plan in order to increase participation opportunities for CALD, all-abilities, female and junior residents</p> <p>Undertake a Sport Participation Survey to determine priorities for the new Recreation Strategy</p>	<p>The Sports Facilities Plan has been reviewed and will be presented to EMT in May 2018.</p> <p>Sports Recreation Victoria awarded Council a grant to complete this survey. It is scheduled to be completed as part of the new Activate/Sport and Recreation Strategy in 2019.</p>	 
Provide quality and affordable community facilities to enable effective programs and activities for all	<p>Complete and open the new Tattersson Park facility</p> <p>Continue work on the Springvale Community Precinct project</p>	<p>The pavilion was completed in December 2017, with a soft community opening conducted prior in October 2017. The facility is already being used by clubs and an official opening is expected to be held in June 2018 following completion of the new synthetic soccer pitch which is currently under construction.</p> <p>The principal tender is about to be let.</p>	 

2.6.3 Q3 Council Quarterly Performance Report (Cont.)






Priority	Action	Summary	Status
Provide quality and affordable community facilities to enable effective programs and activities for all	Undertake a feasibility study of Dandenong Oasis	With over 1,000 surveys received, the scope of the project is currently being reviewed.	
Support agencies, schools, neighbourhood houses and community groups to work collaboratively to build resilience and social connectedness	Continue to participate in the local Greater Dandenong Community Hubs in Schools Strategic Group	The quarterly meeting was held on 21 March and an update on the National Community Hubs project and funding was discussed.	
	Continue to participate in the state and federally represented school based community hubs Strategic Advisory Group	Council staff attended the State meeting for community hubs in school advisory group on 28 February.	
	Implement the Community Funding Program including Community Support Grants, Sponsorships, Community Response Grants and Community Partnerships funding	109 Response Grants were approved for total funding of \$87,225 year to date (\$3,492 remaining). Support Grants Round 1 and 2 - 117 grants approved totaling \$448,171.	
		Sponsorships Round 1 and 2 - 10 grants approved totaling \$165,500. Community Partnership - 20 organisations in overhold totaling \$1,125,607. Community Partnership Additional Funding - 5 grants approved totaling \$118,476. Asylum Seeker Employment Grant totaling \$45,000.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)






Priority	Action	Summary	Status
Support agencies, schools, neighbourhood houses and community groups to work collaboratively to build resilience and social connectedness	Participate in local and regional projects that seek to improve social cohesion and positive youth engagement of young people at risk	Youth and Family Services supported regional initiatives to improve engagement of young people at risk, including the Child and Youth Area Partnership, Regional Employment Taskforce, Reducing School Absence in Noble Park North working group and Youth Crime Prevention working group. The Greater Dandenong Youth Network met in February, and addressed the topic of youth engagement (total 62 contacts).	
Support and promote volunteering through the Council volunteer program, Greater Dandenong Volunteer Resource Service and community groups	Host the end of year Volunteer Appreciation event	The Volunteer Appreciation event was held on 5 December 2017.	
	Promote volunteering and celebrate Council's Volunteers through a recognition event held during National Volunteer Week	<ul style="list-style-type: none"> - The program for National Volunteer Week activities has been approved. - Invitations will be sent out mid April to all Council volunteers for an afternoon tea with the Mayor at Tatterson Pavilion, Health and Wellbeing training and an Interfaith Tour - A letter and Certificate of Appreciation plus a National Volunteer Week Pin will be sent to all Council Volunteers - Articles have appeared in The City magazine and Volunteer Thank You Flags will be displayed at all gateways during May/June 	
	Review the Greater Dandenong Volunteer Resource Centre	The review and options are being considered. A response to the GDVRC is anticipated in May 2018.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)





A safe community

Priority	Action	Summary	Status
Advocate for increased police resources for our city to assist with reducing crime	Continue to advocate to State Government for additional police resources	Council continues to advocate to the State Government for increased police resources and raised this concern in discussions with local Victoria Police command through the Community Safety Advisory Committee.	
Develop safe and well-designed public spaces which encourage public access	Implement master plan for Dandenong Park	In March 2018 the ward Councillors were updated on the final design for the Dandenong Park stage 2 works. After receiving support for the design and staging of the project, the tender documentation was finalised and the project was put out for public tender. Awarding of the tender will occur in early Q4.	
	Implement master plan for Noble Park Community Space	Council continues to advocate and collaborate with the LXRA on finalising the design and infrastructure requirements for the Noble Park Community Space. As the construction phase has commenced around the new Noble Park Station, Council is now commencing project planning on infrastructure works that interface with and support this community space.	
	Implement master plan for Springvale Boulevard	The Boulevard Stage 1 design is programmed for tender in May/June 2018.	
Increase cyber safety awareness in the community	Maintain eSmart Libraries accreditation to equip libraries and connect communities with the skills needed for smart, safe and responsible use of technology	Library Services has maintained eSmart accreditation through information provision to the community, incorporation of cyber safety into Library digital literacy programs, and through providing cyber safety updates and tips to Library staff.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)




Priority	Action	Summary	Status
Increase cyber safety awareness in the community	Undertake consultation with the Community Safety Advisory Committee to identify and develop a plan in response to emerging online safety issues	The Community Safety Advisory Committee has responded to emerging online safety issues and will continue to monitor and support, when required, the successful implementation of ongoing online safety education and activities conducted by Council's Libraries, Youth and Family Services and Victoria Police.	
Promote gender equity, and support the right of women to engage and participate equally in all aspects of community life	Develop a Sport and Recreation Women's Action Plan and guide for sporting clubs to increase female participation	This project is not yet due to start.	
Provide information on road laws and ensure road safety messages are culturally sensitive and available in languages other than English	In association with RoadSafe South East, continue to advocate for and promote the implementation of programs that address road laws and highlight the impact that alcohol and drugs (legal and illegal), fatigue, speed, hoon behavior and distractions have on driving abilities	The Speed Alert Mobile trailer was active throughout the quarter. Education sessions are on hold due to a VicRoads review. Reduced sessions are anticipated as a result. An application for funding for 2018-19 for the continuation of the program has been submitted.	
	In association with RoadSafe South East, continue to advocate for and promote the implementation of Road Safety for New Arrivals road safety programs within the region	The program is underway and partially delivered in collaboration with City of Casey. Funding for an expanded program in 2018-19 has been applied for through the State Grant process.	
Support those experiencing family violence and work with agencies and Victoria Police to address the causes	Host the 2017 Walk Against Family Violence	Plans are currently underway for the 2018 Walk Against Family Violence.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Summary	Status
Support those experiencing family violence and work with agencies and Victoria Police to address the causes	Support and participate in regional primary prevention of violence against women activities including the Regional Management Forum project and Southern Metropolitan Region Preventing Violence Together Strategy	Staff participated in an MAV-sponsored workshop on gender equality legislation, presented by the office of Prevention and Women's Equality. The Family Violence and Gender Equity Plan was updated to incorporate 2017 'Listen, Learn and Lead' consultations, with Appropriate Workplace Behaviour. Council officers were updated on these amendments. Preparations are under way for White Ribbon re-accreditation, and planning for the Step Up program and internal gender equity program for staff.	
	Work to protect children from family violence, provide support services to vulnerable families - including delivery of the Greater Dad's program	During this quarter, Family Services engaged 79 families and 183 children, providing 1840 contact hours of support.	
Work in partnership with relevant agencies to raise awareness of the harmful effects of alcohol and other drugs	Delivery of Drug and Alcohol project that raises young people's awareness of the harmful effects of substance abuse	Two party safe workshops for young people (51 contacts) were delivered.	
	Review Council's Alcohol Management Policy and Guidelines and continue to implement	The Policy and Guidelines have been reviewed and a revised Policy will be presented to Council in April 2018 for adoption. Ongoing implementation will be supported through collaboration with key stakeholders and promotion of the Greater Dandenong Liquor Accord.	




2.6.3 Q3 Council Quarterly Performance Report (Cont.)

A well informed and connected community with improved health and wellbeing

Priority	Action	Summary	Status
Continue to be a leading partner of the Alliance for Gambling Reform	Implement Gambling advocacy program	A letter urging venues to relinquish gaming machines was sent to the Minister for Gambling. Brochures were distributed at the Council Australia Day event. A public forum was conducted on 21 February, and promoted through social media, newspaper advertisements and the website, with a feature on gambling appearing in the following edition of the Dandenong Leader. Council's gambling webpage was amended following the public forum. A video from the Forum will be used for the website and social media.	
Enhance the health and wellbeing of our community through key initiatives of the Community Wellbeing Plan	Implement key activities for Year 1 of the Community Wellbeing Plan 2017-21	The CWP was launched in February followed by a facilitated workshop with both internal and external stakeholders. The workshop identified key opportunities to work with external agencies in implementing the first year of actions.	
	Maintain food safety - inspect all registered food premises annually and report outcomes	341 fixed food premises and 6 mobile food vendors were inspected during the quarter.	




2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Enhanced partnerships with agencies and stakeholder groups to deliver quality services

Priority	Action	Summary	Status
Implement and promote the Greater Dandenong Charitable Fund	Implement the Greater Dandenong Charitable Fund	Options for the Greater Dandenong Charitable Fund are to be presented to Council for feedback in May 2018.	
Provide community funding programs to increase capacity of strategic partners and community groups	Develop a Stakeholder and Agency Partnership Satisfaction Survey to be conducted annually	The stakeholder and agency partnership satisfaction survey has been completed.	
	Review of Community Grants Program	The Community Partnership and Sponsorship review is ongoing. Options are being presented to Council in May for further development. Community consultation for the final program is scheduled for Council endorsement in June/July.	





2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Strategic Objective 2: A creative city that respects and embraces its diversity
A city well known for working together with its community


Priority	Action	Summary	Status
Provide community members of all abilities and backgrounds with access to community and council information, services and events	Implement Council endorsed strategies relating to positive ageing, youth, disability, and asylum seekers and refugees	<p>A facilitated workshop was held in February with the PAAC that developed recommendations for new programs and activities that foster social connection to be trialed during 2018 as part of the Year One Positive Ageing Action Plan. Outcomes from this workshop have also informed the Community Transport Review that is due to be considered by Council in April.</p> <p>Year One Actions of the Disability Action Plan are currently being finalised. Council's Disability Planner has provided significant advice to the Level Crossing Removal Authority to ensure the new Noble Park Railway Station is accessible. Council staff have had their first meeting with the local office of the National Disability Insurance Authority (NDIA) to discuss the transition to the NDIS for eligible members of the CGD community.</p>	
	Increase participation and attendance by five per cent through programs and workshops at Drum Theatre	Ticketed/Meeting attendance was 3,758 for Quarter 3, an increase of 12.35% over 2017. Power surges at the Drum may have affected the accuracy of the door counter attendance, which registered 19,988.	
Provide programs and events for people to participate in community activities and civic life	Host seven festivals and events across the municipality	<p>Year to date achievements:</p> <ol style="list-style-type: none"> 1. Springvale Snow Fest - Sunday 30 July 2. Children's Festival - 23 September-8 October 3. Little Day Out - Sunday 1 October 4. Greater Dandenong Carols in Harmony Square - Friday 15 December 5. New Year's Eve - Sunday 31 December 6. Australia Day Festival - Friday 26 January 7. Sunset Cinema - 2 February - 16 March 	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)





A harmonious community that celebrates diversity

Priority	Action	Summary	Status
Advocate against all forms of discrimination	Deliver initiatives which target racism, discrimination and homophobia, including the Creating Change and Unite Alliance programs	The Unite Alliance met weekly in term 1 (5 sessions, 28 contacts). Staff delivered three GLBTI inclusive practice workshops at Lyndale Secondary and WAYSS (49 contacts).	
Advocate for and assist Asylum Seekers and Refugees living in the community	Develop a new Asylum Seeker and Refugee Action Plan	A draft People Seeking Asylum and Refugees Plan 2018-21 has been developed and goes to Council for endorsement in April.	
	Support the Asylum Seeker and Refugee Communities Committee	The People Seeking Asylum and Refugees Plan 2018-21 is currently in draft form. The actions identified in the plan will support advocacy for people seeking asylum and refugees. It will also give consideration to high level areas of activity over the next four years. A review of the previous action plan has been completed and will be presented to Council in April 2018.	
Celebrate diversity through a range of cultural activities	Deliver 20 cultural events	Cultural activities at the Drum included: Combined schools presentation x 1 [Sub]urban studio presentation x 1 Seniors performance x 1 Performances with international artists x 3 Evening performances x 2 Backstage tour x 1 Cultural activities delivered included: [Sub]Urban Studio arts workshops for 2018 Art Series workshops x 4 Creative workshops x 35 Heritage Tours x 5	





2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Summary	Status
Value and recognise the local Indigenous community through reconciliation initiatives and responsive Council services	Launch the Reconciliation Action Plan	The Reconciliation Action Plan has been developed and endorsed by both Council and Reconciliation Australia. The Plan was launched on Thursday 15 March, which celebrated and highlighted the importance of not only the Reconciliation Action Plan, but also the whole reconciliation movement.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)




<i>Increased participation in creative and cultural activities</i>				
Priority	Action	Summary	Status	
Provide community arts participation for artists, residents and businesses through performances, exhibitions and programs	Promote and support The Hive through 2 arts open days including workshops, exhibitions and open studios	The Heritage Hill Open Day is scheduled for 15 April including Artist in Residence Open Studios.		
	Promote in excess of 20 arts and cultural heritage exhibitions across Council's cultural facilities	A total of 8 exhibitions were delivered in Q3: Heritage Hill - 2 x Civic Heritage Collection exhibitions. 1 x Community exhibition (Artists in Residence, "Our House") Walker Street Gallery - 2 x Council curated exhibitions ("She" and Ivan Macarabon) Drum Theatre - 1 x Civic Heritage Collection exhibition, ongoing Garnar Lane Lightboxes - 1 x exhibition (Photographs by David Wadelton) Dandenong Library - 1 x Artist and Community collaboration exhibition, ongoing		
Provide opportunities for children and young people to participate in civic and community activities	Develop a Children's Advisory Group with students from local schools	The Children's Advisory Group had its first meeting for 2018 on 14 March. Membership has increased from 5 schools to 10 schools. This meeting introduced the children to the Mayor, how government works and how they can contribute to the work of government and the community they live in. The children contributed to the strategic planning of Mission Australia - Communities For Children Planning through a small group discussion.		
	Host the 2017 Children's Forum	The second annual Children's Forum was held on 23 August 2017. 55 children and 1 teacher participated and support was received from each of the 14 schools. Early years children attended and young people were also consulted as part of this work.		

2.6.3 Q3 Council Quarterly Performance Report (Cont.)







Priority	Action	Summary	Status
Record, protect and promote local heritage including support of the historical societies and Cultural Heritage Advisory Committee	Promote access to local history only	There were 4,498 page views of heritage photos on Council's website. This was a significant increase on the last quarter as the link to heritage resources was promoted in the January Library e-news as a special edition. A total of 45 people attended the Xuzhou and High Tea exhibitions and events. 44 people attended Heritage/Education Tours delivered at Heritage Hill. Bruce Patchell interpretive signage is currently being produced to be installed in Dandenong.	
	Support historical societies with programs and exhibitions	Council continued to assist the Springvale and District Historical Society in their temporary premises at Morwell Parade. A Cultural Heritage Advisory Committee meeting was hosted. An exhibition at Heritage Hill in partnership with the Dandenong and District Historical Society has been scheduled for the next quarter.	
	Finalise the new Public Art Policy	Public Art Policy feedback has been received from the Arts Advisory Board. The Policy is due to go to Council for adoption in May 2018.	
	Support the role of public art, new installations and maintenance of existing public art assets	A Public Art Asset and Maintenance Register is under development along with Bruce Patchell Interpretive signage.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)





Strategic Objective 3: A healthy, liveable and sustainable city
A city that delivers a clean and healthy environment for people to enjoy

Priority	Action	Summary	Status
Advocate to the State Government to better manage landfill costs	Advocate to the State Government that funds generated via the Municipal and Industrial Landfill Levy be used for waste related initiatives, particularly new, innovative and sustainable waste management solutions by Councils	Council's participation in a procurement process for Advanced Waste and Resource Recovery Technologies will include the Metropolitan Waste & Resource Recovery Group seeking State Government funding on behalf of participating councils to support this endeavor, rather than individual councils making funding submissions. The current procurement process is being funded and further funding will be sought to fund waste composition audits.	
	Make advocacy submissions on the Lyndhurst landfill to State and Federal Members of Parliament	This will form part of the CGD advocacy document in respect of the upcoming state election.	
Amend the Greater Dandenong Planning Scheme (GDPS) by introducing a permanent Vegetation Protection Overlay (VPO) across the green wedge to afford permanent protection to its vegetation	Complete flora and fauna study for an overlay to protect vegetation of value in the Green Wedge	A flora and fauna study for an overlay to protect vegetation of value in the Green Wedge is being completed by an external consultant. Once received a planning scheme amendment for a permanent Vegetation Protection Overlay (VPO) across the green wedge will commence.	
	Lobby MP's at State and Federal level to acknowledge concerns regarding the deposit of prescribed industrial waste (PIW) at Taylors Rd landfill and commit to a process for selecting a future site for the management of PIW	This will form part of ongoing advocacy.	
Continue to advocate for the earliest possible closure of the Lyndhurst landfill site			


2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Summary	Status
Continue to advocate for the earliest possible closure of the Lyndhurst landfill site	Make submissions on relevant State Government policies and strategies when they are exhibited for comment	No State Government policies or strategies are currently being exhibited - submissions will be made as the opportunity presents.	
	Conduct World Wetlands Day community event	World Wetlands Day 2018 was hosted on Saturday 10 February and was a great success.	
	Deliver waste education program to increase awareness and engagement	The Waste Education Program for 2017-18 has been finalised and the actions are progressing in accordance with the Plan. In this quarter 19 Education sessions were conducted at schools and Early Learning Centres. 1 Food Avoidance Workshop, 2 Composting and Worm Workshops and displays at World Wetlands Day, Sustainability Festival and Dandenong West Primary School Community Festival.	
Improve diversion from landfill rates	Produce two environmental event community calendars	The second environmental events calendar for the year is in draft format and due for circulation in May/June 2018.	
	Undertake the annual Sustainability Festival and Awards	The festival and awards were successfully delivered in early March 2018.	
	Conduct pop up drive thru recycle days for residents	The first of two Pop Up Drive Thru Recycle events was conducted on Saturday 3 February, attended by 974 vehicles with approximately 96 tons of material collected. Some highlights included close to 40 tons of E Waste, Whitegoods and Metal to Sims Metal, 100 bikes to Bikes for Life and 2 tons of furniture to St Vincent De Paul.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)





Priority	Action	Summary	Status
Improve diversion from landfill rates	Make submissions on State policy documents relating to the Lyndhurst landfill as the opportunities arise	No State Government policies or strategies are currently being exhibited - submissions will be made as the opportunity presents.	
Protect and enhance the ecological value of land within the municipality	Implement the Green Wedge Management Plan	Currently parties for outstanding actions are being interviewed in preparation for the next annual 2018 community and stakeholder project update.	
	Participate in the Living Links program along Dandenong Creek	CGD continues to participate and is a key stakeholder in the Living Links Group. This quarter we partnered with the Port Phillip Western Port Catchment Authority to support World Wetlands Day at Tirhatuan Park.	
	Undertake non-chemical playground weed control project	A presentation on the outcomes of the steam weeding trial was presented to Council at a Briefing Session in January when it was agreed to continue the hand weeding of playground softfall areas on an on-going basis as an alternative to the use of herbicide.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Summary	Status
Provide proactive waste 'pick up' throughout the municipality combined with a public education campaign	Monitor materials recycling and green waste processing sites across the municipality - report outcomes	YTD 12 Sites have been audited. 4 sites for Q3 Audits returned contraventions at each site. (1) Lodgment of Site Environmental Management Plan (SEMP) to comply with use permit. (2) Revision of SEM as site layout non compliant. (3) Litter Management Plan (LMP) non compliant. (4) Waste transfer (glass) found to be recycling triggering a use approval for materials recycling. Each site is actively working toward compliance. Thus far elevated action is not warranted. Monitoring is required.	



2.6.3 Q3 Council Quarterly Performance Report (Cont.)

A city that prepares for climate change

Priority	Action	Summary	Status
<p>Ensure new street plantings are compatible with increasing average temperatures, whilst increasing canopy cover throughout the municipality</p> <p>Work regionally with the South East Councils Climate Change Alliance (SECCCA)</p>	Promote Indigenous vegetation in open spaces by planting 1250 street trees and 18,000 Indigenous seedlings	No further indigenous plants or street trees have been planted between January and March. Further plantings are scheduled for May 2018. 350 street trees and 26,772 indigenous seedlings have been planted for the year to date.	
	Commence the Pilot Renewal Energy project	Changes to low energy lighting at key sites is now complete with the procurement of associated solar energy installations underway.	
	Introduce environmental upgrade agreements	Green loans are now available for local businesses through Environmental Upgrade Agreements.	
	Publish the annual report on the Sustainability Strategy	The 2016-17 report has been published and approved.	




2.6.3 Q3 Council Quarterly Performance Report (Cont.)

A network of quality parks, reserves and sportsgrounds

Priority	Action	Summary	Status
Upgrade Council parks and reserves through the implementation of the Capital Improvement Program	Increase number of off leash areas in parks	A new strategy associated with Council's 2018-22 Domestic Animal Management Plan is not due to commence until the later part of the four year plan.	
	Undertake Dandenong Park improvements	Toilet construction is underway and tenders are being progressed for the next stage of the project.	



2.6.3 Q3 Council Quarterly Performance Report (Cont.)

A range of quality streetscapes and public places that build pride

Priority	Action	Summary	Status
Implement graffiti management and hard rubbish dumping initiatives	Deliver Graffiti Clean Up Day	The Community Clean Up Day was held in March at Purley Reserve in Dandenong North. An estimated 80 members of the community were in attendance. 13 graffiti removal kits were taken on the day with over 27 interactions between Council's graffiti removal contractor and residents recorded.	
	Deliver the Home Cycle Collection Service	The HomeCycle event was held from 22 January to 3 February, over 40,000 kilos of material was collected from a total of 3,748 households where bins were presented for this collection.	
	Deliver the Hot Spot dumped rubbish proactive collection program	A review of the Hot Spots Program has been undertaken with the view of expanding the program to include streets that have 10 collections per annum, as opposed to the current threshold of 12 collections per annum. As a result approximately 31 streets (or 30km) have now been added to the program, however 46 streets (or 61km) now fall below the new threshold of 10 collections per annum and will be removed from the program. This allows us to make some minor changes to the program to better target the 'problem' areas within the existing resources and budget without compromising the current level of service delivery.	




2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Infrastructure that supports people and business

Priority	Action	Summary	Status
Increase the length and coverage of the shared path network	Implement the Active Transport Infrastructure Priority Program (shared paths)	<p>Designs have been finalised and the following projects are planned to be constructed by July 2018:</p> <ul style="list-style-type: none"> - Stud Rd - west side - Monash Freeway to Cheam St, FP - Gladstone Rd between Murray Rd and Heatherton Rd, cycle lanes - Hammond Rd between Logis Bvd and Dandenong Bypass, SUP - Cypress Court, FP - Windsor Ave/Victoria Ave - Intersection Pram Ramp upgrade - Jenkins Street - Missing section of footpath <p>Designs for future years are underway including Dandenong Creek Trail SUP between Lonsdale St and Station St</p>	
	Undertake the road resurfacing program	Tenders for the final sections (Hammond Rd) are under evaluation.	



2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Strategic Objective 4: A city planned for the future
An adequate supply of residential, commercial and industrial development




Priority	Action	Summary	Status
Appropriately zone sufficient land for ongoing industrial growth and development in the city	Complete the industrial land supply and demand analysis, including market and sensitivity analysis	An industrial land supply and demand analysis, including market and sensitivity analysis has been undertaken by both SGS and CKC consultants.	
Undertake a review of the number of dwellings constructed in each residential zone to ensure the aims of the Municipal Housing Strategy are being met	Commence the development of a new Municipal Strategic Statement	The review of the Municipal Strategic Statement post the adoption of the Council Plan has commenced and has now been fully reviewed by council officers. In the second quarter of the financial year council officers were advised by Department of Environment, Land, Water and Planning (DELWP) officers that a revision of the Victorian Planning Provisions (VPPs) was imminent and that Council might be undertaking work that would need to be redone post the introduction of the revision of the VPPs. The new VPPs have been proposed to be released by DELWP by the end of June 2018.	
	Integrate and implement the better apartment design guidelines, recent VC planning scheme amendments and revised provisions of Amendment C182 into the assessment of all new applications	One final VC amendment is to be released relating to smart planning. The implementation of this change will be managed into the departments day to day activities.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Assets planned to meet future community needs


Priority	Action	Summary	Status
Implement best practice planning systems which consistently achieve Local Government Performance Reporting Framework targets	Undertake the major stormwater renewal projects program	The tendering process is underway.	
Investigate the development of a municipal wide developer contributions plan for application to new development across the city	Review statutory planning permit processes and fully implement the 'Trapeze' software system into the department	This action has been completed and the team is using the software in their daily processes.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)*Increased sustainability of residential, commercial, industrial and Council developments*

Priority	Action	Summary	Status
Ensure that both private and new developments are site responsive, innovative, and achieve high quality urban design and environmentally sustainable outcomes	Complete the Sustainable Buildings Policy	This policy was adopted by Council in 2017. It is now being implemented by the City Projects and Asset Improvement Department.	
	Continue to meet with social housing providers in Greater Dandenong to investigate and facilitate local opportunities	Meetings continue to be held with social housing providers to discuss opportunities to provide social or affordable housing and there continues to be interest from these providers to potentially undertake projects in Greater Dandenong. Officers will continue to support these providers.	
	Draft and undertake public exhibition of planning scheme amendment to create a local policy in relation to an ESD performance policy	Council prepared Planning Scheme Amendment C201 Environmentally Sustainable Development (ESD) and exhibited Amendment C201 from 12 February until 9 March 2018. Notice of the amendment was given in accordance with the requirements of the Planning and Environment Act, 1987. A Council report will be prepared to consider the submissions received, including an Officer response to the submissions for council's consideration.	




2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Quality public open space provided across the city




Priority	Action	Summary	Status
Increase supply of open space in areas currently deficient and achieve policy benchmark of 4.5ha per 1000 head of population for each of the areas outlined in the Greater Dandenong Open Space Strategy	Commence review of Open Space Strategy	Consultants were appointed and have commenced a review and drafting of an updated Open Space Strategy. A review of the 2009 Open Space Strategy background report and consultative workshops with council officers has commenced. A consultative briefing will be undertaken with Councillors in April.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Revitalised activity centres

Priority	Action	Summary	Status
Deliver a collaborative approach to creating, enhancing and managing great people focused places that respond to and respect the unique qualities of the activity centres	Consult on and develop concept plans for the Hemmings Street streetscape improvement	Project planning and design for the Hemmings Street Shopping Centre commenced in January 2018. Following the tender process, the design consultants were appointed in mid February. The designers have commenced the development of the concept options for discussion with the Ward Councillors as well as preparing a consultation framework to guide how the community will be consulted on the project. A briefing to the Red Gum Ward Councillors is scheduled for the beginning of Q4.	
	Develop a 10 year Activity Centre city improvement program for implementing sustainable improvements that have multiple benefits	The Revitalising Central Dandenong team is working on the 10 Year Activity Centre Projects Strategic Plan which once completed will be turned into a 10 Year CIP plan.	
	Develop master plans for Parkfield, Warner, Wachter and Burden Park Reserves	Community consultation on the park master plans for Warner, Wachter, Burden and Parkfield Reserves occurred in two stages. The Stage 1 broad consultation that sought views on the municipality's parks occurred from December until January. The Stage 2 consultation - February to 9 March 2018 sought the community's views on each district park. This included the online forum and face to face consultations. The community was asked to provide input into future master planning for each of the parks. We are currently working with our consultants to go through all of the feedback and ideas provided by the community to report back on the top ideas, as well as progress the development of the draft concept master plans.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)




Priority	Action	Summary	Status
Deliver a collaborative approach to creating, enhancing and managing great people focused places that respond to and respect the unique qualities of the activity centres	Undertake Afghan Bazaar cultural precinct stage 3A power undergrounding and new public lighting	This project is delayed by a funding opportunity to signalise the vehicle crossing which may change the scope of works.	
	Undertake Springvale Road Boulevard stage 1 construction and stage 2 design	The tender documentation for Stage 1 works is 90% complete. Proposed staging has been reduced to 3 stages to ensure value for money, reduced costs, less disruption to traders and the wider community and maximum impact of Council's investment. As a result the physical extent of works for each stage has increased in size, involving additional design resolution, which has impacted on the planned commencement date for Stage 1 construction. Final design resolution for the increased scope is well underway, with 95% of the tender documentation due to be issued in the coming weeks. Liaison with Authorities is ongoing to ensure approvals are obtained. VicRoads Regional Leadership Group has endorsed the design proposal and Council is currently seeking approvals from the VicRoads project engineers (as per VicRoads required process).	
	Walker Street streetscape stage 1 construction	The contract was awarded to Blue Peak P/L and the project is progressing well on site despite initial delays.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Summary	Status
Review and update activity centre structure plans for Noble Park and Springvale	Review of Noble Park Activity Centre Structure Plan commenced	The review and update of the Noble Park activity centre structure plans has commenced. A draft Structure Plan is being reviewed by officers and the consultants have now commenced the Height and Setback Study which will be merged with a future draft of the Structure Plan. The project is on track for a draft Structure Plan with the addition of the Height and Setback Study data by the end of April 2018.	
	Review of Springvale Activity Centre Structure Plan finalised and adopted by Council	The revised Springvale Activity Centre Structure Plan has been finalised and adopted by Council. Council officers have now prepared Planning Scheme Amendment documentation which is currently being reviewed by Maddocks prior to council officers seeking the Minister's authorisation.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Strategic Objective 5: A diverse and growing economy
A city that is connected to the global economy

Priority	Action	Summary	Status
Continue to promote opportunities for businesses to compete and participate in the global economy	Deliver activities that provide exposure and knowledge of global trends and encourage internationalisation	Whilst activities this quarter (Feb/March only) have not directly focused on internationalisation / global trends, one was a survey of local manufacturers seeking capability statements - primarily to be used for incoming trade delegations. The data can also be used to identify opportunities for connections into global markets and for developing capability.	
	Promote grant, trade mission, and business development programs and events in each of the four editions of Stakeholder business magazine and through the e-newsletter series	The March edition of Stakeholder included promotion of the City of Greater Dandenong's business grant award recipients, the Dandenong Chamber of Commerce award winners, AusIndustry's grant and funding opportunities, promotion of a small business bus schedule for Dandenong and Springvale and a calendar of events including business development programs and networking sessions. Events and program opportunities were featured in the e-Stakeholder newsletters produced and disseminated.	
	Support the Future of Manufacturing (FoM) globalisation program	FoM #1 Leadership Group continues to go from strength to strength, collectively and collaboratively addressing key management issues and supporting each other within their leadership roles. Whilst the globalisation component for FoM has been put on hold, work is well underway with the third group of companies undertaking FoM activities and learnings and a second leadership group may result from the current 1-1 support being provided.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

A city that supports the economic contribution, strength and diversity of its industries





Priority	Action	Summary	Status
Market business and investment success stories	Publish four editions of Stakeholder Business Magazine, featuring business investment and success stories	The March edition of Stakeholder was produced featuring investment and business success stories - distributed to approximately 7,000 businesses and external stakeholders. Five e-Stakeholder newsletters were also produced and disseminated for the period.	
Support the economic sustainability of activity centres by attracting appropriate government, business and community investment	In partnership with Development Victoria update the Revitalising Central Dandenong investment prospectus	This action has been completed.	

A city where business and community work together




Priority	Action	Summary	Status
Support, promote and facilitate local social enterprises	Design a social enterprise development program	An internal Redirection Plan has been developed by GDB focusing on building SE business management skills and facilitating connections with partners and potential customers. Significant assistance has been provided to Gateway Industries to assist them in securing garden maintenance contracts in Greater Dandenong's industrial precincts.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



A great place for business

Priority	Action	Summary	Status
Explore, facilitate and promote opportunities for more effective and sustainable engagement and collaboration between the commercial and community sectors operating within the city	Publish a minimum of three articles promoting partnerships between the commercial and social sectors	An article on Gateway Industries outlining their 35 year history of providing quality services to the community and highlighting the open day event which attracted major local businesses, appeared in the March Stakeholder edition.	
Support businesses through education, awareness, collaboration, networking and trade opportunities	Deliver a minimum of five food manufacturers collaborative network events	There have been four Workshops delivered in this quarter : Win Win Negotiation Skills, Business of Food Expo (Kingston), Food Labelling Webinar and The Airplane Game.	
	Hold at least one industry golf day event to raise funds in support of local charities	The 2018 CGD - Industry 'Take a Swing for Charity' golf day was successfully held on Monday 26 February at Settlers Run Golf Club. This well-established event in the business and industry calendar was well attended with approximately 100 participants on the day and funds raised in excess of \$43,000 for the two local charities, Avocare & Cornerstone. Plans are already underway for the 10th Anniversary of this event scheduled for Monday 25 February 2019.	
	Host a minimum of eight events as part of a small business workshop series	For the quarter there were three small business workshops held. This also included partnerships events : 'Financial Fundamentals - How to keep the cash flowing', (Greater Dandenong) 'Business Planning Essentials - How to build a road-map to success' (Kingston) and 'The Business of Food Expo' (Kingston).	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Priority	Action	Summary	Status
Support businesses through education, awareness, collaboration, networking and trade opportunities	Monitor and report the number of network activities conducted- target of 50	<p>This quarter (February and March only) activities included: 2 events; FoM (2 sessions); Network Groups (13); CEO Mentoring (1); = total of 18 activities. (Total YTD = 63)</p> <p>NB: An additional SEBN/EDU activity held this quarter was a Stakeholder meeting on a proposed new project 'Runway Dandenong' - designed to encourage and work with start-ups. Business / Schools / Providers were all participants in this meeting.</p>	
	Provide activities that encourage opportunities for women and promote women in business	<p>Personal and professional development sessions included a SEBN Showcasing Women in Business event 'Life Beyond Your Comfort Zone' to celebrate International Women's Day and was a partnership with the Greater Dandenong Chamber of Commerce. Other sessions included the Power of Choice, Leading through Change and Transition and Successful Teams - the latter two held within the 'Young Leaders' group which also incorporates a number of young business women.</p>	
	Provide networks for local industry, promoting best practice and innovation across the manufacturing sector	<p>The focus of networking activities this quarter was on 'people' - particularly the issue of leadership. Some of these topics included Cultural Change; Tapping into the Real Emotions of Your Staff; Workplace Bullying - Prevention is Better than Cure; Director / Managers - Are you protected from litigation?; Personal Accountability for Lean Thinking Leaders; Developing your Supply Chain Business and 'How do you Introduce change & innovation'.</p>	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Summary	Status
Work in partnership to support Greater Dandenong businesses, education and training providers to be more sustainable	Develop a micro food business start-up tool	A pamphlet has been produced to assist any food business starting up titled 'Creative ways to market and promote your Café or Restaurant'. Roll out has commenced for the delivery of the pamphlets.	
	Explore opportunities that promote and encourage 'start-up' businesses	One of the three small business workshops delivered in the quarter had topics specifically targeting start ups. The March Stakeholder featured new business grant recipients LiveVR and Green and Co Farms. The small business bus providing free mentoring and face-to-face assistance to help start or build a small business was present at Palm Plaza, Dandenong on 14 March and Multicultural Place, Springvale on 15 March. There were 6 booked mentoring sessions and 29 walk ups.	



2.6.3 Q3 Council Quarterly Performance Report (Cont.)

A resilient employment hub

Priority	Action	Summary	Status
Work collectively with and across government, industry, service providers and educational organisations to facilitate long term solutions to both the supply and demand of employment	Deliver key event for secondary school students that promotes diversity of career opportunities	Council is currently developing a Lunch with the Winners to be held in September and is in negotiation with SEMMA regarding a proposed education symposium also in September and is working closely with the SELLEN on activities that promote career opportunities. Other potential activities include a Rail Careers Expo; Designers & Makers Week; and continued support of local primary schools in their career activities.	
	Lead the Community Revitalisation Employment Project incorporating the One Per Cent initiative	This quarter we have reviewed and amended our strategy in relation to the one per cent prototype sessions with the Chisholm Skills & Job Centre. Applicant quality and 'employer fatigue' has prompted a reversal of approach with job-ready jobseekers now being marketed directly to individual employers. Once the Community Revitalisation, 'CEAV' program, gains additional momentum, then we will reinstate the activities with Chisholm S&JC and targeted groups of employers. To date we have a number of employment outcomes confirmed which is anticipated to increase over the coming months. SEBN is also working with Miele sourcing participants and establishing the processes and protocols to be implemented in our own Vic Health fund challenges later this year. We are also using the Miele challenges to recruit employers as participants in our program.	





2.6.3 Q3 Council Quarterly Performance Report (Cont.)

A tourist destination attracting new visitors



Priority	Action	Summary	Status
Undertake effective marketing, events and tourism activities to promote Greater Dandenong	Host 15 cultural and food tours across Dandenong and Springvale	Two tours were conducted in this period in Springvale, a Dumplings and Desserts Tour and Night time Food Lovers Tour. A scheduled tour for February in Dandenong was cancelled due to lack of numbers. New marketing material has been developed and sent to service groups (over 100) within the region with an accompanying letter encouraging group tour bookings.	
	Implement a visitor attraction marketing program	This is an ongoing action. Council has produced marketing collateral which reflects our tourism brand - with new maps for each area, Hello Dandenong, Hello Springvale and Hello Noble Park. Leveraging from this four tourism videos have been developed under the titles: Eat, Shop, See and Do. These videos have been promoted via WIN TV Gippsland over the Christmas and Easter periods. They are also being featured on the big screen in Federation Square. Where Magazine each month provides a full page on our tourism and the area will also feature in the 2018 Welcome to Victoria publication. The tourism brochure stands are being well utilised in the four locations: Springvale and Dandenong Libraries, Paddy O'Donoghue Centre and Drum Theatre.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Strategic Objective 6: An open and effective Council***A Council connected with the community, providing an effective voice on their behalf***






Priority	Action	Summary	Status
Continue to be a strong advocate on issues of community importance which are beyond Council authority	Achieve an index score of 62 or higher for community consultation and advocacy (Community Satisfaction Survey)	The survey was conducted in February and results will be released in approximately May 2018.	
	Maintain a detailed 'advocacy' register on Council's website and prepare an updated Advocacy document for distribution to local Members of Parliament	A detailed advocacy register is available on Council's website and checked regularly for updates. A number of issues were updated this quarter in line with recently adopted Notices of Motion including advocacy for an international airport in the south east, support for the African community, gambling reform, a Dandenong Bypass sound barrier and the Making Rent Fair campaign.	
	Plan, develop and execute effective media and public information campaigns on matters of significance to the Greater Dandenong community	Advocacy continues to be a key role of Council. Some of our key advocacy issues this quarter included gambling reform, opposition to changes to the Charitable Purpose Bill, support for the African community, a new school in Keysborough South and raising awareness about mental health and family violence. Council also continued its support of a new A-League and W-League team in Melbourne's south-east.	
Undertake proactive communication on key issues to foster community understanding	Facilitate Community Forums as requested by Councillors	No community forums were held during this reporting period.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)




Priority	Action	Summary	Status
Undertake proactive communication on key issues to foster community understanding	Grow Council's social media following by ten per cent	<p>Total quarterly social media growth (Facebook, Twitter, Instagram and YouTube CGD official channels combined) = 3%</p> <p>Facebook - 10,798 total followers, 277 posts sent, 5,073 engagements, 404,254 post reach (organic and paid)</p> <p>Twitter – 4,103 total followers, 53 tweets sent, 150 mentions, 71 link clicks, 24 retweets</p> <p>Instagram – 2,486 total followers, 53 posts, 1,658 likes, 49 comments, 32 average engagements per post</p> <p>YouTube – 49 total subscribers, 27,807 views, 34,125 minutes watched</p>	
	Prepare, publish and distribute monthly editions of 'The City' magazine detailing Council news, event and initiatives	<p>Council has published three editions of The City during this quarter and distributed them to approximately 57,000 households in the City of Greater Dandenong. The magazine continues to be an important information and educational resource for people living in the City of Greater Dandenong. It is also produced in an e-news format highlighting the key articles and issues of significance from each month. Recent accessibility training has highlighted the importance of the online version of The City meeting all accessibility requirements. We are currently working with our designer to make small changes that will achieve this.</p>	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



A well-managed and high performing Council

Priority	Action	Summary	Status
Continually review service delivery methods and quality incorporating feedback from the community	Complete a review of the Meeting Procedure Local Law and the delegations register	The Meeting Procedure Local Law review has been postponed pending new Local Government Act legislation and Council delegation direct to staff completion. Sub-delegation by the CEO is 95 per cent complete.	
	Undertake a review of all Council services including seeking community feedback on desired future service levels	The planned review of Service Statements by EMT has been delayed due to workload pressures associated with the Budget timetable. These reviews will now occur during May and June and following this will be presented to Council during July and August of 2018. After this point, discussions will then occur with Council on how to engage with the community on Council services.	
Ensure best practice risk management through the implementation of the Risk Management Strategy	Enhance the Pulse corporate reporting and risk management system across Council for improved performance reporting, risk identification and mitigation	The Risk Management System is now available for Council staff. The Operations Risk Report was presented to the Risk Steering Committee in March 2018.	
Maintain and annually review Council's Long Term Financial Strategy to ensure financial sustainability	Annually review the Long Term Financial Strategy and seek Council adoption of the revised framework	The Proposed 2019-23 Long Term Financial Strategy document was presented to Council at the Council Leadership Retreat in February 2018.	
	Develop a Revenue and Rating Strategy in line with the requirements of the new Local Government Act	Council is now aware that this proposed outcome in the Local Government Act is likely to be staged and not required in the early part of the Act adoption. Council will therefore remain with the current format for its Rating Strategy rather than immediately convert this to a Revenue and Rating Strategy. The Rating Strategy will be prepared for Council consideration and adoption in June 2018 and is on track for this date.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)






Priority	Action	Summary	Status
Maintain Council as an employer of choice and provide a safe work environment	Complete a Workforce Management Plan in line with the requirements of the new Local Government Act	Work has commenced to look at what the requirements of a Workforce Management Plan may include. This will be dependent upon the LG Act Review being finalised.	
Provide high quality, timely customer service	Achieve a customer satisfaction rating equal to or greater than 76 in the annual customer satisfaction survey	The survey was conducted in February and results will be released in approximately May 2018.	
Seek to establish and maintain strategic partnerships and alliances which enhance Council performance	Proactively work with the MAV and VLGA to ensure that Council maximizes the partnership value provided by these two industry groups	Governance continues to pursue meaningful opportunities to work with strategic partners. The President of MAV has been invited to speak to Councillors at an upcoming CBS but has not yet responded.	

An innovative and technologically connected Council

Priority	Action	Summary	Status
Implement the Digital Strategy	Continue to implement the Digital Strategy and publish to the community the outcomes achieved against the prior year	<p>Accessibility training was completed by staff to increase awareness and improve Council documents and the website generally.</p> <p>A project scoping document for the redevelopment of Council's intranet was produced and distributed out for quotations. This identified the need for further work to combine this component with a broader digital transformation project in line with the priorities and goals in the Digital Strategy.</p> <p>A complete list of Year 2 achievements will be compiled at the end of financial year.</p>	
	Grow the number of registered users of Council's digital property portal by 50%	A final update will be provided at 30 June 2018.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Decision making which is transparent and accountable

Priority	Action	Summary	Status
Continue to implement mechanisms that enhance community access and understanding of Council decision making and the role of Council	Achieve an index score of 61 or higher for Making decisions in the interest of the community (Community Satisfaction Survey)	The survey was conducted in February and results will be released in approximately May 2018.	
	Review the Council Plan 2017-21 and develop the Annual Plan 2018-19	The review has commenced and will be presented to CBS on 16 April prior to going to Council and out on public exhibition at the end of April.	
	Review the potential benefits of establishing a citizen jury for the City of Greater Dandenong and report to Council on the respective costs and benefits and seek a Council decision	This action necessarily follows the presentation of Service Reviews to Council. This was originally intended to occur in March/April but due to budget issues and workload will now be delayed until the July/August period. As a consequence this action will now not be delivered in 2017-18 but will be considered by Council later in the 2018 calendar year when it considers how to engage with the community on service levels.	
Ensure compliance with the Local Government Act and Councillor/Staff Codes of Conduct	Continue to promote the requirements of the Councillor and staff codes of conduct	Nothing further to report this period. One Councillor dispute in progress this quarter (in accordance with Code of Conduct - Councillors) which is not yet resolved.	
	Prepare the organisation for compliance with the outcomes described in the draft of the new Local Government Act	Council has made a submission on proposed changes. The new legislation is not yet enacted.	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

POLICY AND STRATEGY

Q2 QUARTERLY PERFORMANCE REPORT

ATTACHMENT 2

**FINANCIAL REPORT 1 JULY 2017-31 MARCH
2018**

PAGES 52 (including cover)

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

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

A large rectangular graphic with a dark blue top half and a light purple bottom half. A thin gold horizontal bar is at the very top. The text 'Financial Report' and '1 July 2017 – 31 March 2018' is centered in the dark blue section.

Financial Report

1 July 2017 – 31 March 2018

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

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2.6.3 Q3 Council Quarterly Performance Report (Cont.)

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2.6.3 Q3 Council Quarterly Performance Report (Cont.)

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2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

CGD – Operating Result

For the period 1 July 2017 – 31 March 2018

Note	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Rates and charges	100,351	99,746	605	132,258	132,702	444	132,258
Statutory fees and fines	6,436	5,882	554	7,958	8,021	63	7,610
User fees	6,428	6,683	(255)	9,191	8,831	(360)	9,203
Grants - operating	20,098	20,432	(334)	26,909	24,459	(2,450)	30,085
Grants - capital	3,219	3,772	(553)	4,911	4,911	-	2,932
Contributions - monetary	1,955	1,833	122	2,914	2,915	1	2,000
Contributions - non-monetary	1,519	1,500	19	15,000	15,000	-	15,000
Net gain (loss) on disposal of property, infrastructure, plant and equipment	(1,295)	470	(1,765)	592	(1,284)	(1,876)	522
Other income	7,861	6,369	1,492	8,991	9,810	819	9,120
Total income	146,572	146,687	(115)	208,724	205,365	(3,359)	208,730
Expenses							
Employee costs	50,784	55,046	4,262	78,620	76,139	2,481	76,265
Materials and services	39,481	44,774	5,293	60,414	60,474	(60)	58,374
Prior year capital expenditure unable to be capitalised (non-cash)	2,081	-	(2,081)	-	-	-	-
Bad and doubtful debts	469	448	(21)	879	1,254	(375)	879
Depreciation and amortisation	22,310	22,310	-	29,758	29,758	-	29,758
Borrowing costs	2,588	2,588	-	3,419	3,419	-	3,419
Other expenses	3,090	3,532	442	4,793	4,858	(65)	4,792
Total expenses	120,803	128,698	7,895	177,883	175,902	1,981	173,487
Net surplus (deficit)	25,769	17,989	7,780	30,841	29,463	(1,378)	35,243

Overview

As at 31 March 2018, Council's net surplus result recorded a favourable variance to budget of \$7.78 million due to:

- Lower year to date expenditure in:
 - Materials and services (Engineering Services \$1.85 million, Community Services \$1.62 million, Corporate Services \$827,000, City Planning, Design and Amenity \$598,000 and Greater Dandenong Business \$419,000).
 - Employee costs (Community Services \$2.54 million, Corporate Services \$757,000, Engineering Services \$351,000, City Planning, Design and Amenity \$314,000 and Greater Dandenong Business \$292,000).

This favourable expenditure variance is partly offset by prior year capital expenditure unable to be capitalised (Non Directorate \$2.08 million), which is a non-cash accounting entry.

- Favourable income year to date:
 - Better than anticipated interest and rental income (Non Directorate \$862,000 and Corporate Services \$160,000) and unbudgeted income for median irrigation and building defects (Engineering Services \$489,000).
 - Greater than anticipated supplementary valuations as a result of a more buoyant property market than forecast (Non-Directorate \$553,000).
 - Better than anticipated income from statutory fees and fines, mainly parking infringements (City Planning, Design and Amenity \$482,000).

This favourable income variance is partly offset by a loss on the disposal of fixed assets caused by the carrying amount of assets disposed/written off (non-cash item) (Non Directorate \$1.77 million) and delay in receipt of grants (Capital Works Program \$523,000 and Community Services \$408,000).

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Balance Sheet

As at 31 March 2018

	Note	2017-18 ACTUAL 31 Mar 2018 \$'000	2016-17 ACTUAL 30 Jun 2017 \$'000	2016-17 ACTUAL 31 Mar 2017 \$'000	2017-18 MID YEAR BUDGET \$'000
ASSETS					
Current assets	C1				
Cash and cash equivalents		143,535	125,304	117,985	108,507
Trade and other receivables ¹		48,299	19,703	70,296	17,724
Other assets		1,798	2,601	534	2,151
Non-current assets classified as held for sale		-	-	490	-
Total current assets		193,632	147,608	189,305	128,382
Non-current assets	C2				
Property, infrastructure, plant and equipment		2,155,366	2,155,810	1,905,803	2,202,162
Investment property		10,305	10,305	10,325	10,305
Other financial assets		230	230	230	230
Trade and other receivables		334	334	331	334
Total non-current assets		2,166,235	2,166,679	1,916,689	2,213,031
Total assets		2,359,867	2,314,287	2,105,994	2,341,413
LIABILITIES					
Current liabilities	C3				
Trade and other payables		4,990	17,954	8,217	18,248
Prepaid rates ¹		32,323	-	61,802	-
Trust funds and deposits ²		37,358	34,268	30,448	34,268
Provisions		15,935	16,399	16,493	16,718
Other interest-bearing liabilities		1,255	1,255	1,184	-
Interest-bearing loans and borrowings		796	3,086	1,469	3,301
Total current liabilities		92,657	72,962	119,613	72,535
Non current liabilities	C4				
Provisions		546	625	576	638
Trust funds and deposits		1,298	1,103	1,150	1,103
Other interest-bearing liabilities		-	-	1,255	-
Interest-bearing loans and borrowings		51,826	51,826	54,912	48,525
Total non-current liabilities		53,670	53,554	57,893	50,266
Total liabilities		146,327	126,516	177,506	122,801
NET ASSETS	C5	2,213,540	2,187,771	1,928,488	2,218,612
EQUITY					
Accumulated surplus		841,855	823,248	774,053	852,865
Asset revaluation reserve		1,308,037	1,308,037	1,103,891	1,308,037
Reserves		63,648	56,486	50,544	57,710
TOTAL EQUITY		2,213,540	2,187,771	1,928,488	2,218,612

1. Rate revenue (excluding supplementary rates) is accrued evenly over the year, although cash is received in quarterly instalments, nine direct debit payments or a lump sum, depending on how the ratepayer chooses to pay. Rate revenue in the Income Statement is a monthly accrual of the rates determined for the year in July.

2. Trust funds and deposits include fire services property levies collected by Council on behalf of the State Government. These monies are remitted to the State Revenue Office 28 days after each quarterly rate instalment date. The majority of the trust funds and deposits balance relates to Development Contribution Plan levies totalling \$28.80 million at 31 March 2018.

Page 2

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Cash Flow Statement

For the period 1 July 2017 - 31 March 2018

	2017-18 ACTUAL 31 Mar 2018 Inflows/ (Outflows) \$'000	2017-18 ANNUAL MID YEAR BUDGET Inflows/ (Outflows) \$'000	2017-18 ANNUAL ORIGINAL BUDGET Inflows/ (Outflows) \$'000
Cash flows from operating activities			
Rates and charges	103,765	132,258	131,977
Statutory fees and fines	5,188	6,992	6,531
User fees ⁽⁴⁾	6,381	12,626	10,038
Grants - operating	20,514	28,998	32,036
Grants - capital ⁽⁴⁾	4,677	4,911	2,932
Contributions	1,955	2,914	2,000
Interest	1,937	1,759	1,756
Trust funds and deposits taken	28,116	30,000	25,500
Other receipts	5,841	8,027	8,162
Net GST refund	5,498	8,841	6,906
Employee costs	(52,581)	(78,288)	(75,460)
Materials and services	(49,213)	(72,285)	(67,886)
Trust funds and deposits repaid	(25,518)	(30,000)	(27,500)
Other payments	(3,311)	(5,272)	(5,271)
Net cash provided by operating activities	53,249	51,481	51,721
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment	(30,816)	(61,241)	(42,624)
Proceeds from sale of property, plant and equipment	591	723	653
Net cash used in investing activities	(30,225)	(60,518)	(41,971)
Cash flows from financing activities			
Finance costs	(2,501)	(3,419)	(3,419)
Repayment of other interest-bearing liabilities	-	(1,255)	(1,255)
Repayment of interest-bearing loans	(2,290)	(3,086)	(3,086)
Net cash used in financing activities	(4,791)	(7,760)	(7,760)
Net increase (decrease) in cash	18,233	(16,797)	1,990
Cash and cash equivalents at the beginning of the year	125,304	125,304	87,274
Cash and cash equivalents at the end of the period	143,537	108,507	89,264
Represented by:			
Operating cash	24,752	(1,930)	(2,817)
Restricted cash	118,785	110,437	92,081
Total	143,537	108,507	89,264

1. Details regarding Council's cash movements are contained in **Note D - Cash Flow Statement**.
2. The dissemination of Council's restricted and operating cash is provided in the graph "Restricted and Unrestricted Cash" in **Appendix 2 Investment Analysis** in this report.
3. Cash inflows and outflows are inclusive of GST where applicable.
4. The annual Mid Year Budget for user fees incorporates the movement in general debtors. Approximately \$2 million of this budget relates to a capital grant debtor at 30 June 2017 which has since been received and is reflected in the 2017-18 year to date actual capital grant inflows. Any variance in these two lines needs to be considered together.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



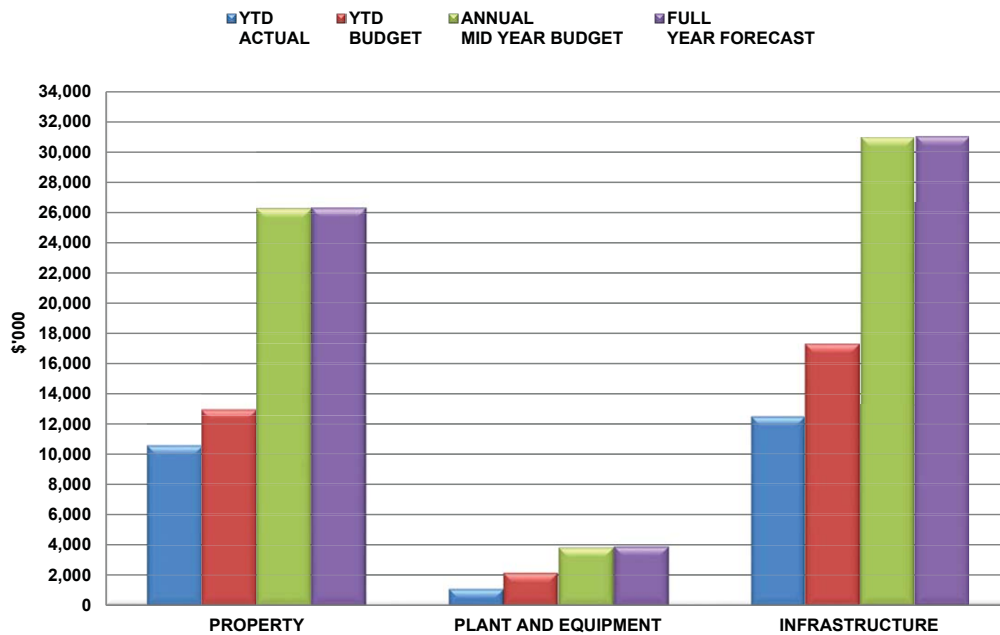
Financial Report for the period 1 July 2017 – 31 March 2018

Capital Expenditure Statement

For the period 1 July 2017 - 31 March 2018

The detailed program under each of the capital groups is contained in **Appendix 1 – Capital Expenditure**.

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	COMMIT \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	ANNUAL ORIGINAL BUDGET \$'000
PROPERTY	10,613	13,046	2,433	5,431	26,305	26,306	16,790
PLANT AND EQUIPMENT	1,171	2,226	1,055	1,352	3,966	3,966	4,102
INFRASTRUCTURE	12,529	17,308	4,779	7,537	30,969	31,049	21,733
TOTAL EXPENDITURE	24,314	32,580	8,267	14,321	61,241	61,321	42,624



2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Financial Report for the period 1 July 2017 – 31 March 2018

Notes to the Financial Statements

A. Accounting Policy Notes

The financial report is prepared on the principles of accrual accounting. Accrual accounting recognises income when earned and expenditure when incurred, regardless of whether cash settlement has taken place. The basis of recognition of major income and expenditure in these statements are defined below.

1. **Rate revenue:** Rate revenue (excluding supplementary rates) is accrued evenly over the year, although cash is received in quarterly instalments or a lump sum, depending on how the ratepayer chooses to pay. Rate revenue in the Income Statement is a monthly accrual of the rates determined for the year in July.
2. **Grants revenue:** Council receives two types of grants, namely a General Purpose Grant (from the Victoria Grants Commission) which is not tied to any programs and Special Purpose Grants for various programs. All grants are recognised as income when cash is received. Grants comprise of operating and capital (recurrent and non-recurrent in nature).
3. **Fees and charges:** Most fees and charges are recognised when cash is received. Where Council raises a debtor's invoice, income is recognised at the point of the invoice and not when cash is received.
4. **Contributions - cash:** Cash contributions are essentially from developers towards open space works. These monies are treated as income when received. Council is obligated to spend these monies for the purpose for which they are given by the developers. Council also receives external contributions for other capital projects. Cash contributions received are held in reserves and treated as "restricted cash" until they are spent (see **note 9** below).
5. **Employee costs:** Salaries expenditure is based on fortnightly salaries paid and accruals for salary on-costs such as leave entitlements, superannuation and WorkCover.
6. **Capital expenditure:** The two broad areas of capital are the capital improvement program (CIP) (which includes infrastructure and major projects) and 'other' which includes fleet, computers, plant and furniture. Expenditure is recognised as capital if it is significant in value and results in assets which have a useful life in excess of at least one year.
7. **Budget information:** The Original Budget information contained in the report is the budget approved by Council on 26 June 2017. The year to date budget in this report reflects the Mid Year Budget as adopted by Council on 11 December 2017. The Mid Year Budget represents the adopted budget incorporating net carry forward capital and operating amounts from 2016-17 and any adjustments identified since the 2017-18 Original Budget was approved in June 2017. The Mid Year Budget represents the latest financial position for Council.
8. **Cash Flow Statement:** Reflects the actual cash movements during the year.
9. **Restricted cash:** These are monies set aside for specific purposes and are not readily available for day to day operations or general capital works. They include funds set aside towards meeting long service leave commitments (required by government regulations), statutory reserves (eg. open space contributions) and other funds that are committed towards specific purposes.

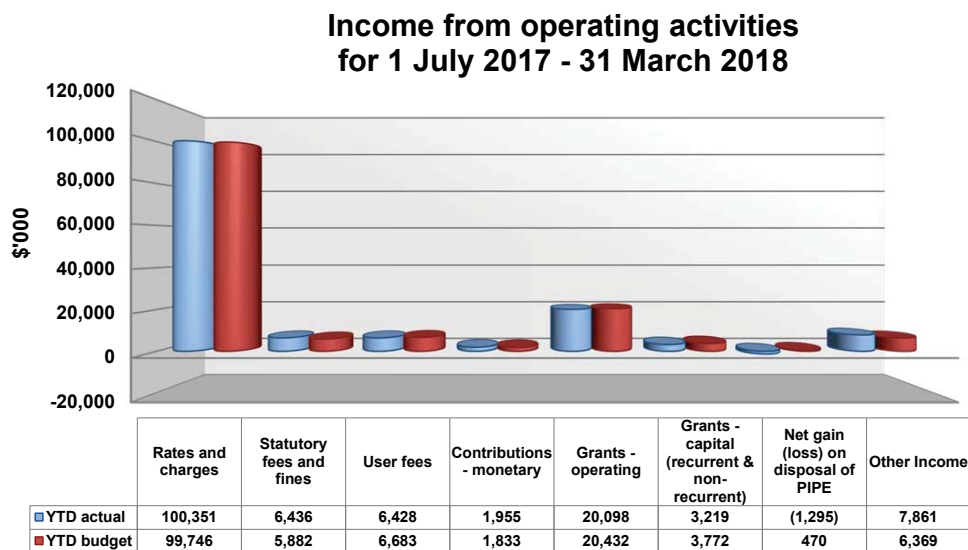
2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

B1. Operating Income

The chart below shows the categories of operating income against their respective budgets (excludes non-monetary contributions or gifted assets which represent a non-cash accounting entry).



Income for the period ended 31 March 2018 is unfavourable against budget. This is primarily due to the following:

Net gain (loss) on disposal of property, infrastructure, plant and equipment (\$1.77 million unfavourable) – The unfavourable variance is due to higher than anticipated asset write offs as a result of building demolitions at 144 Thomas Street, Dandenong, Robert Booth Reserve and Alex Nelson Reserve and the write off of land which is no longer owned by Council. Additionally, the carrying amount of assets disposed is higher than anticipated due to the sale of Springvale parking meter assets (\$230,000). This is a non-cash accounting entry, however, the sale proceeds were transferred to reserves.

Grants – capital (\$553,000 unfavourable) – Unfavourable variance due to lower than anticipated grant funding for the Safe City CCTV System (Round 2) capital project and the Black Spot Program – Birdwood and Wilma Avenue.

Grants – operating (\$334,000 unfavourable) – Unfavourable variance is due to lower than anticipated grant funding, mainly in Family Day Care (FDC) (Community Services \$408,000). The lower grant funding in the FDC program is offset by lower payments to educators. A \$700,000 reduction in income and expenditure has been reflected in the full year forecast in respect to the FDC program. Overall a permanent favourable result of \$69,000 is expected in the FDC program.

User fees (\$255,000 unfavourable) – The unfavourable variance is due to lower than anticipated income from FDC fee income (matched by lower payments to educators) (Community Services \$213,000).

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

These unfavourable variances are partly offset by favourable variances in:

Other income (\$1.49 million favourable) – Favourable variance is due to better than anticipated interest (Non Directorate \$862,000), recovery income relating to recycling rebates (to be provided for as a doubtful debt), median strip landscaping and building defects compensation (Engineering Services \$489,000) and recovery and rental income for Council properties and facilities (Corporate Services \$160,000). Overall a favourable variance of \$819,000 is expected to be permanent and has been reflected in the full year forecast.

Rates and waste charges (\$605,000 favourable) – The favourable variance is mainly due to higher than anticipated supplementary rates (\$370,000), interest on rate arrears (\$92,000) and Keysborough South Development maintenance levy income - which is transferred to reserves (\$34,000).

Statutory fees and fines (\$554,000 favourable) – Favourable variance due to greater than anticipated parking fine revenue, including fees added for unpaid penalty follow up (Parking Management \$581,000).

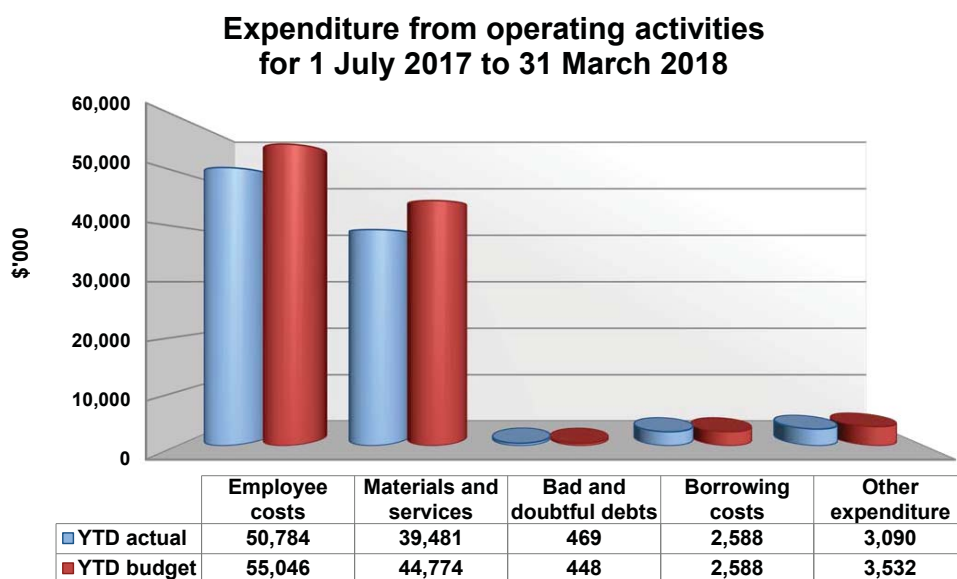
2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

B2. Operating Expenditure

The chart below shows the categories of operating expenditure against their respective budget (excluding depreciation which is a non-cash accounting entry).



The actual expenditure at 31 March 2018 against the year to date budget is favourable by \$7.90 million. The major variances contributing to this result are in materials and services, employee costs and other expenses.

Materials and services (\$5.29 million favourable) – The major items contributing to this variance are:

- Contract services – timing of works and invoicing (Engineering Services \$1.38 million) and lower payments to educators in Family Day Care (matched by lower grant funding - \$711,000).
- Consultants, professional services – timing of commencement of projects (Greater Dandenong Business \$308,000, City Planning, Design and Amenity \$479,000, Community Services \$311,000, Engineering Services \$188,000 and Corporate Services \$258,000).
- Utilities – delayed invoices for street lighting and traffic signals (Engineering Services \$409,000).
- Administration costs – mainly events and exhibitions (Community Services \$267,000) and postage, promotions, printing and publications (Corporate Services \$223,000).

Employee costs (\$4.26 million favourable) – This favourable variance is mainly as a result of staff recruitment occurring later than planned combined with leave taken (Community Services \$2.54 million, Corporate Services \$757,000, Engineering Services \$351,000 and Greater Dandenong Business \$292,000). The 2017-18 Forecast anticipates employee costs to be \$2.48 million lower than the annual Mid Year Budget. Additionally, a number of the employee cost variances in Community Services relate to grant funded programs which require an acquittal (\$1.30 million). Any unspent funds will be carried forward to the 2018-19 financial year.

Other expenses (\$442,000 favourable) – This favourable variance is due to outflows for Community Services (\$323,000), mainly due to the community grants program.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Financial Report for the period 1 July 2017 – 31 March 2018

C. Balance Sheet

Council's net assets are valued at \$2.21 billion at the end of March 2018.

C1. Current assets (cash and other assets that can be readily converted to cash)

Cash and cash equivalents (\$143.54 million) – This represents the amount held by Council in cash or term deposits. Please note that this amount includes \$118.79 million of funds “restricted” for various purposes. These are detailed in the notes to the cash flows that follow in **section D** and a graphical presentation in **Appendix 2**.

Funds are invested in accordance with Council's Investment Policy. The policy requires Council to invest with prudence, consideration of acceptable risks and relevant legislation.

The details of Council's investments are contained in **Appendix 2**. In selecting investment products, Council has paid due consideration to risk by investing in products that have a minimum Standard and Poor's (S&P) rating of “A”.

Trade and other receivables (\$48.30 million) – This balance includes:

- Rate debtors stood at \$35.38 million at the end of March. Rate revenue (excluding supplementary rates) is accrued evenly over the year, although cash is received in quarterly instalments, nine direct debit payments or a lump sum, depending on how the ratepayer chooses to pay. Rate revenue in the Income Statement is a monthly accrual of the rates determined for the year in July.
- General debtors \$7.77 million (net of provision for doubtful debts).
- Infringement debtors of \$5.15 million (net of provision for doubtful debts).

Other assets (\$1.80 million) – This balance includes:

- Accrued income \$1.75 million – income earned but cash not yet received at 31 March 2018. Comprises pensioner rebate claims (\$1.25 million) and accrued interest on investments (\$500,000).
- Prepayments \$49,000 - expenses prepaid at 31 March 2018.

C2. Non-current assets

Non-current assets (\$2.17 billion) – Includes \$2.16 billion of Council roads, drains, buildings, plant and other fixed assets. These values are reflected after recognising the depreciation allowed against each asset.

Investment property (\$10.31 million) is separately classified from ‘Property, infrastructure, plant and equipment’ in accordance with Australian Accounting Standards. Any adjustment to the fair value of these assets is recorded in the Comprehensive Income Statement and these assets are not depreciated.

Other non-current debtors include:

- Other financial assets - \$230,000 shares relating to Regional Kitchen Pty Ltd.
- Trade and other receivables - \$260,000 for Council's share of funds held in trust by Whitehorse City Council relating to the former Narre Warren landfill site and \$74,000 refundable deposit paid to Community Chef for the supply of meals to Council's Meals on Wheels operation.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Financial Report for the period 1 July 2017 – 31 March 2018

C3. Current liabilities (debts due to be repaid within 12 months)

Trade and other payables (\$4.99 million) - Comprises trade creditors arising from operations and capital works.

Trust funds and deposits (\$37.36 million) – Trust funds and deposits includes other refundable monies in respect of:

- Development Contribution Plans (DCP) (\$28.80 million).
- Open space contributions (\$3.95 million).
- Other deposits (\$1.88 million).
- Fire services property levy funds collected but not yet paid on to the State Revenue Office (\$1.11 million). These amounts are due to be remitted to the State Revenue Office in accordance with legislative timeframes.
- Landscape deposits (\$1.26 million).
- Road deposits (\$355,000).

Provisions (\$15.94 million) – Comprises employee entitlement provisions relating to long service leave entitlements of \$10.14 million, annual leave entitlements of \$5.36 million and a \$426,000 provision for rostered days off (RDO).

Other interest-bearing liabilities (\$1.26 million) - Council entered into an agreement with VicTrack and Development Victoria (formerly Places Victoria) to purchase a land parcel in the Dandenong Railway Precinct. The purchase price was established by the Valuer General Victoria, Council paid a 10% deposit in 2014-15 with the balance to be paid in equal instalments over three years, with the final instalment in June 2018. The amount here represents the final instalment to be repaid in 2017-18.

Interest-bearing loans and borrowings (\$796,000) – Represents the outstanding amount to be repaid on borrowings during 2017-18.

C4. Non-current liabilities (debts due to be repaid in future years)

Provisions (\$546,000) – Represents long service leave entitlements for employees estimated to be paid beyond the 2017-18 financial year.

Trust funds and deposits (\$1.30 million) – Represents deposits that are payable beyond the 2017-18 financial year and comprises landscape deposits of \$1.17 million and contractor deposits of \$127,000.

Interest-bearing loans and borrowings (\$51.83 million) – Comprises the amount of outstanding borrowings to be repaid beyond the next 12 months.

C5. Net assets and equity

Net assets - Represents the difference between total assets and total liabilities. It is the Council's net worth to the City's ratepayers.

Reserves – Includes both statutory reserves (S) and discretionary reserves (D). The statutory reserves apply where funds are gained from the application of legislative requirements to contribute – and where expenditure of the funds is not entirely discretionary (i.e. the funds need to be used for certain expenditure only). The reserves listed below are explained in the notes to the cash flows that follow.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)Financial Report for the period 1 July 2017 – 31 March 2018

The discretionary reserves are:

- Major projects reserve (D)
- Insurance fund reserve (D)
- Council funded – Development Contribution Plans reserve (D)
- Spring Valley landfill rehabilitation reserve (D)
- Local Government Funding Vehicle (LGFV) – sinking fund (D)
- Springvale Activity Precinct – Parking and Development reserve (D)
- Native re-vegetation reserves (D)
- Keysborough South Maintenance Levy reserve (D)
- General reserve (Aged Care) (D)
- Dandenong Activity Precinct – Parking and Development reserve (D)

The statutory reserves are:

- Open space – planning, development and improvements (S)
- Open space – land acquisitions (S)

D. Cash Flow Statement

Cash and investment holdings total \$143.54 million as at 31 March 2018 which has increased by \$18.23 million since 30 June 2017. Total cash and investment holdings are made up of operating cash (\$24.75 million) and restricted cash (\$118.79 million).

Please refer to the next page for a detailed listing of Restricted Cash which is set aside for specific purposes.

Cash flows from operating activities – net inflow of \$53.25 million. The major inflows are rates \$103.77 million, trust funds and deposits taken \$28.12 million, grants \$25.19 million, user fees \$6.38 million and statutory fees and fines \$5.19 million. The major outflows are employee costs \$52.58 million, materials and services \$49.21 million and trust funds and deposits repaid \$25.52 million. Trust funds and deposits taken and repaid mainly relate to developer contribution funds and fire services property levies. The remittance of the fire services property levy (FSPL) and FSPL levy interest amounts are made to the State Revenue Office (SRO) in four payments in accordance with Section 41(1) of the FSPL Act. An instalment is due and payable to the Commissioner of State Revenue 28 days after the due date of rates instalments. Council collects FSPL on behalf of the State Government.

Cash flows from investing activities – are a net outflow of \$30.23 million and include:

- \$30.82 million for capital works expenditure. The detailed capital works schedule is included in this report as **Appendix 1**. Please note the difference between the two capital expenditure amounts is due to the movement in capital trade creditors at the start and end of the reporting period. Appendix 1 is on an accrual basis.
- \$591,000 proceeds on asset sales mainly relating to the fleet replacement program.

Cash flows from financing activities – is an outflow of \$4.79 million. Council incurred \$2.50 million in finance costs on its borrowings and repaid \$2.29 million on existing loans.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Financial Report for the period 1 July 2017 – 31 March 2018

Restricted cash - Restricted cash represents funds that are set aside for specific purposes, as detailed in the following tables.

Type	31 March 2018 \$'000	Notes
Reserve funds		
Council funded Development Contribution Plans (DCP) reserve	12,711	Reserved for specific expenditure in accordance with the published DCP.
Open space – planning, development and improvements	7,879	Reserved for enhancing the City's open space by planning, development and improvements.
Open space – acquisitions	6,000	To fund acquisitions of new open space land.
Major projects reserve	25,192	Holds funds realised from the sale of Council's property assets and will be utilised for investing in other properties.
Keysborough South Maintenance Levy	1,787	Reserve for specific maintenance expenditure relating to this area.
Spring Valley landfill rehabilitation	965	This reserve is for the rehabilitation of the Spring Valley landfill site.
Re-vegetation reserves	335	These funds are to meet native re-vegetation requirements on Council's reserves.
Insurance fund reserve	899	This fund has been created to meet large and unexpected policy excesses on multiple insurance claims.
Local Government Funding Vehicle (LGFV) – sinking fund	4,900	The purpose of this reserve is to provide for the \$4.90 million principal repayment required on maturity of the interest-only Local Government Funding Vehicle (LGFV) in 2019-20 and to provide future borrowing capacity for major infrastructure projects.
Springvale Activity Precinct Parking and Development reserve	230	This reserve is to fund development in the Springvale Activity Centre.
Dandenong Activity Precinct Parking and Development reserve	970	This reserve is to fund development in the Dandenong Activity Centre.
General reserve (Aged Care)	1,780	Funds set aside for the aged care reforms.
Total reserve funds	63,648	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Type	31 March 2018 \$'000	Notes
Employee provisions		
Long service leave	10,691	Funds set aside to meet long service leave commitments.
Annual leave and other	5,790	Funds set aside to meet annual leave and rostered days off (RDO) commitments.
Employee provisions	16,481	
Trust funds and deposits		
Development Contribution Plans	28,803	Pending completion of works.
Fire services property levy collected and due	1,110	Payable to State Revenue Office – legislative requirement.
Open space contributions	3,953	Pending completion of works.
Landscape deposits	2,426	Pending completion of works.
Road deposits	356	Pending completion of works.
Other trust funds and deposits	2,008	Refundable upon finalisation of programs.
Total trust funds and deposits	38,656	
Total restricted cash	118,785	

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Financial Report for the period 1 July 2017 – 31 March 2018

E. Statement of Capital Works

Total capital expenditure at 31 March 2018 was \$24.31 million. A further \$14.32 million was committed at the end of March. The **Capital Expenditure Report (Appendix 1)** contains the expenditure status of each of the approved capital projects.

The timing of cash outflows and project completion can differ for capital projects. Commentary on the status of each project with major year to date variances is provided below (i.e. variances greater than \$300,000). Please note that the variances detailed below are the total of all asset classes by capital project whereas the Capital Expenditure report details the variances separately by asset class and capital project.

Plant and Equipment

- **1445 Fleet Purchases (\$997,000 favourable)** - Annual program in progress - 11% completed (with a further 27% committed and currently awaiting delivery).

Infrastructure

- **3631 Dandenong Park Master Plan (\$748,000 favourable)** – The shared user access pathway including lighting and furniture has been completed. The next stage in the overall masterplan implementation is the construction of a new toilet facility which has commenced and is expected to take until July to complete. Stage two of the landscaping phase has been tendered and is currently being assessed and will be submitted to council for consideration in May with the view to commencing works in June.
- **3756 Local Road Rehabilitation Program – Bangholme (\$662,000 favourable)** – Construction of the road pavement is in progress with all areas being completed in stages to ensure access is maintained to local businesses at all times. Work has commenced on the reconstruction of the road pavement. New electricity poles have been installed with the bulk of the electrical works to be completed in April. Relocation of water and Telstra assets is complete and sewer assets to be relocated in May. Relocation of service authority assets has commenced and will continue until the completion of the project. With minimal days lost to inclement weather the works are progressing on program with completion expected in August 2018.
- **3794 Tatterson Park Masterplan – Car Park and Access Road (\$558,000 favourable)** – Demolition of existing car park completed. Existing sprinklers and electrical conduits relocated. Access road and car park construction (excavation and laying of ballast material) has commenced. Project is expected to be completed by September 2018.
- **3498 Walker Street Dandenong - Streetscape (\$529,000 favourable)** – The project has been awarded to a contractor and Council is working with the contractor to accelerate the works program to make up for delays in contract award. The contractor will establish the site works at the beginning of April and will complete the works in sections to minimise disturbance to the traders. A project bulletin has been circulated to all project stakeholders.
- **3490 Springvale Road Boulevard (\$345,000 favourable)** – An internal review of the detailed design package has been completed and feedback provided to the consultant. The design requires approval from VicRoads prior to being able to go to tender. Council has in principle approval for the project and working through details with VicRoads prior to tender.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

- **3129 Drainage Program (\$378,000 favourable)** – Stage one of Elonera Road is complete. Design has commenced on stage two of Elonera Road. There has been a delay in advertising tenders due to an issue with South East Water assets. It is expected to be advertised mid-April.
- **3248 DCP Keysborough South Industrial Buffer (\$343,000 favourable)** – Earthworks and construction of the footpath (stage one) has been completed. Stage two works will commence in late May after the adjacent developer has completed their works. Trees and plants for the garden beds have been ordered and will be planted in May and June.
- **3363 Wal Turner Reserve – Pavilion Extension (\$311,000 favourable)** – Design has yet to be finalised.

Buidings

- **3043 Springvale Community Precinct (\$736,000 favourable)** – Council approved tender at the 23 April Council meeting.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Appendix 1

Capital Expenditure

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

CIP Expenditure

For the period 1 July 2017 - 31 March 2018

	YTD ACTUAL \$	YTD BUDGET \$	YTD VARIANCE \$	COMMIT \$	ANNUAL MID YEAR BUDGET \$	FULL YEAR FORECAST \$	ANNUAL ORIGINAL BUDGET \$
PROPERTY							
Buildings							
3004. Dandenong Oasis	-	3,150	3,150	-	5,000	5,000	5,000
3015. Robert Booth Reserve Pavilion	581,471	455,982	(125,489)	1,339,554	2,041,122	2,041,122	-
3037. Jan Wilson Cctr	76,613	129,000	52,387	244,932	300,000	300,000	300,000
3043. Springvale Community Precinct	3,588,854	4,324,434	735,580	340,326	8,179,800	8,179,800	6,449,125
3050. Old D'ning Civic Office-39 Clow St	1,991	-	(1,991)	-	-	-	-
3068. Lyndale Pavilion	-	19,522	19,522	-	30,989	30,989	-
3079. Disability Building Audit Works	215,397	126,000	(89,397)	291	200,000	200,000	200,000
3100. Pilot Renewable Energy Program	-	63,000	63,000	-	100,000	100,000	100,000
3132. Keysborough Reserve	-	40,950	40,950	-	65,000	65,000	-
3146. Kindergarten Expansion Grant	-	9,900	9,900	1	15,716	15,716	-
3151. Community Facilities Security Impro	17,474	23,625	6,151	-	37,500	37,500	37,500
3199. IT System - Tom Houlahan Centre	-	19,774	19,774	-	31,386	31,386	-
3200. Masonic Hall	135,849	125,866	(9,983)	108,043	230,786	230,786	-
3219. Thomas Carroll Pavilion	3,455	37,800	34,345	110,718	60,000	60,000	60,000
3235. Alex Nelson Reserve	206,866	479,090	272,224	1,840,061	2,209,087	2,209,087	-
3251. Building Large Renewal Projects	1,671,928	1,375,300	(296,628)	872,901	4,045,000	4,045,000	4,045,000
3255. Yarraman Oaks Primary NEYLF	12,883	285,468	272,585	1,955	1,263,880	1,263,880	-
3263. Noble Park Aquatic Centre	-	9,450	9,450	-	15,000	15,000	15,000
3300. Dnong Basketball/Volleyball Ctr	-	38,501	38,501	585	61,111	61,111	-
3305. Tatterson Park Pavilion	3,079,289	3,211,000	131,711	28,214	3,211,000	3,211,000	3,211,000
3315. Dandenong Stadium Master Pln Impl.	7,500	78,750	71,250	9,000	125,000	125,000	125,000
3316. Dandenong Stadium Master Plan	-	-	-	-	23,100	23,100	-
3359. Shepley Oval (Pultney St)	9,353	124,257	114,905	72,522	197,233	197,233	-
3361. Springers-Various Works	6,500	50,400	43,900	18,633	80,000	80,000	80,000
3363. Wal Turner Res-Pav. Extension	11,870	322,555	310,685	41,700	948,691	948,691	900,000
3541. Kitchen Upgrade Program-Various	110,481	126,000	15,519	51,805	200,000	200,000	200,000
3548. Keysborough South Community Hub Dev	12,462	91,155	78,693	1,908	144,691	144,691	-
3590. Bilbungra Kindergarten	-	-	-	13,296	25,000	25,000	-
3593. Corrigan Rex Kindergarten	-	-	-	16,480	25,000	25,000	-
3594. Dandenong Day Nursery	-	-	-	13,060	25,000	25,000	-
3597. Heatherhill Kindergarten	-	-	-	12,796	22,000	22,000	-
3617. Tom Houlahan Ctre - Improv. Works	11,600	56,700	45,100	4,895	90,000	90,000	90,000
3633. Dandenong CAD Seagull Control	56,996	70,000	13,064	255	70,000	70,000	-
3638. Menzies Avenue	162,808	140,217	(22,591)	73,415	222,566	222,566	222,566
3711. Springvale North Tennis Club	119,989	149,934	29,945	33,083	206,246	206,246	30,000
3783. Dandenong Market Alfresco	7,001	110,250	103,249	87,970	175,000	175,000	175,000
3788. Dandenong Oasis Plant Works	-	19,474	19,474	-	30,907	30,907	15,000
3789. Dandenong Civic Ctr Minor Office	-	12,600	12,600	-	20,000	20,000	-
3792. Dandenong Mkt Back of House-Coolrm	504,878	641,508	136,630	92,868	1,018,266	1,018,266	350,000
3793. Dandenong Market Utility Srv Infra	-	63,000	63,000	-	100,000	100,000	100,000
Leasehold Improvements							
3165. Police Paddocks Pavilion	-	50,400	50,400	-	80,000	80,000	80,000
Land							
3069. Property Acquisition	-	161,250	161,250	-	375,000	375,000	-
Total property	10,613,449	13,046,262	2,432,813	5,431,247	26,306,077	26,306,077	16,790,191

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

CIP Expenditure

For the period 1 July 2017 - 31 March 2018

	YTD ACTUAL \$	YTD BUDGET \$	YTD VARIANCE \$	COMMIT \$	ANNUAL MID YEAR BUDGET \$	FULL YEAR FORECAST \$	ANNUAL ORIGINAL BUDGET \$
PLANT AND EQUIPMENT							
Plant, machinery and equipment							
1445. Fleet Purchases	306,978	1,303,682	996,704	743,967	2,531,500	2,531,500	2,728,500
3740. Drum Theatre Improvements	-	28,350	28,350	-	45,000	45,000	45,000
Library books							
3104. Library Resources	718,383	731,249	12,866	584,123	1,160,712	1,160,712	1,160,712
Computers and telecommunications							
3167. Mobile Version of Jobs At Dnong Web	16,525	12,600	(3,925)	-	20,000	20,000	20,000
3168. Health Manager Software	86,350	79,885	(6,465)	-	102,650	102,650	102,650
3521. GIS Software Website Integration	27,262	28,000	738	-	40,000	40,000	-
3596. Trapeze I T S/ware Statutory Plan.	9,449	13,519	4,070	-	21,473	21,473	-
Fixtures, fittings and furniture							
3314. Public hall equipment	5,865	28,350	22,485	24,334	45,000	45,000	45,000
Total plant and equipment	1,170,813	2,225,635	1,054,822	1,352,424	3,966,335	3,966,335	4,101,862
INFRASTRUCTURE							
Parks, open space and streetscapes							
3028. Park Furniture Renewal	16,368	31,500	15,132	20,497	50,000	50,000	50,000
3135. Sandown Rd. streetscape S/vale Rd.	159,167	108,408	(50,759)	52,999	172,074	172,074	-
3141. Thomas St Precinct Enhance(Afghan)	27,047	201,736	174,689	25,130	469,151	469,151	400,000
3166. Comm.Safe-Hemmings Park Upg Light	9,504	7,500	(2,004)	-	15,000	15,000	-
3192. Douglas st. s/scape improv.proj.	-	98,763	98,763	-	290,482	290,482	-
3205. Safe City CCTV System - Round 2	86,848	256,621	169,773	233,000	551,826	551,826	455,137
3208. Local Passive Res.(Park Land)-Var.	48,629	129,150	80,521	-	205,000	205,000	205,000
3243. Little India	17,500	7,230	(10,270)	3,750	11,476	11,476	-
3245. Greaves Reserve Floodlight	395,084	258,000	(137,084)	80,348	600,000	600,000	600,000
3248. DCP Keysb. Sth Industrial Buffer	100,268	443,000	342,732	250,217	700,000	700,000	-
3253. CCTV Implementation	45,930	75,600	29,670	6,715	120,000	120,000	-
3256. Safer Community Fund Mobile CCTV	-	31,500	31,500	61,471	81,788	81,788	-
3324. Springers Leisure Centre,Keysbor.	-	31,500	31,500	19,354	50,000	50,000	50,000
3332. Lonsdale Street Streetscapes	91,612	53,550	(38,062)	-	85,000	85,000	85,000
3432. Car Park Lighting Program	78,646	149,072	70,426	1,051	189,772	189,772	110,000
3490. Springvale Road Boulevard	103,014	447,794	344,780	87,301	1,317,040	1,317,040	1,150,000
3498. Walker St D'nong-Streetscape	15,050	544,000	528,950	2,973	1,600,000	1,600,000	1,600,000
3603. Metro 3175 Open Space Stage 1	-	5,985	5,985	-	9,500	9,500	-
3612. Keysborough Bowls Club	30,000	31,500	1,500	13,680	50,000	50,000	50,000
3614. DCP Sarah Lands Keysborough Sth	440,912	417,992	(22,920)	13,476	527,328	527,328	-
3615. George Andrews Ticket Box & Light.	34,106	25,200	(8,906)	3,410	40,000	40,000	40,000
3618. Springvale Act. Ctr-Pits Gdns Strat	2,450	-	(2,450)	-	-	-	-
3631. Dandenong Park Master Plan	624,864	1,372,614	747,750	365,737	2,369,566	2,369,566	1,500,000
3649. Open Space Master plan	-	83,300	83,300	-	245,000	245,000	-
3651. Springvale Activity Centre-Laneways	76,735	63,000	(13,735)	48,391	100,000	100,000	100,000
3717. Springvale Reserve	-	3,150	3,150	-	5,000	5,000	-
3747. Streetscapes - Activity Centres	-	102,000	102,000	-	300,000	300,000	-
3790. Harmony Square Add. Table & Seat	48,527	46,412	(2,115)	23,976	46,412	46,412	-

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



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CIP Expenditure

For the period 1 July 2017 - 31 March 2018

	YTD ACTUAL \$	YTD BUDGET \$	YTD VARIANCE \$	COMMIT \$	ANNUAL MID YEAR BUDGET \$	FULL YEAR FORECAST \$	ANNUAL ORIGINAL BUDGET \$
Recreational, leisure and community facilities							
3029. Playground Improvements	101,808	219,300	117,492	107,255	510,000	510,000	510,000
3047. Noble Park Reserve	17,280	98,900	81,620	43,675	230,000	230,000	230,000
3056. 8 Balmoral Ave - S/Vale	19,398	60,012	40,614	9,118	95,259	95,259	95,259
3193. Warner & Greaves Reserve Sub Surfac	199,841	86,430	(113,411)	10,000	201,000	201,000	201,000
3207. Dandenong Stadium Multi Purpose	4,891	9,450	4,559	-	15,000	15,000	15,000
3209. Active Reserves Program	-	13,483	13,483	2,410	21,405	21,405	-
3210. Turf Wicket Table Renewal Works	137,394	107,930	(29,464)	91,252	251,000	251,000	251,000
3244. Extension of Public Place Recycling	2,719	5,641	2,922	13,837	8,951	8,951	-
3305. Tattersson Park Pavilion	601,919	724,550	122,631	980,811	1,685,000	1,685,000	1,685,000
3332. Lonsdale Street Streetscapes	5,910	44,100	38,190	1,290	70,000	70,000	70,000
3459. Frank Holohan Reserve	20,706	21,096	390	9,726	21,096	21,096	-
3612. Keysborough Bowls Club	-	6,895	6,895	-	10,945	10,945	-
3622. Rosswood Tennis Club	157,505	164,000	6,495	25,000	200,000	200,000	200,000
Roads							
3161. Black Spot Prog.-Athol Rd/Noble St	274,497	239,051	(35,446)	4,777	239,051	239,051	-
3171. Thomas & Scott St Signalisation	14,740	252,000	237,260	6,985	400,000	400,000	400,000
3187. Black Spot Prog.-Ellen St, S/Vale	60,773	8,371	(52,402)	53,886	8,371	8,371	-
3188. Black Spot Prog.- Halton Rd, D/nong	15,690	-	(15,690)	4,425	-	-	-
3189. Black Spot Prog. Lightwood Rd,S/val	80,103	123,152	43,049	23,913	195,480	195,480	-
3190. Black Spot Prog.- Oakwood Ave,D/non	36,666	37,194	528	9,579	37,194	37,194	-
3246. Black Spot Prog-Birdwood & Wilma Av	25,640	162,640	137,000	35,201	406,600	406,600	-
3247. Black Spot Prog-River End Rd	1,800	-	(1,800)	39,380	119,700	119,700	-
3287. Menzies Ave Safety	69,877	80,981	11,104	-	98,758	98,758	-
3373. Municipal wide, Kerb and Channel	302,061	219,000	(83,061)	122,034	300,000	300,000	300,000
3418. Municipal Wide,LATM post audit	114,250	283,500	169,250	188,098	450,000	450,000	450,000
3651. Springvale Activity Centre-Laneways	9,000	9,736	736	6,890	15,452	15,452	-
3752. Local Road Rehab.Prg-Implement R2R	1,310,253	1,173,625	(136,628)	25,094	1,348,010	1,348,010	674,005
3753. Local Road Surf./Rehabit. Prg.	2,523,418	2,393,380	(130,038)	249,479	2,925,995	2,925,995	2,925,995
3756. Local Road Rehab.Program-Bangholme	1,471,543	2,133,269	661,726	3,380,975	3,928,666	3,928,666	1,955,050
3994. DCP - Abbots Road	7,792	-	(7,792)	-	-	-	-
Footpath and cycleways							
3172. Park Paths Upgrade Program	-	18,900	18,900	-	30,000	30,000	30,000
3174. Active Transport Infra. Priority Pr	88,381	277,598	189,217	47,146	485,631	485,631	300,000
3355. Municipal Wide-Footpath Renewal	911,967	882,000	(29,967)	607,182	1,400,000	1,400,000	1,400,000
3461. Arena Square shared path	2,238	18,747	16,509	-	29,757	29,757	-
Off street car parks							
3257. 144 Thomas Street Car Park	82,861	-	(82,861)	-	-	79,207	-
3303. Noble Park Community Centre	-	17,000	17,000	-	50,000	50,000	-
3463. Dandenong City Soccer Club	389,126	237,220	(151,906)	644	376,534	376,534	-
3662. Metro 3175	24,730	98,240	73,510	3,712	155,937	155,937	-
3794. Tattersson Park Masterplan	198,742	757,168	558,426	37,962	2,226,962	2,226,962	2,000,000
Drainage							
3129. Drainage program	432,008	809,600	377,592	47,678	1,445,206	1,445,206	965,000
3176. Meridian Estate Drainage	75,000	47,250	(27,750)	-	75,000	75,000	75,000
3558. Pit Cover Replacement Program	34,309	63,000	28,691	3,633	100,000	100,000	100,000
3728. Minor S/water Renewal Works	197,142	126,000	(71,142)	27	200,000	200,000	200,000
3729. Major stormwater works	53,143	252,000	198,857	30,823	400,000	400,000	400,000
Total infrastructure	12,529,380	17,308,486	4,779,106	7,537,372	30,969,375	31,048,582	21,732,187
GRAND TOTAL	24,313,642	32,580,383	8,266,741	14,321,043	61,241,787	61,320,994	42,624,240

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Appendix 2

Investment Analysis

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

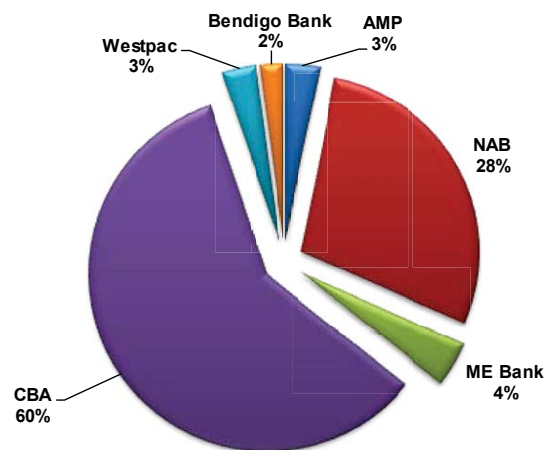


Financial Report for the period 1 July 2017 – 31 March 2018

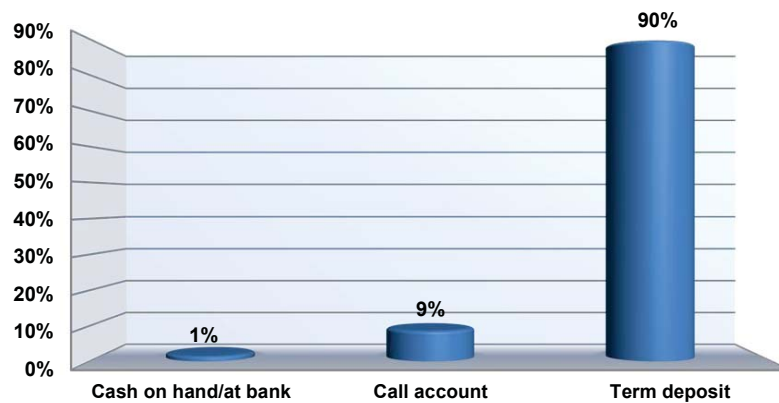
Cash and Investments

For the period 1 July 2017 - 31 March 2018

Investment Institutions



Portfolio Products



2.6.3 Q3 Council Quarterly Performance Report (Cont.)

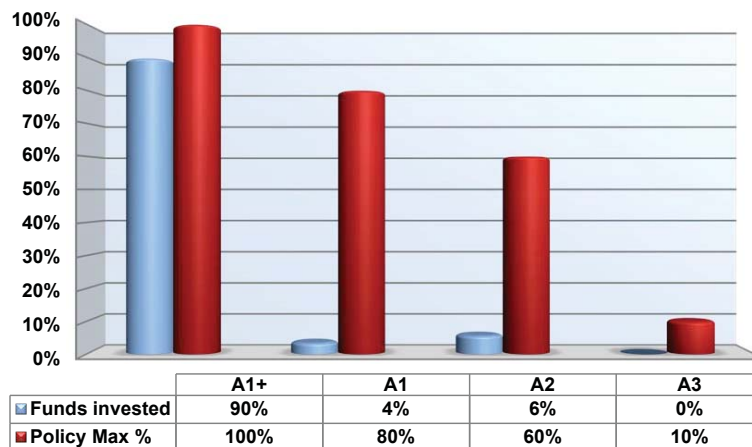


Financial Report for the period 1 July 2017 – 31 March 2018

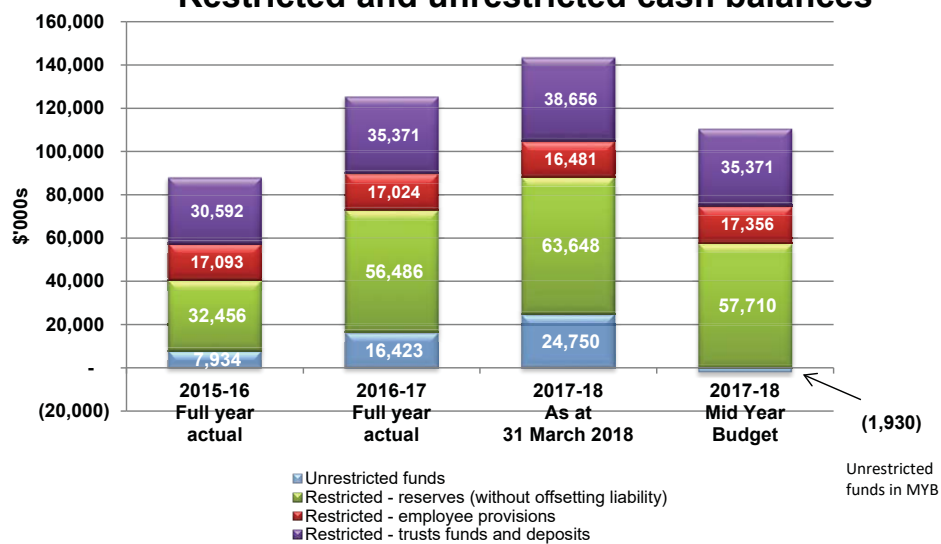
Cash and Investments

For the period 1 July 2017 - 31 March 2018

Investment Credit Rating



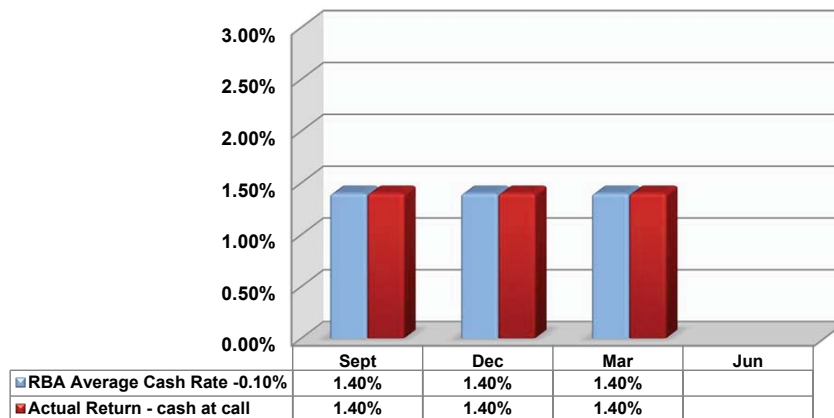
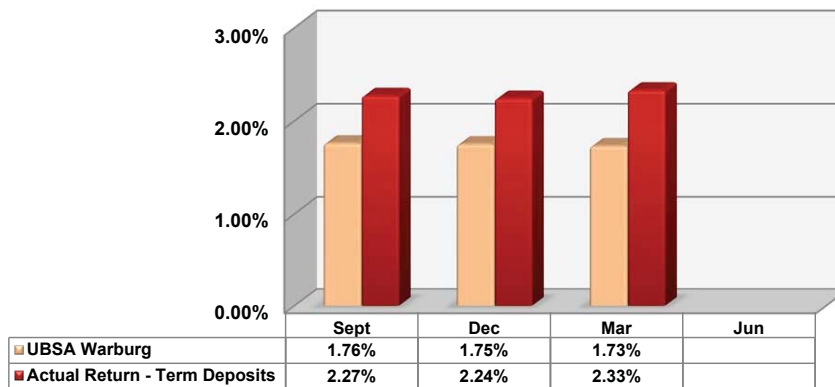
Restricted and unrestricted cash balances



2.6.3 Q3 Council Quarterly Performance Report (Cont.)

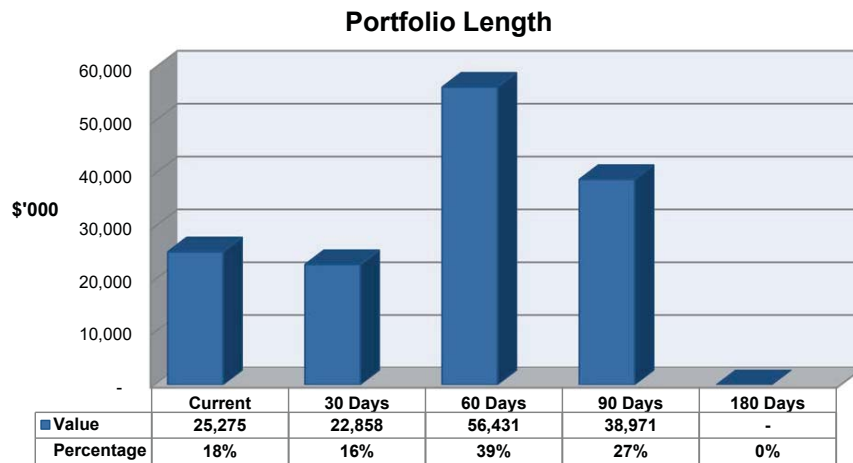


Financial Report for the period 1 July 2017 – 31 March 2018

Benchmark Indicator - Cash at Call**Benchmark Indicator - Term Deposits**

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Financial Report for the period 1 July 2017 – 31 March 2018



2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Appendix 3

Directorate Analysis

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Total Operating Results

For the period 1 July 2017 - 31 March 2018

CGD BY DIRECTORATE

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Chief Executive Office	-	-	-	-	-	-	-
Greater Dandenong Business	500	276	224	325	481	156	75
Corporate Services	3,049	2,873	176	3,819	3,766	(53)	3,814
Engineering Services	14,820	14,251	569	19,045	19,184	139	19,689
City Planning Design and Amenity	10,546	10,289	257	13,995	13,840	(155)	13,616
Community Services	17,638	18,267	(629)	24,445	21,736	(2,709)	23,188
Non-Directorate ^(a)	98,686	97,060	1,626	141,432	142,579	1,147	145,548
Capital Works Program	3,219	3,772	(553)	5,795	5,795	-	2,932
Total income	148,458	146,788	1,670	208,856	207,381	(1,475)	208,862
Expenses							
Chief Executive Office	440	461	21	618	618	-	574
Greater Dandenong Business	2,101	2,827	726	3,923	3,843	80	3,398
Corporate Services	14,193	15,808	1,615	21,311	20,847	464	21,119
Engineering Services	37,504	39,669	2,165	54,488	55,203	(715)	54,499
City Planning Design and Amenity	10,490	11,383	893	16,127	15,932	195	15,634
Community Services	28,641	33,171	4,530	46,455	44,711	1,744	43,302
Non-Directorate ^(a)	29,320	25,480	(3,840)	35,093	36,764	(1,671)	35,093
Capital Works Program	-	-	-	-	-	-	-
Total expenses	122,689	128,799	6,110	178,015	177,918	97	173,619
Net surplus (deficit)	25,769	17,989	7,780	30,841	29,463	(1,378)	35,243

^(a) Non Directorate includes non attributable items such as rates income, developer's contributions, interest income, non-monetary assets, finance costs and depreciation.

Note - Total income and expenditure differs to the operating result on page 1 due to the treatment of proceeds from asset sales and associated written down value.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

CEO Directorate Operating Results

For the period 1 July 2017 - 31 March 2018

CEO DIRECTORATE							
Notes	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Rates and charges	-	-	-	-	-	-	-
Statutory fees and fines	-	-	-	-	-	-	-
User fees	-	-	-	-	-	-	-
Grants - operating	-	-	-	-	-	-	-
Grants - capital	-	-	-	-	-	-	-
Contributions - monetary	-	-	-	-	-	-	-
Contributions - non-monetary	-	-	-	-	-	-	-
Asset sales	-	-	-	-	-	-	-
Other income	-	-	-	-	-	-	-
Total income	-	-	-	-	-	-	-
Expenses							
Employee costs	352	358	6	504	504	-	504
Materials and services	84	98	14	108	108	-	64
Bad and doubtful debts	-	-	-	-	-	-	-
Depreciation and amortisation	-	-	-	-	-	-	-
Borrowing costs	-	-	-	-	-	-	-
Carrying amount of assets sold	-	-	-	-	-	-	-
Other expenses	4	5	1	6	6	-	6
Total expenses	440	461	21	618	618	-	574
Net surplus (deficit)	(440)	(461)	21	(618)	(618)	-	(574)

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Financial Report for the period 1 July 2017 – 31 March 2018

BUSINESS UNITS

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
CEO	-	-	-	-	-	-	-
Total income	-	-	-	-	-	-	-
Expenses							
CEO	440	461	21	618	618	-	574
Total expenses	440	461	21	618	618	-	574
Net surplus (deficit)	(440)	(461)	21	(618)	(618)	-	(574)

Notes:

No comments required for this directorate.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Greater Dandenong Business Group Operating Results

For the period 1 July 2017 - 31 March 2018

GREATER DANDENONG BUSINESS GROUP

		YTD	YTD	YTD	ANNUAL	FULL	MYB to	ANNUAL
	Notes	ACTUAL	BUDGET	VARIANCE	MID YEAR	YEAR	FORECAST	ORIGINAL
		\$'000	\$'000	\$'000	BUDGET	FORECAST	VARIANCE	BUDGET
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Income								
Rates and charges		-	-	-	-	-	-	-
Statutory fees and fines		-	-	-	-	-	-	-
User fees		15	4	11	5	20	15	5
Grants - operating	1	425	220	205	220	348	128	-
Grants - capital		-	-	-	-	-	-	-
Contributions - monetary		-	-	-	30	30	-	-
Contributions - non-monetary		-	-	-	-	-	-	-
Asset sales		-	-	-	-	-	-	-
Other income		60	52	8	70	83	13	70
Total income		500	276	224	325	481	156	75
Expenses								
Employee costs	2	1,406	1,698	292	2,384	2,315	69	2,021
Materials and services	3	602	1,022	420	1,364	1,334	30	1,202
Bad and doubtful debts		-	-	-	-	-	-	-
Depreciation and amortisation		-	-	-	-	-	-	-
Borrowing costs		-	-	-	-	-	-	-
Carrying amount of assets sold		-	-	-	-	-	-	-
Other expenses		93	107	14	175	194	(19)	175
Total expenses		2,101	2,827	726	3,923	3,843	80	3,398
Net surplus (deficit)		(1,601)	(2,551)	950	(3,598)	(3,362)	236	(3,323)

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

BUSINESS UNITS

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Greater Dandenong Business Executive	9	-	9	-	9	9	-
Business Networks	199	257	(58)	300	427	127	50
Activity Centres Revitalisation	285	4	281	6	35	29	6
Economic Development	7	15	(8)	19	10	(9)	19
Total income	500	276	224	325	481	156	75
Expenses							
Greater Dandenong Business Executive	218	229	11	319	331	(12)	318
Business Networks	507	874	367	1,151	1,292	(141)	626
Activity Centres Revitalisation	600	688	88	963	925	38	964
Economic Development	776	1,036	260	1,490	1,295	195	1,490
Total expenses	2,101	2,827	726	3,923	3,843	80	3,398
Net surplus (deficit)	(1,601)	(2,551)	950	(3,598)	(3,362)	236	(3,323)

Notes:**Income**

Note 1 Grants – operating (\$205,000 favourable) – The favourable variance is due to receipt of unbudgeted grant for Indian Cultural Precinct, which will be offset by matching expenditure (Activity Centres Revitalisation \$270,000).

This favourable variance is partly offset by delay in invoicing of Community Revitalisation grant (Business Networks \$65,000).

Expenditure

Note 2 Employee costs (\$292,000 favourable) – The favourable variance is due to lower than anticipated salary costs caused by vacant positions (Community Revitalisation Project \$176,000, Activity Centres Revitalisation \$66,000 and Economic Development \$44,000). A permanent favourable variance of \$69,000 has been reflected in the full year forecast. The favourable variance in the Community Revitalisation Project at 30 June 2018 will be carried over to the 2018-19 financial year.

Note 3 Materials and services (\$420,000 favourable) – The favourable variance is due to timing of commencement of projects (Business Networks \$194,000 and Economic Development \$175,000). The majority of this variance is not expected to be permanent with a \$30,000 favourable variance being reflected in the full year forecast.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Corporate Services Directorate Operating Results

For the period 1 July 2017 - 31 March 2018

CORPORATE SERVICES DIRECTORATE

	Notes	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income								
Rates and charges		-	-	-	-	-	-	-
Statutory fees and fines		85	76	9	102	102	-	102
User fees		17	9	8	12	14	2	12
Grants - operating		40	40	-	40	40	-	55
Grants - capital		-	-	-	-	-	-	-
Contributions - monetary		-	-	-	-	-	-	-
Contributions - non-monetary		-	-	-	-	-	-	-
Asset sales		-	-	-	-	-	-	-
Other income	4	2,907	2,748	159	3,665	3,610	(55)	3,645
Total income		3,049	2,873	176	3,819	3,766	(53)	3,814
Expenses								
Employee costs	5	8,545	9,302	757	13,093	12,642	451	12,954
Materials and services	6	4,617	5,444	827	6,718	6,686	32	6,651
Bad and doubtful debts		-	-	-	-	-	-	-
Depreciation and amortisation		-	-	-	-	-	-	-
Borrowing costs		-	-	-	-	-	-	-
Carrying amount of assets sold		-	-	-	-	-	-	-
Other expenses		1,031	1,062	31	1,500	1,519	(19)	1,514
Total expenses		14,193	15,808	1,615	21,311	20,847	464	21,119
Net surplus (deficit)		(11,144)	(12,935)	1,791	(17,492)	(17,081)	411	(17,305)

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

BUSINESS UNITS

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to YEAR FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Corporate Services Executive	7	-	7	-	7	7	-
Communications and Customer Service	564	479	85	638	689	51	638
Governance	2,200	2,117	83	2,817	2,689	(128)	2,797
Information Technology	4	-	4	-	4	4	-
Financial Services	199	223	(24)	306	306	-	306
People and Procurement Services	75	54	21	58	71	13	73
Total income	3,049	2,873	176	3,819	3,766	(53)	3,814
Expenses							
Corporate Services Executive	324	309	(15)	558	560	(2)	558
Communications and Customer Service	3,647	4,282	635	5,959	5,640	319	5,959
Governance	1,999	2,287	288	3,003	2,939	64	2,983
Information Technology	3,169	3,359	190	4,316	4,284	32	4,262
Financial Services	1,988	2,178	190	2,917	2,919	(2)	2,917
People and Procurement Services	3,066	3,393	327	4,558	4,505	53	4,440
Total expenses	14,193	15,808	1,615	21,311	20,847	464	21,119
Net surplus (deficit)	(11,144)	(12,935)	1,791	(17,492)	(17,081)	411	(17,305)

Notes:

Income**Note 4 Other income (\$159,000 favourable) –** The favourable variance is due to:

- Higher than anticipated rental income to date across a number of venues including Springvale Town Hall, Springvale Reserve, Menzies Hall and Dandenong Civic Centre (Civic Facilities \$95,000). This favourable variance is not expected to be permanent.
- Higher than anticipated rental and recovery income received from tenants to date (Property Management \$80,000).
- Better than anticipated rental income received from Senior Citizen Centres (Senior Citizen Facilities \$19,000).
- Unbudgeted income from recovery of motor vehicle claims (Risk Management \$18,000).

This favourable variance is partly offset by a delay in recovery of rates debtors (Property Revenue \$32,000 and lower than anticipated rental income (Paddy O'Donoghue Centre \$21,000).

A favourable variance of \$56,000 has been reflected in the full year forecast.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Financial Report for the period 1 July 2017 – 31 March 2018

Expenditure

Note 5 Employee costs (\$757,000 favourable) – The favourable variance is primarily due to lower salary costs caused by vacant positions (Community Facilities Management \$251,000, Civic Facilities \$40,000 and Communications and Customer Service Executive \$33,000), timing of program delivery (Occupational, Health and Safety \$183,000), vacancies and leave taken (Information Technology \$101,000, Finance \$60,000, Governance \$50,000, Call and Service Centres \$46,000, Records \$30,000 and Corporate Services Executive \$16,000).

This favourable variance has been offset by corporate training programs delivered earlier than anticipated (Organisational Development Executive \$83,000) and greater than anticipated use of casual staff (Risk Management \$10,000).

A favourable variance of \$450,000 has been reflected in the full year forecast in relation to employee costs.

Note 6 Materials and services (\$827,000 favourable) – The main items contributing to the favourable variance include:

- Administration costs (\$223,000) - delay in receipt of invoices for council publications, postage, printing and stationery, commercial records storage, promotions and community education (Communications and Customer Service Executive \$108,000, Records Management \$48,000, Property Revenue \$32,000, Governance \$29,000 and Community Facilities Management \$17,000).
- Consultants, professional services (\$258,000) – delay in receipt of invoices (Organisational Development Executive \$84,000, Property Revenue \$55,000, Emergency Management \$30,000, Risk Management \$20,000, Contracts \$20,000 and Governance \$13,000).
- Insurance (\$89,000) – mainly lower than anticipated claims expenditure to date (Risk Management \$89,000).
- Utilities (\$79,000) – timing of transacting utility, rates and land tax relating to Council's commercial properties (Property Management Administration \$23,000), timing of utility costs for community centres (Jan Wilson Community Centre \$9,000, Senior Citizen Facilities \$8,000 and Paddy O'Donoghue Centre \$7,000) and telephone costs (Technical Services \$22,000).
- Contract services (\$74,000) – delay in receipt of invoices for general revaluation (Property Revenue \$62,000).
- Information technology (\$57,000) – lower than anticipated expenditure for systems maintenance (Governance \$28,000 and Business Services \$18,000).

Most of this variance is not expected to be permanent, with a \$32,000 favourable variance being reflected in the full year forecast.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Engineering Services Directorate Operating Results

For the period 1 July 2017 - 31 March 2018

ENGINEERING SERVICES DIRECTORATE

	Notes	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to YEAR FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income								
Rates and charges	7	12,449	12,397	52	16,519	16,529	10	16,519
Statutory fees and fines		-	-	-	-	-	-	-
User fees		792	776	16	972	923	(49)	972
Grants - operating		112	112	-	143	143	-	122
Grants - capital		-	-	-	-	-	-	-
Contributions - monetary		-	-	-	-	-	-	-
Contributions - non-monetary		-	-	-	-	-	-	-
Asset sales		512	500	12	653	653	-	653
Other income	8	955	466	489	758	936	178	1,423
Total income		14,820	14,251	569	19,045	19,184	139	19,689
Expenses								
Employee costs	9	11,313	11,664	351	16,442	16,015	427	16,601
Materials and services	10	25,939	27,787	1,848	37,760	38,631	(871)	37,612
Bad and doubtful debts		9	12	3	16	226	(210)	16
Depreciation and amortisation		-	-	-	-	-	-	-
Borrowing costs		-	-	-	-	-	-	-
Carrying amount of assets sold		136	100	(36)	131	186	(55)	131
Other expenses		107	106	(1)	139	145	(6)	139
Total expenses		37,504	39,669	2,165	54,488	55,203	(715)	54,499
Net surplus (deficit)		(22,684)	(25,418)	2,734	(35,443)	(36,019)	(576)	(34,810)

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

BUSINESS UNITS

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Engineering Services Executive	-	-	-	-	-	-	-
Infrastructure Services	13,799	13,362	437	17,923	17,995	72	18,567
City Projects and Asset Improvement	110	-	110	-	116	116	-
Infrastructure Planning	911	889	22	1,122	1,073	(49)	1,122
Total income	14,820	14,251	569	19,045	19,184	139	19,689
Expenses							
Engineering Services Executive	277	271	(6)	384	384	-	384
Infrastructure Services	29,434	31,294	1,860	43,069	43,490	(421)	43,090
City Projects and Asset Improvement	6,534	6,664	130	9,032	9,360	(328)	9,032
Infrastructure Planning	1,259	1,440	181	2,003	1,969	34	1,993
Total expenses	37,504	39,669	2,165	54,488	55,203	(715)	54,499
Net surplus (deficit)	(22,684)	(25,418)	2,734	(35,443)	(36,019)	(576)	(34,810)

Notes:**Income**

Note 7 Rates and charges - waste (\$52,000 favourable) – The favourable variance is mainly due to better than anticipated income for supplementary waste charges. A favourable variance of \$11,000 has been reflected in the full year forecast.

Note 8 Other income (\$489,000 favourable) – Favourable variance due to receipt of unbudgeted income for Princes Highway median landscaping works which will be offset by associated expenditure (Parks Services \$153,000), income relating to outstanding building defects for Dandenong Civic Centre and Noble Park Aquatic Centre (Building Maintenance \$110,000) and the requirement to invoice Polytrade for recycling rebates (even though this income is expected to be written off as a bad debt), partly offset by lower recovery income for Spring Valley landfill (matched by lower expenditure) (Waste Management \$220,000).

Expenditure

Note 9 Employee costs (\$351,000 favourable) - The favourable variance is due to a delay in recruitment (Roads and Drains \$224,000, CIP Implementation \$102,000, Asset Management \$82,000, Infrastructure Services and Planning Executive \$70,000 and Asset Protection \$63,000).

This favourable variance is partly offset by higher than anticipated temporary staff costs (Cleansing \$70,000 and City Projects and Asset Improvement Executive \$60,000 and Parks Services \$10,000) and lower motor vehicle recovery (Fleet Management \$60,000).

A permanent saving of \$426,000 has been reflected in the full year forecast for employee costs in this directorate.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Note 10 Materials and services (\$1.85 million favourable) - The favourable variance is mainly due to Spring Valley expenditure being lower than anticipated - matched by lower recovery income and a reserve transfer for Council's share (Waste Management \$295,000), timing of works and delay in receipt of invoices from contractors (Cleansing \$248,000, Parks Services \$238,000, Roads \$175,000, Building Maintenance \$80,000, Fleet Management \$68,000, and Transport \$56,000), lower than anticipated street lighting and traffic signal costs and delay in receipt of consultancy and professional services invoices to date (Asset Management \$668,000).

Overall, an unfavourable variance of \$390,000 has been reflected in the full year forecast due to additional recycling costs expected prior to 30 June 2018 as a result of China banning recycling imports from January 2018.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

City Planning, Design & Amenity Directorate Results

For the period 1 July 2017 - 31 March 2018

CITY PLANNING, DESIGN & AMENITY

	Notes	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to YEAR FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income								
Rates and charges		-	-	-	-	-	-	-
Statutory fees and fines	11	6,222	5,740	482	7,791	7,790	(1)	7,508
User fees	12	3,758	3,834	(76)	5,295	5,275	(20)	5,308
Grants - operating	13	361	492	(131)	509	400	(109)	496
Grants - capital		-	-	-	-	-	-	-
Contributions - monetary		-	-	-	-	-	-	-
Contributions - non-monetary		-	-	-	-	-	-	-
Asset sales		-	-	-	-	-	-	-
Other income		205	223	(18)	400	375	(25)	304
Total income		10,546	10,289	257	13,995	13,840	(155)	13,616
Expenses								
Employee costs	14	8,243	8,557	314	11,970	11,860	110	11,838
Materials and services	15	1,712	2,312	600	3,204	2,958	246	2,848
Bad and doubtful debts		455	436	(19)	863	1,023	(160)	863
Depreciation and amortisation		-	-	-	-	-	-	-
Borrowing costs		-	-	-	-	-	-	-
Carrying amount of assets sold		-	-	-	-	-	-	-
Other expenses		80	78	(2)	90	91	(1)	85
Total expenses		10,490	11,383	893	16,127	15,932	195	15,634
Net surplus (deficit)		56	(1,094)	1,150	(2,132)	(2,092)	40	(2,018)

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

BUSINESS UNITS

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
City Planning, Design and Amenity Exec.	152	152	-	208	208	-	207
Building Services	464	416	48	652	650	(2)	556
Planning and Design	1,655	1,653	2	2,192	2,174	(18)	2,130
Regulatory Services	8,275	8,068	207	10,943	10,808	(135)	10,723
Total income	10,546	10,289	257	13,995	13,840	(155)	13,616
Expenses							
City Planning, Design and Amenity Exec.	433	485	52	666	676	(10)	644
Building Services	811	893	82	1,213	1,201	12	1,117
Planning and Design	3,262	3,813	551	5,418	5,105	313	5,340
Regulatory Services	5,984	6,192	208	8,830	8,950	(120)	8,533
Total expenses	10,490	11,383	893	16,127	15,932	195	15,634
Net surplus (deficit)	56	(1,094)	1,150	(2,132)	(2,092)	40	(2,018)

Notes:**Income**

Note 11 Statutory fees and fines (\$482,000 favourable) – The favourable variance is due to better than anticipated income from parking fines and recovery of collection costs (Parking Management \$581,000), higher than anticipated income from building fees (Building \$60,000), planning applications (Statutory Planning \$18,000) and statutory fees (Strategic Design and Sustainability Planning \$17,000).

This favourable variance is partly offset by lower income to date due to seasonal trends which are expected to balance by year end (General Law Enforcement \$95,000, Healthwise \$48,000 and Planning Enforcement \$28,000).

Note 12 User fees (\$76,000 unfavourable) – Unfavourable variance mainly due to lower than expected income from parking meters/ticket machines (Parking Management \$35,000) and lower animal registrations income to date (Animal Management \$25,000).

Note 13 Grants - operating (\$131,000 unfavourable) – Unfavourable variance due to lower than expected grant funding (School Crossing Supervisors \$113,000). This variance is expected to be permanent and a \$113,000 adjustment has been reflected in the full year forecast.

Expenditure

Note 14 Employee costs (\$314,000 favourable) - The favourable variance is due to delay in recruitment (Statutory Planning \$148,000, Building Services \$76,000 and Public Safety and Security \$54,000) and extended leave taken (Animal Management \$32,000, Healthwise \$17,000 and Residential Amenity Administration \$15,000).

This favourable variance is partly offset by greater use of temporary staff (Cladding Taskforce \$31,000) and changes in salary options (School Crossing Supervisors \$28,000).

A permanent saving of \$109,000 has been reflected in the full year forecast for employee costs.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Note 15 Materials and services (\$600,000 favourable) – The favourable variance is due to a number of projects commencing later than anticipated (Strategic Design and Sustainability Planning \$364,000) and delay in receipt of invoices (Level Crossing Removal Project \$55,000, Car Parks \$54,000, Residential Services Administration \$45,000, Statutory Planning \$34,000, Planning Enforcement \$34,000, Cladding Taskforce \$30,000, and Healthwise \$29,000).

This favourable variance is partly offset by higher than anticipated Infringement Court statutory filing fees offset by higher parking fine income (Parking Management \$105,000).

Overall, a permanent favourable variance of \$247,000 has been reflected in the full year forecast.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Community Services Directorate Operating Results

For the period 1 July 2017 - 31 March 2018

COMMUNITY SERVICES DIRECTORATE

	Notes	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income								
Rates and charges		-	-	-	-	-	-	-
Statutory fees and fines		-	-	-	-	-	-	-
User fees	16	1,847	2,060	(213)	2,906	2,599	(307)	2,906
Grants - operating	17	14,647	15,055	(408)	19,979	17,511	(2,468) *	18,837
Grants - capital		-	-	-	-	-	-	-
Contributions - monetary		-	-	-	-	-	-	-
Contributions - non-monetary		-	-	-	-	-	-	-
Asset sales		-	-	-	-	-	-	-
Other income		1,144	1,152	(8)	1,560	1,626	66	1,445
Total income		17,638	18,267	(629)	24,445	21,736	(2,709)	23,188
Expenses								
Employee costs	18	20,909	23,449	2,540	33,111	31,828	1,283	31,231
Materials and services	19	6,188	7,807	1,619	10,794	10,297	497	9,532
Bad and doubtful debts		5	1	(4)	-	6	(6)	-
Depreciation and amortisation		-	-	-	-	-	-	-
Borrowing costs		-	-	-	-	-	-	-
Carrying amount of assets sold		-	-	-	-	-	-	-
Other expenses	20	1,539	1,914	375	2,550	2,580	(30)	2,539
Total expenses		28,641	33,171	4,530	46,455	44,711	1,744	43,302
Net surplus (deficit)		(11,003)	(14,904)	3,901	(22,010)	(22,975)	(965)	(20,114)

Note * - An unfavourable variance of \$2.47 million in operating grant income has been reflected in the full year forecast mainly in relation to Community Care (\$1.84 million) and Family Day Care (\$700,000).

The unfavourable variance in Community Care is due to a movement from a predominantly integrated block funded program to separate programs where funding is based almost solely on the achievement of targets. As a result, it is anticipated that grant funding will be required to be returned/refunded at the conclusion of the financial year. This reduction in income is partly offset by lower service delivery expenditure, resulting in a net unfavourable variance of \$956,000 being reflected in the full year forecast for Community Care.

The lower anticipated income in Family Day Care reflected in the full year forecast is wholly offset by lower service delivery expenditure (payments to educators), resulting in a net favourable variance of \$69,000 expected for the Family Day Care program in 2017-18.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

BUSINESS UNITS

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Community Services Executive	82	59	23	105	190	85	-
Community Wellbeing	7,327	7,887	(560)	10,743	10,109	(634)	9,652
Community Care	8,231	8,233	(2)	11,121	8,996	(2,125) *	11,170
Community Arts, Culture and Libraries	1,998	2,088	(90)	2,476	2,441	(35)	2,366
Total income	17,638	18,267	(629)	24,445	21,736	(2,709)	23,188
Expenses							
Community Services Executive	559	458	(101)	595	922	(327)	438
Community Wellbeing	12,757	15,995	3,238	22,353	21,411	942	19,824
Community Care	8,835	9,579	744	13,626	12,457	1,169	13,375
Community Arts, Culture and Libraries	6,490	7,139	649	9,881	9,921	(40)	9,665
Total expenses	28,641	33,171	4,530	46,455	44,711	1,744	43,302
Net surplus (deficit)	(11,003)	(14,904)	3,901	(22,010)	(22,975)	(965)	(20,114)

* - Refer to additional comments included on prior page.

Notes:**Income**

Note 16 User fees (\$213,000 unfavourable) – Unfavourable variance due to lower than expected income from performances (Drum Theatre \$34,000) and client based services, which vary throughout the year and are matched by lower program expenditure (Home and Community Care \$190,000, Family Day Care \$129,000, Food Services \$46,000 and National Respite For Carers \$19,000).

This variance is partly offset by higher than anticipated income from other client based services matched by higher service delivery expenditure (Commercial Aged Care \$220,000).

A permanent variance of \$307,000 has been reflected in the full year forecast, mainly relating to Community Care (\$290,000).

Note 17 Grants – operating (\$408,000 unfavourable) - Unfavourable variance due to:

Grants lower than budget for variable client based services:

- Family Day Care \$652,000 (matched by lower program expenditure)
- Home and Community Care \$52,000

Delay in receipt of grants for:

- Community Transport \$38,000
- Drug Strategy \$20,000

This unfavourable variance is partially offset by:

Grants received earlier than anticipated for variable client based services:

- Planned Activity Group \$91,000

2.6.3 Q3 Council Quarterly Performance Report (Cont.)

Financial Report for the period 1 July 2017 – 31 March 2018

Grants received earlier than anticipated:

- Child First \$75,000
- Playgroups Initiative \$39,000
- Right@Home \$30,000
- Library and Information Services \$33,000

Unbudgeted grant received:

- Community Development (Aboriginal Trainee) \$20,000

Expenses

Note 18 Employee costs (\$2.54 million favourable) - Favourable variance due to vacant positions and a delay in recruitment (Child First \$482,000, Home and Community Care \$374,000, Maternal and Child Health \$276,000, Library and Information Services \$233,000, Right@Home \$229,000, Playgroups Initiative \$183,000, National Respite for Carers \$156,000, Youth Activity Services \$143,000, Planned Activity Group \$135,000, Access and Quality Systems \$133,000, Family Day Care \$119,000, Cultural Development \$89,000, Community Property \$76,000, Community Development \$73,000, Enhanced MCH Program \$69,000, Dads in Dandenong \$61,000, Pre-School Field Officer \$57,000, Sports Planning \$48,000, Senior Citizens Centres \$37,000 and Preventative Health \$34,000).

This favourable variance is offset by:

- Higher salary recovery costs (Commercial Aged Care \$218,000) matched by higher income.
- Higher than anticipated salaries (Immunisation \$129,000), most of which are expected to be permanent (\$109,000 unfavourable variance reflected in the full year forecast).
- Payment of entitlements for departing employee (Community Services Executive \$70,000).
- Higher than anticipated use of casual labour to date (Drum Theatre \$55,000).

Overall a permanent favourable variance of \$1.28 million has been reflected in the full year forecast. A number of the employee cost variances in Community Services relate to grant funded programs which require an acquittal (\$1.30 million). Any unspent funds will be carried forward to 2018-19 financial year.

Note 19 Materials and services (\$1.62 million favourable) – The favourable variance is due to:

- Lower payments to educators (Family Day Care \$718,000). This is a client based service that varies throughout the year and is matched by lower fee and grant income.
- Professional services (\$312,000) – timing of projects and delay in receipt of invoices (Child First \$118,000, Community Hub Early Years \$107,000, New Directions – Mothers and Babies \$77,000, Dads in Dandenong \$30,000 and Drug Strategy \$26,000). This variance is partly offset by higher than anticipated expenditure (Learning Driver Mentor Program \$32,000, Home and Community Care \$29,000, Sports Planning \$20,000 and Drum Theatre \$19,000).
- Timing of delivery of events (Cultural Development \$109,000 and Festival and Events \$73,000).
- Materials and maintenance (\$181,000) – lower than anticipated expenditure (Drum Theatre \$69,000, Community Transport \$46,000 and National Respite for Carers \$39,000).
- Electricity (\$54,000) – timing of invoices for 39A Clow Street (\$12,000), Tatterson Park Community and Sports Centre (\$11,000), Food Services (\$9,000), Library and Information Services (\$8,000), Maternal and Child Health (\$6,000), Mills Reserve (\$6,000) and Cultural Venues (\$5,000).
- Higher service delivery recovery than anticipated (Community Transport \$45,000).

Note 20 Other expenses (\$375,000 favourable) – Favourable variance due to timing of community grant funding payments (Community Funding \$309,000), timing of delivery of programs (Learning Driver Mentor Program \$23,000, New Directions – Mothers & Babies \$20,000, Senior Citizens Centres \$15,000 and National Respite for Carers \$14,000). This favourable variance is not expected to be permanent.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Non-Directorate Operating Results

For the period 1 July 2017 - 31 March 2018

NON-DIRECTORATE								
Notes	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000	
Income								
Rates and charges	21	87,902	87,349	553	115,740	116,173	433	115,740
Statutory fees and fines	22	129	66	63	66	129	63	-
User fees		-	-	-	-	-	-	-
Grants - operating		4,513	4,513	-	6,018	6,018	-	10,575
Grants - capital		-	-	-	-	-	-	-
Contributions - monetary	23	1,954	1,833	121	2,000	2,000	-	2,000
Contributions - non-monetary		1,519	1,500	19	15,000	15,000	-	15,000
Asset sales		79	70	9	70	79	9	-
Other income	24	2,590	1,729	861	2,538	3,180	642	2,233
Total income		98,686	97,060	1,626	141,432	142,579	1,147	145,548
Expenses								
Employee costs		17	17	-	1,117	973	144	1,117
Materials and services		338	305	(33)	465	460	5	465
Prior year capital expenditure unable to be capitalised (non-cash)	25	2,081	-	(2,081)	-	-	-	-
Bad and doubtful debts		-	-	-	-	-	-	-
Depreciation and amortisation		22,310	22,310	-	29,758	29,758	-	29,758
Borrowing costs		2,588	2,588	-	3,419	3,419	-	3,419
Carrying amount of assets sold	26	1,750	-	(1,750)	-	1,830	(1,830)	-
Other expenses		236	260	24	334	324	10	334
Total expenses		29,320	25,480	(3,840)	35,093	36,764	(1,671)	35,093
Net surplus (deficit)		69,366	71,580	(2,214)	106,339	105,815	(524)	110,455

Non Directorate includes non attributable items such as rates income, fire services levy payable on Council properties, developer's contributions, interest income, gifted assets, carrying amount of assets disposed/written off and finance costs

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

BUSINESS UNITS

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Governance	9	-	9	-	9	9	-
Corporate Accounting	96,723	95,227	1,496	139,432	140,570	1,138	143,548
Planning and Design	1,954	1,833	121	2,000	2,000	-	2,000
Total income	98,686	97,060	1,626	141,432	142,579	1,147	145,548
Expenses							
Governance	1	-	(1)	30	24	6	30
Corporate Accounting	29,309	25,480	(3,829)	35,063	36,740	(1,677)	35,063
Planning and Design	10	-	(10)	-	-	-	-
Total expenses	29,320	25,480	(3,840)	35,093	36,764	(1,671)	35,093
Net surplus (deficit)	69,366	71,580	(2,214)	106,339	105,815	(524)	110,455

Non Directorate includes non attributable items such as rates income, fire services levy payable on Council properties, developer's contributions, interest income, gifted assets, carrying amount of assets disposed/written off and finance costs.

Notes:**Income**

Note 21 Rates and charges (\$553,000 favourable) – Favourable variance due mainly to greater than anticipated supplementary valuations as a result of a more buoyant property market than forecast. A permanent favourable variance of \$433,000 has been reflected in the full year forecast.

Note 22 Statutory fees and charges (\$63,000 favourable) – Favourable permanent variance due to greater than anticipated income received from election fines (Corporate Accounting), which has been reflected in the full year forecast.

Note 23 Contributions – monetary (\$121,000 favourable) – Better than anticipated income from public open space contributions. The nature of these receipts makes timing difficult to predict. These funds are transferred to reserves.

Note 24 Other income (\$861,000 favourable) – The favourable variance in interest revenue is due mainly to higher opening cash balances at the start of the financial year, resulting from the timing and delay of operating and capital cash outflows in the prior year (\$862,000). A permanent favourable variance of \$641,000 has been reflected in the full year forecast.

Expenses

Note 25 Prior year capital expenditure unable to be capitalised (\$2.08 million unfavourable) – This unfavourable variance is due to works in progress (prior year capital expenditure) that is not able to be capitalised to the asset register because it is not capital in nature, does not meet the capitalisation threshold or relates to non-Council owned assets (Corporate Accounting \$2.08 million). Mainly due to non-capital items and amounts under the capitalisation threshold in the building renewal program, the Springvale Community Precinct and Tatterson Park Pavilion major projects and street lighting (non-Council assets). This is a non-cash accounting entry.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Note 26 Carrying amount of assets sold (\$1.75 million unfavourable) – Unfavourable variance due to assets written off - mainly demolition of buildings at 144 Thomas Street, Dandenong, Robert Booth Baseball pavilion and Alex Nelson pavilion (\$926,000), land at Reserve 2, 44 Hope Street Springvale which is no longer Council owned (\$276,000) and the carrying amount of Springvale parking meter assets sold (\$230,000). This is a non-cash accounting entry.

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

Capital Works Program Operating Results

For the period 1 July 2017 - 31 March 2018

CAPITAL WORKS PROGRAM							
Notes	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Rates and charges	-	-	-	-	-	-	-
Statutory fees and fines	-	-	-	-	-	-	-
User fees	-	-	-	-	-	-	-
Grants - operating	-	-	-	-	-	-	-
Grants - capital	27	3,219	3,772	(553)	4,911	4,911	-
Contributions - monetary	-	-	-	884	884	-	-
Contributions - non-monetary	-	-	-	-	-	-	-
Asset sales	-	-	-	-	-	-	-
Other income	-	-	-	-	-	-	-
Total income	3,219	3,772	(553)	5,795	5,795	-	2,932
Expenses							
Employee costs	-	-	-	-	-	-	-
Materials and services	-	-	-	-	-	-	-
Bad and doubtful debts	-	-	-	-	-	-	-
Depreciation and amortisation	-	-	-	-	-	-	-
Borrowing costs	-	-	-	-	-	-	-
Carrying amount of assets sold	-	-	-	-	-	-	-
Other expenses	-	-	-	-	-	-	-
Total expenses	-	-	-	-	-	-	-
Net surplus (deficit)	3,219	3,772	(553)	5,795	5,795	-	2,932

2.6.3 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2017 – 31 March 2018

BUSINESS UNITS

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Capital Works Program	3,219	3,772	(553)	5,795	5,795	-	2,932
Total income	3,219	3,772	(553)	5,795	5,795	-	2,932
Expenses							
Capital Works Program	-	-	-	-	-	-	-
Total expenses	-	-	-	-	-	-	-
Net surplus (deficit)	3,219	3,772	(553)	5,795	5,795	-	2,932

Notes:**Income**

Note 27 Grants – capital (\$553,000 unfavourable) – Unfavourable variance due to delay in receipt of grant funding for Safe City CCTV – Round 2 (\$260,000), Blackspot projects for Birdwood and Wilma Avenue (\$203,000), River End Road (\$60,000) and the Dandenong Park Master Plan project (\$30,000).

2.7 OTHER

2.7.1 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 2-20 April 2018

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 2-20 April 2018.

Recommendation

That the listed items provided in Attachment 1 for the period 2-20 April 2018 be received and noted.

2.7.1 List of Registered Correspondence to Mayor and Councillors (Cont.)

OTHER

**LIST OF REGISTERED CORRESPONDENCE TO MAYOR AND
COUNCILLORS**

ATTACHMENT 1

**CORRESPONDENCE RECEIVED 2 - 20 APRIL
2018**

PAGES 3 (including cover)

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

2.7.1 List of Registered Correspondence to Mayor and Councillors (Cont.)**Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 02/04/18 & 20/04/18 - for officer action - total = 1**Correspondence Name**

Email of complaint from residents in Jasper Street, Noble Park regarding the major impacts of construction associated with the level crossing removals in the area.

Correspondence Dated

4-Apr-18

Date Created

4-Apr-18

Objective ID

FA139696

User Assigned

CEO

2.7.1 List of Registered Correspondence to Mayor and Councillors (Cont.)



Correspondences addressed to the Mayor and Councillors received between 02/04/18 & 20/04/18 - for information only - total = 10

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Letter of acknowledgement from the Member for Narre Warren South regarding support for Melbourne's third airport in the south-east.	20-Mar-18	3-Apr-18	A4902078	Mayor & Councillors Office
Letter of response from the Department of the Prime Minister and Cabinet to Mayor's letter regarding comments made by the Prime Minister of Cambodia.	27-Mar-18	3-Apr-18	A4902087	Mayor & Councillors Office
Letter of acknowledgement from Minister for Youth Affairs regarding Mayor's letter requesting support for African-Australian communities.	28-Mar-18	3-Apr-18	A4902089	Mayor & Councillors Office
Progress report from the State Member for Dandenong regarding the Indian Cultural Precinct in Dandenong.	5-Apr-18	10-Apr-18	A4914773	Mayor & Councillors Office
Letter of acknowledgement from the Minister for Finance regarding Council's opposition to proposed changes to the <i>Charities Act 1978</i> . Letter has been forwarded to the Treasurer.	11-Apr-18	13-Apr-18	A4922425	Mayor & Councillors Office
Letter of response from the Treasurer regarding Council's opposition to proposed changes to the <i>Charities Act 1978</i> . Private Members Bill was subsequently withdrawn (deemed unconstitutional).	10-Apr-18	13-Apr-18	A4922423	Mayor & Councillors Office
A letter of response from the Minister for Roads and Road Safety regarding traffic noise on the Dandenong Bypass between Perry and Chandler Roads, Keysborough.	11-Apr-18	16-Apr-18	A4924777	Mayor & Councillors Office
A summary of the Australian Local Government Association's Federal Budget Submission.	13-Apr-18	18-Apr-18	A4932612	Finance
Letter of response from the Minister for Industry and Employment regarding Council's opposition to the changes of the <i>Charities Act 1978</i> . Letter has been forwarded to the Attorney-General.	13-Apr-18	19-Apr-18	A4934636	Mayor & Councillors Office
Letter of response from the member for the Western Metropolitan Region regarding Council's opposition to the proposed changes to the <i>Charities Act 1978</i> .	10-Apr-18	20-Apr-18	A4937293	Mayor & Councillors Office

2.7.2 Report on Matters Discussed at Councillor Briefing Sessions - 9, 16 & 23 April 2018

File Id: fA25545

Responsible Officer: Director Corporate Services

Report Summary

As part of Council's ongoing efforts to improve transparency in Council processes, matters discussed at Councillor Briefing Sessions (other than those matters designated to be of a confidential nature) are reported on at ordinary Council meetings.

The matters listed in this report were presented to Councillor Briefing Sessions in April 2018.

Recommendation Summary

This report recommends that the information contained within it be received and noted.

2.7.2 Report on Matters Discussed at Councillor Briefing Sessions - 9, 16 & 23 April 2018 (Cont.)**Matters Presented for Discussion**

Item		Briefing Session
1	<p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> a) Advice received from the Minister for Planning regarding advisory committee hearings for a proposed development in Harwood Road, Bangholme. b) Autumn Fest activities over the weekend. c) Bidding process announced by the FFA for the expansion of its A-League. d) Possible delegation to Canberra during the ALGA National General Assembly in June. e) Agenda items for the Council meeting of 9 April 2018. 	9 April 2018
2	<p><i>Open Space and Strategy Discussion</i></p> <p>Councillor input was sought into the formation of the revised Open Space Strategy and broader review.</p>	16 April 2018
3	<p><i>Review of Council Plan 2017-21 and Draft Annual Plan 2018-19</i></p> <p>Council's approval to proceed to in-principle adoption, scheduled for the 23 April 2018 Council Meeting, of the document to enable the 28 day public submission process to commence.</p>	16 April 2018
4	<p><i>Response to Notice of Motion No. 4 – Transporting Senior Citizens on weekly shopping trips (Community Transport Review)</i></p> <p>Feedback was sought from Councillors' regarding the recommendations contained in the briefing in preparation for a future Council report.</p>	16 April 2018
5	<p><i>Response to Notice of Motion No. 38 – Request for a report on the potential to introduce Councillor Portfolios</i></p> <p>Councillors were briefed on the contents of the report to be presented to the 23 April 2018 Council Meeting.</p>	16 April 2018

2.7.2 Report on Matters Discussed at Councillor Briefing Sessions - 9, 16 & 23 April 2018 (Cont.)

6	Councillors and Council officers briefly discussed the following topics: a) Anzac Day activities. b) Flu shot availability for Councillors and messages to diverse communities regarding flu vaccination. c) Graffiti and road management in new areas around level crossing works in Noble Park. d) State Government announcement regarding funding for community hub in Keysborough. e) Current works in Walker Street, Dandenong. f) Agenda items for the Council meeting of 23 April 2018.	23 April 2018
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Apologies

- Councillor Maria Sampey and Councillor Loi Truong did not attend the Councillor Briefing Session on 9 April 2018.
- Councillor Sean O'Reilly submitted an apology for the Councillor Briefing Session on 9 April 2018.
- Councillor Heang Tak and Councillor Loi Truong submitted apologies for the Councillor Briefing Session on 16 April 2018.
- Councillor Zaynoun Melhem submitted an apology for the Councillor Briefing Session on 23 April 2018.
- Councillor Maria Sampey did not attend the Councillor Briefing Session on 23 April 2018.

Recommendation

That the information contained in this report be received and noted.

3 NOTICES OF MOTION

A notice of motion is a notice setting out the text of a motion proposed to be moved at the next relevant meeting. It must be in writing, signed by a Councillor, and be lodged with the Chief Executive Officer in sufficient time for him or her to give each Councillor at least 72 hours notice of such notice.

The guidelines for submitting a notice of motion to a Council meeting are included in the current Meeting Procedure Local Law.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

At each Ordinary Meeting of Council all Councillors will have the opportunity to speak for exactly four (4) minutes on any meetings, conferences or events they have recently attended.

If a Councillor chooses to speak, the name of the conference/event and the Councillor will be noted in the Minutes for that meeting. If a Councillor requires additional information on the conference/event to be listed in the Minutes, they must submit it in writing to a Member of Governance by 9am the day following the meeting.

Question time is provided to enable Councillors to address questions to the Administration. The guidelines for asking questions at a Council meeting are included in the current Meeting Procedure Local Law.

5 QUESTION TIME - PUBLIC

Question Time at Council meetings provides an opportunity for members of the public in the gallery to address questions to the councillors and/or officers of the City of Greater Dandenong.

Questions from the Gallery

1. Members of the public may submit questions from the gallery by completing a '*Ask a Question at a Council meeting*' form available at Council meetings and at www.greaterdandenong.com under Council - Council Meetings. Questions are limited to a maximum of three (3) questions per individual and a maximum of 300 words per question including the preamble.

2. Questions will be read aloud and in most cases an answer will be given on the spot. However, sometimes a councillor/officer may indicate that they require further time to research an answer. In this case the answer will be made in writing to the person who asked the question and may also appear in the Question Time Responses section at www.greaterdandenong.com under Council - Council Meetings.

3. Questions will be answered unless the Chairperson and/or Chief Executive Officer has determined that the relevant question relates to:

- personnel matters,
- the personal hardship of any resident or ratepayers,
- industrial matters,
- contractual matters,
- proposed developments,
- legal advice,
- matters affecting the security of Council property,
- any other matter which Council considers would prejudice the Council or any person,
- a matter which may disadvantage Council or any person,
- a matter in respect of which Council has no power to act,
- a question that is defamatory, indecent, abusive or objectionable in language or substance and is asked to embarrass a Councillor or Council officer,
- a question that is repetitive of a question already answered (whether at the same or an earlier meeting).

No debate or discussion of a question or an answer shall be permitted other than for the purposes of clarification.

Every question will receive a written reply, even if it is answered at the meeting.

6 URGENT BUSINESS

No business may be admitted as urgent business unless it:

1. Relates to or arises out of a matter which has arisen since distribution of the Agenda.
2. Cannot safely or conveniently be deferred until the next ordinary meeting and unless agreed to by a majority of those Councillors present at the meeting.