



**GREATER  
DANDENONG**  
*City of Opportunity*

# **AGENDA**

## **ORDINARY COUNCIL MEETING**

**MONDAY, 25 JUNE 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 Mr Shamim Navidi from the Spiritual Assembly of the Baha'is, a member of the Greater Dandenong Interfaith Network.

### **1.3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

Ordinary Meeting of Council held 12 June 2018.

#### **Recommendation**

**That the minutes of the Ordinary Meeting of Council held 12 June 2018 be confirmed.**

## 1.4 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 07 June to 20 June 2018:

Date	Meeting Type	Councillors Attending	Topics Discussed & Disclosures of Conflict of Interest
07/06/18	Multicultural Advisory Committee	Roz Blades, Youhorn Chea, Matthew Kirwan	- Multicultural Advisory Committee Meeting.
12/06/18	Pre-Council Meeting	Roz Blades, Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Sean O'Reilly, Zaynoun Melhem (part), Jim Memeti, Maria Sampey (part), Heang Tak, Loi Truong (part)	- Victorian Government Community Grants Initiative. - Burst water main pipe repairs at Police Paddocks, Dandenong North. - Proposed Local Area Traffic Management works in Gladstone Road, Dandenong. - Agenda items for the Council Meeting of 12 June 2018.
14/06/18	Positive Ageing Advisory Committee	Roz Blades (part), Maria Sampey (part)	- Positive Ageing Advisory Committee Meeting.
15/06/18	Audit Advisory Committee	Youhorn Chea, Maria Sampey (part)	- Audit Advisory Committee Meeting.

### 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](http://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
Responsible Officer:	Director Corporate Services

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#### **Report Summary**

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

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

#### **Recommendation Summary**

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

**2.1.1 Documents for Sealing (Cont.)**

**Item Summary**

There is one [1] item being presented to Council's meeting of 25 June 2018 for signing and sealing as follows:

1. A letter of recognition to Matthew Berry, 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

Responsible Officer: Director Corporate Services

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#### **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**

<b>Author</b>	<b>Title</b>
The Australian Local Government	Yearbook 2018
Australian Water Management (Future Water)	Yearbook 2018
Outdoor Media Association	Annual Report 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

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### 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 25 June 2018.

***N.B: Where relevant, a summary of the progress of ongoing change.org petitions will be 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 5 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 1000.*

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response

*If the details of the attachment are unclear please contact Governance on 8571 1000.*

## 2.2.2 Petitions and Joint Letters (Cont.)

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

*If the details of the attachment are unclear please contact Governance on 8571 1000.*

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2.2.2 Petitions and Joint Letters (Cont.)

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

*If the details of the attachment are unclear please contact Governance on 8571 1000.*

**2.2.2 Petitions and Joint Letters (Cont.)**

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## **2.3 CONTRACTS**

### **2.3.1 Contract No. 1718-57 Events Infrastructure Hire Services**

File Id:	qA383591
Responsible Officer:	Director Community Services
Proposed Meeting Date:	25 June 2018

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#### **Report Summary**

This report outlines the tender process undertaken to select a panel of suitably qualified and experienced contractors for the provision of Events Infrastructure Hire Services.

The initial contract term is two (2) years from the date of commencement with an option to extend the contract by three (3) twelve month extensions at the sole and absolute discretion of Council.

#### **Recommendation Summary**

This report recommends that Council awards Contract 1718-57 to a panel of three (3) contractors comprising of Jobs by Joe, Pride Events Pty Ltd and TFH Hire Services Pty Ltd.

The estimated expenditure for this contract over the initial two (2) year term is Two Hundred and Ten Thousand Dollars. Over the full life of the contract including the three (3) twelve month extensions, the estimated expenditure is Five Hundred and Twenty Five Thousand Dollars (\$525,000.00) including GST.

**2.3.1 Contract No. 1718-57 Events Infrastructure Hire Services (Cont.)**

**Introduction**

This is a Schedule of Rates contract designed to meet the needs of Council's suite of festivals and events held within the Municipality.

Council delivers the following four annual events:

- Australia Day
- Autumn Fest
- Snow Fest
- Little Day Out
- Christmas Carols
- New Year's Eve

Other annual Council events include:

- Dandenong World Fare
- Sustainability Festival
- Youth Events
- Dandenong Show

**Tender Process**

The Tender was advertised in The Age newspaper on Saturday 10 March 2018 and closed on Thursday 5 April 2018. At the closure of the Tender advertising period five (5) tender submissions were received as follows:

1. Excel Events
2. Jobs by Joe
3. Pride Events Pty Ltd
4. Rent A Fence Pty Ltd
5. TFH Hire Services Pty Ltd

**Tender Evaluation**

The evaluation panel consisted of Council Team Leader Festivals & Events, Festivals and Events Officer, Acting Youth Engagement & Participation Team Leader and Senior Contracts Officer with Occupational Health & Safety Consultant providing specialist advice.



**2.3.1 Contract No. 1718-57 Events Infrastructure Hire Services (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:

	<b>Evaluation Criteria</b>	<b>Weighting</b>
1	Price/Rates	45%
2	Suitability/Range of Equipment	20%
3	Relevant Experience/Capability	15%
4	OH&S & Risk Management Systems	10%
5	Social Procurement	5%
6	Local Industry	5%

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

Following the evaluation of the tender submissions received, the comparative point score based on the above criteria is as follows:

<b>Tenderer</b>	<b>Price Points</b>	<b>Non-Price Points</b>	<b>Total Score</b>
Pride Events P/L	0.89	2.38	3.27
Jobs by Joe	1.40	1.81	3.21
TFH Hire Services P/L	1.13	1.88	3.01
Rent A Fence P/L	1.13	1.45	2.58
Excel Events	1.13	1.18	2.31

**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.**

Based on the above point score the evaluation panel agreed that Contracts should be awarded to the following panel of three contractors Jobs by Joe, Pride Events Pty Ltd and TFH Hire Services Pty Ltd.

**2.3.1 Contract No. 1718-57 Events Infrastructure Hire Services (Cont.)**

**Victorian Charter of Human Rights and Responsibilities**

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

**Financial Implications**

This contract is a schedule of rates contract, resource requirements are in accordance with existing budgetary allocation. The current funding allocation will meet the financial requirement 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**

During the tender evaluation process and in preparation of this report, relevant Council Officers from Festivals and Events, Youth Services and Council's Occupational Health Safety and Risk were consulted.

**Conclusion**

The evaluation panel is satisfied that the tenderers recommended for appointment have the relevant experience and resources to carry out the works in a timely and efficient manner. All companies have provided this type of service to Council and other Local Government Council's for many years and is expected to provide a Best Value Service to Council for this contact.

At the conclusion of the tender evaluation process the evaluation panel agreed that the tender submissions from Jobs by Joe, Pride Events Pty Ltd and TFH Hire Services Pty Ltd represented the best value outcome for Council and should be accepted based on:

1. Their conforming tender submissions and low price schedule of rates; and
2. Their level of experience, staff resources and equipment.

**2.3.1 Contract No. 1718-57 Events Infrastructure Hire Services (Cont.)**

**Recommendation**

**That Council:**

1.      **awards Contract No. 1718-57 for the Events Infrastructure Hire Services within the City of Greater Dandenong to a panel of three (3) contractor's including:**
  - **Jobs by Joe;**
  - **Pride Events Pty Ltd; and**
  - **TFH Hire Services Pty Ltd,****at the tendered Schedule of Rates for an initial period of two (2) years;**
2.      **reserves the option to extend the initial contract term by three (3) years extensions at the sole and absolute discretion of Council; and**
3.      **signs and seals the contract documents when prepared.**

### 2.3.2 Contract No. 1718-70 Traffic Signal Maintenance Services

File Id: qA383938

Responsible Officer: Director Engineering Services

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#### Report Summary

This report details the public tender process undertaken by Council to select a suitably qualified and experienced contractor for **Traffic Signal Maintenance Services** within the City of Greater Dandenong.

**This is a Lump Sum and a Schedule of Rates based contract.**

#### Recommendation Summary

This report recommends that Council awards Contract 1718-70 to **L & M Traffic Signals Pty Ltd** for a fixed lump sum price for (Proactive Maintenance) for the first year of the contract of Forty One Thousand, Five Hundred and Eighty Two Dollars (\$41,582.00) including GST plus a Schedule of Rates for (Reactive Maintenance) services plus materials and parts as required.

The initial term of this contract will be 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.

**2.3.2 Contract No. 1718-70 Traffic Signal Maintenance Services (Cont.)**

**Background / Introduction**

This Contract is for the Proactive and Reactive Maintenance of Traffic Signals at locations under the maintenance responsibility of the City of Greater Dandenong Council. The purpose of this service is to ensure the proper working order and good condition of traffic signal controllers, detectors, detector loops, signal hardware (including conduits, cable, foundations, pits, pedestals, supports, wiring assemblies and lanterns) and linking equipment.

The works to be undertaken will include the supply of all labour, transportation, materials, equipment, materials and parts required to perform the duties as specified in Council's specification document.

The contractor must also provide a 24 hour fault attendance service for all site failures at the specified locations under the maintenance responsibility of Council.

**Tender Process**

This tender was advertised in the Age Newspaper and on Council's website on Saturday 14 April 2018 and at the close of tenders at 2:00PM Thursday 3 May 2018 three (3) tender submissions were received as follows:

**1) A. J. Williams Group Pty Ltd**

**2) Downer EDI Works Pty Ltd**

**3) L & M Traffic Signals Pty Ltd**

Tenderers were requested to submit an annual lump sum price for Proactive Maintenance and a separate schedule of rates for Reactive Maintenance services for works as specified in Council's specification document.

**Tender Evaluation**

The evaluation panel consisted of Council's Service Unit Leader – Works, Fleet & Cleansing, Team Leader Works Service Unit, Infrastructure & Utilities Contracts Coordinator and Contracts Officer, with the Occupational Health & Safety consultant providing specialist advice.

**2.3.2 Contract No. 1718-70 Traffic Signal Maintenance Services (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>	10%
	• <i>Years in this Industry (Traffic Signal Maintenance)</i>	10%
3	Capability	30%
	• <i>Similar – Previous &amp; Existing Contracts</i>	30%
4	Local Industry / Content	5%
5	Social Procurement	5%
6	Ability to Meet the Required Response Times	Pass / Fail
7	OH&S Management Systems (OH&S)	Pass / Fail
8	Environmental Management Systems (EMS)	Pass / Fail

Evaluation Criteria 1 – 5 are given a point score between 0 and 5 as detailed in the table below. The Evaluation Criteria 6, 7 & 8 are given a Pass or Fail.

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.

**2.3.2 Contract No. 1718-70 Traffic Signal Maintenance Services (Cont.)**

<b>Tenderer</b>	<b>Price Points</b>	<b>Non-Price Points</b>	<b>OH&amp;S</b>	<b>Ability to Meet the Required Response Times</b>	<b>Total Score</b>
AJ Williams Pty Ltd	1.00	2.36	PASS	PASS	3.36
Downer EDI Works Pty Ltd	0.63	2.28	PASS	PASS	2.91
L & M Traffic Signals Pty Ltd	1.11	2.58	PASS	PASS	3.69

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

### **Financial Implications**

This is a Lump Sum and a Schedule of Rates Contract.

Adequate funding for this service has been included in the forthcoming 2018/19 financial year as part of councils operational budget provisions.

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

### **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 **L & M Traffic Signals Pty Ltd** 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 lowest lump sum price and schedule of rates;
2. Their very good service record at the City of Greater Dandenong with more than 15 years experience maintaining Council's traffic signals;
3. They are a long term business, operating within the City of Greater Dandenong;

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**2.3.2 Contract No. 1718-70 Traffic Signal Maintenance Services (Cont.)**

4. Being ranked the highest overall for the non-price evaluation criteria of Relevant Experience, Capability, Local Industry and Social Procurement;
5. They have confirmed that they will meet Council's specified hours of 'Work/Time for Attendance/Warranties' for fault attendance;
6. They are a registered and pre-qualified Vic Roads Traffic Management Services Contractor; and
7. They have received a Pass for their Occupational Health and Safety (OH&S) management systems.

**The Company –**

L & M Traffic Signals Pty Ltd is a well established company that was founded in 1985. L&M are a recognised specialist Traffic Signal Installation / Maintenance company in Victoria with experience to install, service and maintain traffic signal systems in accordance with Road Authority requirements. L&M have an excellent working knowledge of Council's traffic light systems and have successfully provided this service to Council for approximately 15 years.

L&M Traffic Signals Pty Ltd is a Registered and Pre Qualified Vic Roads Contractor and is accredited in the following areas;

- 1) Traffic Control Equipment – STCE
- 2) Traffic Signals Installation – STS1
- 3) Traffic Signals Maintenance – STS2
- 4) Worksite Traffic Management Implementation - TGS

**Relevant Experience and Capability**

L & M Traffic Signals Pty Ltd are the current contractor for this service and have successfully provided Council with Traffic Signal Maintenance Services since 2001, they are currently providing traffic signal maintenance services to four (4) other Melbourne Metropolitan Council's and Vic Roads.

The evaluation matrix and other supporting documents have been placed on the relevant tender file.

**Recommendation**

**That Council:**

1. **awards Contract No. 1718-70 for Traffic Signal Maintenance Services to L & M Traffic Signals Pty Ltd for a fixed lump sum price (Proactive Maintenance) for the first year of the contract of Forty One Thousand, Five Hundred and Eighty Two Dollars (\$41,582.00) including GST plus a Schedule of Rates for (Reactive Maintenance) plus materials and parts as required for an initial period of two (2) years;**



**2.3.2 Contract No. 1718-70 Traffic Signal Maintenance Services (Cont.)**

- 2. reserves the option to extend the initial contract term by three (3), 12 month extensions at the sole and absolute discretion of Council; and**
- 3. signs and seals the contract documents when prepared.**

## **2.4 STATUTORY PLANNING APPLICATIONS**

### **2.4.1 Planning Decisions Issued by Planning Minister's Delegate - May 2018**

File Id:	qA280444
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Declared Area Delegated Decisions - May 2018

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#### **Report Summary**

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in May 2018.

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

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

#### **Recommendation**

**That the items be received and noted.**

**2.4.1 Planning Decisions Issued by Planning Minister's Delegate - May 2018 (Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**PLANNING DECISIONS ISSUED BY PLANNING MINISTER'S DELEGATE -  
MAY 2018**

**ATTACHMENT 1**

**PDA DELEGATED DECISIONS ISSUED – MAY  
2018**

**PAGES 2 (including cover)**

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

## 2.4.1 Planning Decisions Issued by Planning Minister's Delegate - May 2018 (Cont.)

## City of Greater Dandenong

## PDA Delegated Decisions Issued 01/05/2018 to 31/05/2018

Application ID	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Notified	Ward
DA06/0070.02	81 Cheltenham Road DANDENONG VIC 3175	Marcos Jose Pty Ltd	AMENDMENT TO: Use and development of the land for a bus depot DECLARED AREA	Building extension and canopy Note: An amendment to the permit was not required, however the application was considered a 'Section 72 Application to Amend a Planning Permit' because of the significant changes to the plans previously endorsed to the permit	Delegate	AmendPerm	14/05/2018	RedGum
DA18/0001	1/31-33 Pickett Street DANDENONG VIC 3175	Gardencity Australia Pty Ltd	Multi dwelling development - sixteen (16) dwellings (1 x single storey, 12 x double storey and 3 x three storey) with basement car parking DECLARED AREA	Residential Growth Zone 1, 1775sqm	Applicant	Withdrawn	30/05/2018	RedGum
<b>Total :</b>							<b>2</b>	

CHO

1

01/06/2018

## **2.4.2 Planning Delegated Decision Issued May 2018**

File Id:	qA280
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Delegated Decisions Issued May 2018

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### **Report Summary**

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in May 2018.

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

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

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

### **Recommendation**

**That the items be received and noted.**

**2.4.2 Planning Delegated Decision Issued May 2018 (Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**PLANNING DELEGATED DECISIONS ISSUED - MAY 2018**

**ATTACHMENT 1**

**PLANNING DELEGATED DECISIONS ISSUED  
– MAY 2018**

**PAGES 13 (including cover)**

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

## 2.4.2 Planning Delegated Decision Issued May 2018 (Cont.)

## City of Greater Dandenong

## Planning Delegated Decisions Issued from 1/05/2018 to 31/05/2018

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
N12/0764.01	No	4 Gardiner Avenue DANDENONG NORTH VIC 3175	Mathivaman Selvarasa	AMENDMENT TO Multi Unit Development x 2 (1 x Single Storey & 1 Double Storey)	Amend permit and plans to allow reinstating of trees in front setback	Delegate	AmendPerm	30/05/2018	Silverleaf
N14/0824.01	No	426-440 Hammond Road DANDENONG SOUTH VIC 3175	Sacyr Environment Australia Pty Ltd	AMENDMENT TO Buildings and Works (Materials Recycling) and Car Parking Dispensation	Amend endorsed plans to show escalated roof, bio filter removal, change to access of parking, relocation of weighbridges, relocation of wheel wash unit, removal of TPZ1 and TPZ2 along with trees on northern boundary of the site, height of tank building, amended ESD report and amended flora and fauna report	Delegate	AmendPerm	18/05/2018	RedGum
N15/0014.01	No	5 Stevenson Avenue DANDENONG NORTH VIC 3175	Thi Kim Chi Le	AMENDMENT TO Multi Dwelling Development x 2 (1 x Double Storey New; 1 x Single Storey Existing)	Amend permit condition 2.5 landscaping	Delegate	AmendPerm	29/05/2018	Silverleaf
N15/0199.04	No	754-768 Princes Highway SPRINGVALE VIC 3171	Dotz Holdings Pty Ltd C/o - Ratio Consultants	AMENDMENT to use and develop the land for a supermarket, restricted retail premises & service station and a reduction of the car and bicycle parking requirements	Amend endorsed plans to show changes to the signage and building facade	Delegate	AmendPerm	25/05/2018	Lightwood
N15/0751.01	No	13 Leonard Avenue NOBLE PARK VIC 3174	Senada Pita	WITHDRAWN - AMEND TO The construction of eight (8) new double storey dwellings	Amend permit to allow changes to units 1, 2, 7, 8	Applicant	Withdrawn	01/05/2018	Paperbark
N16/0045.02	No	11-15 Smeaton Avenue DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	AMENDMENT TO: The use and development of the land for a double storey building containing a food and drink premises and an office, together with a reduction of the car parking requirements	Amend endorsed plans to reflect what was constructed on the site	Delegate	AmendPerm	15/05/2018	RedGum

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## 2.4.2 Planning Delegated Decision Issued May 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
N16/0266.01	No	155C Cleeland Street DANDENONG VIC 3175	Aru Design	AMENDMENT TO: To construct buildings and works (veranda and storage container to the rear of the premises) and to reduce the car parking requirements for a Food and Drink Premises.	No response to further information request	Delegate	Lapsed	03/05/2018	RedGum
N16/0832.01	No	119 Kelvinside Road NOBLE PARK VIC 3174	119 Kelvinside Road Pty Ltd	AMENDMENT TO The development of four (4) double storey dwellings	Amendment to permit to delete Condition 1.5.2 relating to the ground floor level must be constructed of brick	Delegate	AmendPerm	18/05/2018	Paperbark
N17/0009	No	7/450-466 Princes Highway NOBLE PARK NORTH VIC 3174	Badminton First Pty Ltd	AMENDMENT RECEIVED SEE CHILD PROCESS Change of Use (Indoor Recreational Facility)	Commercial 2 Zone, 44320.37sqm	Applicant	Withdrawn	02/05/2018	Silverleaf
N17/0108	No	94 Brady Road DANDENONG NORTH VIC 3175	Derek Farrington	Buildings and Works (Single Storey Unit Behind Existing House)	No response to further information request	Delegate	Lapsed	25/05/2018	Silverleaf
N17/0147	No	33 Stephen Road DANDENONG SOUTH VIC 3175	Quality Rugs and More Pty Ltd C/o - Reza Rahbeen	To construct buildings and works (Flue)	Under Clause 62.02-2, a permit is not required to construct a flue	Delegate	NotRequire	25/05/2018	RedGum
N17/0376	No	7 Abbott Street DANDENONG VIC 3175	Prestigious Millennium Design Pty Ltd	The development and use of a double storey building for a shop, food and drink premise, medical centre and to reduce the car parking requirements - DECLARED AREA	Multiple Zones Apply, 721.77sqm, medical centre	Delegate	PlanPermit	23/05/2018	RedGum
N17/0388	No	13 Fifth Avenue DANDENONG VIC 3175	ARG Planning	Develop the land for three (3) double storey dwellings and remove the Covenant (Instrument 1657866)	Residential Growth 1 Zone, 645.85sqm	Delegate	PlanPermit	15/05/2018	RedGum
N17/0406.01	No	57-59 McCrae Street DANDENONG VIC 3175	Jesse Ant Architects	AMENDMENT TO The development of land for fourteen (14) triple storey dwellings and the construction of a front fence -DECLARED AREA	Amend permit to allow removal of the turning bay and replace with car parking space	Delegate	AmendPerm	18/05/2018	RedGum
N17/0429	No	62 Halton Road NOBLE PARK NORTH VIC 3174	Kostic & Associates Pty Ltd	Development of the land for two (2) double storey dwellings	Proposal fails to meet the objectives of clauses 21.05, 22.09-3.1, 55, 52.06-8 and 65	Delegate	Refusal	01/05/2018	Silverleaf
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## 2.4.2 Planning Delegated Decision Issued May 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
N17/0495	No	8 Lesley Grove NOBLE PARK VIC 3174	Quelch Town Planning	To develop the land for two (2) double storey dwellings and one (1) single storey dwelling and subdivide the land into three (3) lots	General Residential 1 Zone, 697sqm	Delegate	PlanPermit	17/05/2018	Lightwood
N17/0530	No	16 Callaghan Street NOBLE PARK VIC 3174	Clarke Planning Pty Ltd	Development of the land for four (4) double storey dwellings.	Proposal fails to comply with Clauses 15.01, 21.05, 52.06, 22.09 and 55	Delegate	Refusal	18/05/2018	Paperbark
N17/0600	No	5 Wareham Street SPRINGVALE VIC 3171	KMT Design Pty Ltd C/- Khem Vu	Development of the land for three (3) dwellings (two double storey dwellings and one single storey dwelling to the rear)	Proposal fails to satisfy clauses 21.05, 22.09-3.1, 55 and design standard 2	Delegate	Refusal	01/05/2018	Lightwood
N17/0601.01	No	2/26 Samaria Street DANDENONG NORTH VIC 3175	Lowkey Constructions C/- Chris Kelleher	AMENDMENT to Planning Permit alterations to size & screening to south and east of deck, Deletion of Condition 1.3 maximum height 600mm	Amend endorsed plans to show alterations to position and size of deck	Delegate	AmendPerm	22/05/2018	Silverleaf
N17/0610	No	28 Pickett Street DANDENONG VIC 3175	28 Pickett Street Pty Ltd C/- Urbis Pty Ltd	Development of the land for sixteen (16) dwellings	Proposal fails to provide an appropriate design response, fails to meet safety and built form guidelines, offers a poor level of internal amenity for future residents	Delegate	Refusal	29/05/2018	RedGum
N17/0620	No	8 Birdwood Avenue DANDENONG VIC 3175	C/- Rongze Xu Matrix Architects	The development of the land for three (3) new double storey dwellings	Residential Growth 1 Zone, 818, 14sqm	Delegate	PlanPermit	22/05/2018	RedGum
N17/0648	No	24 Moodemere Street NOBLE PARK VIC 3174	David Hand Handmade Drafting & Design	Development of the land for one (1) single storey dwelling to the rear of the existing double storey dwelling and alterations and additions to the existing dwelling.	General Residential 1 Zone, 956.53sqm	Delegate	PlanPermit	14/05/2018	Paperbark
N17/0652	No	881 Princes Highway SPRINGVALE VIC 3171	Kenstor Pty Ltd	Buildings and Works (Warehouse) and alter access to a Road Zone, Category 1	Industrial 1 Zone, 9500sqm, warehouse	Delegate	PlanPermit	11/05/2018	Lightwood

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## 2.4.2 Planning Delegated Decision Issued May 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
N17/0663	No	8 Shalimar Crescent DANDENONG NORTH VIC 3175	JA Building Design	Development of the land for two (2) dwellings comprising alterations to the existing single storey dwelling at the front and the construction of one (1) double storey dwelling to the rear	Proposal fails to comply with Clauses 21.05, 22.09, 55, 52.06	Delegate	Refusal	18/05/2018	Silverleaf
N17/0664	No	11 Edgewood Road DANDENONG VIC 3175	Thilak & Ramani Palawaththa C/- Dino Design	Development of two (2) double storey dwellings	General Residential 1 Zone, 588.61sqm	Delegate	PlanPermit	02/05/2018	RedGum
N17/0673	No	129-143 Perry Road KEYSBOROUGH VIC 3173	Portofino Bella Pty Ltd	Subdivision x31 and removal of native vegetation	Residential	Delegate	PlanPermit	15/05/2018	RedGum
N17/0674	No	40 Francesco Drive DANDENONG NORTH VIC 3175	Mirjana Vukosavljevic	Development of the land for three (3) double storey dwellings	Neighbourhood Residential 1 Zone, 838.97sqm	Delegate	PlanPermit	01/05/2018	Silverleaf
N17/0684	No	4 Hope Street SPRINGVALE VIC 3171	JKBD Building Design Consultants	Development of the land for two (2) dwellings comprising one (1) double storey dwelling to the front of the site and one (1) single storey dwelling to the rear	General Residential 1 Zone, 607sqm	Delegate	PlanPermit	11/05/2018	Lightwood
N17/0688	No	76 Menzies Avenue DANDENONG NORTH VIC 3175	Warren Hill C/- Sally Hill	Development of the land for two (2) double storey dwellings	Proposal fails to comply with Clause 15 (Built Environment and Heritage), Clause 16 (Housing), Clause 55 (Objectives and Standards), Clause 22.09-3.1 (Car Parking, Landscaping, Private Open Space, Bulk) and fails to meet 30% Garden Area	Delegate	Refusal	15/05/2018	RedGum
N17/0701	No	12 Olympic Avenue SPRINGVALE SOUTH VIC 3172	Beshara Taouk	Development of the land for three (3) double storey dwellings and one (1) single storey dwelling	General Residential 1 Zone, 908sqm	Delegate	PlanPermit	22/05/2018	Lightwood
N17/0707	No	61-63 Licola Crescent DANDENONG SOUTH VIC 3175	Glass Recycling (VIC) Pty Ltd C/- KLM Spatial	Variation of a restriction (Covenant AB477142L)	Industrial 2 Zone	Delegate	PlanPermit	01/05/2018	RedGum

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## 2.4.2 Planning Delegated Decision Issued May 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
N17/0713	No	330-332 Hammond Road DANDENONG SOUTH VIC 3175	Duc Phan C/o - Double T Sheetmetal P/L	Buildings and Works (Shipping Containers)	Industrial 2 Zone, 3517.49sqm	Delegate	PlanPermit	22/05/2018	RedGum
N17/0722	No	754-768 Princes Highway SPRINGVALE VIC 3171	McDonald's Australia Limited	The use and development of the land for a convenience restaurant, display business identification signage, reduce the car parking requirement, reduce the bicycle requirements and alter access to a Road Zone, Category 1	Commercial 2 Zone, 553sqm, McDonald's	Delegate	PlanPermit	04/05/2018	Lightwood
N17/0723	No	10 Bryants Road DANDENONG VIC 3175	T3 Architecture	Development of the land for three (3) double storey dwellings	General Residential 1 Zone, 789.20sqm	Delegate	PlanPermit	23/05/2018	RedGum
N17/0724	No	47 Stuart Street NOBLE PARK VIC 3174	PH Architects C/- Peter Hogg	Multi Dwelling Development x 2 (Double Storey) New	Proposal fails to comply with Clause 21.08 (Built Form), Clause 22.09-3 (Design Guidelines), Clause 55 (Objectives & Standards) & Clause 52.06-9 (Accessways & Design Standard)	Delegate	Refusal	08/05/2018	Paperbark
N17/0729	No	180 Chandler Road NOBLE PARK VIC 3174	KMT Design Group	Development of the land for two (2) dwellings (one double storey dwelling and one single storey dwelling to the rear), and to create/alter access to a road in a Road Zone, Category 1	Neighbourhood Residential 1 Zone, 687sqm	Delegate	PlanPermit	30/05/2018	Paperbark
N17/0741	No	7 Lodge Street NOBLE PARK VIC 3174	Best Light Development Pty Ltd T/as BLDE Architecture	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 614.75sqm	Delegate	NOD	31/05/2018	Paperbark
N17/0748	No	21 Boyd Street DANDENONG NORTH VIC 3175	MAAM Copyright P/L	Alterations to the existing dwelling and development of a dwelling to the rear of the existing dwelling	General Residential 1 Zone, 679sqm	Delegate	PlanPermit	28/05/2018	RedGum
N17/0777	No	2 Hooker Avenue SPRINGVALE VIC 3171	KMT Design Group	Development of the land for two (2) dwellings (one (1) double storey dwelling to the front and one (1) single storey dwelling to the rear).	General Residential 1 Zone, 699sqm	Delegate	PlanPermit	09/05/2018	Lightwood

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## 2.4.2 Planning Delegated Decision Issued May 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
N17/0784	No	39 Greens Road DANDENONG SOUTH VIC 3175	Ha Loi C/- Loi Property Investments PTY LTD	Buildings and Works (Internal Mezzanine Floor Level and Rear Addition), Reduction in Car Parking	Industrial 1 Zone, 687 6sqm, mezzanine and reduction of car parking	Delegate	PlanPermit	03/05/2018	RedGum
N17/0799	No	21-23 Osborne Avenue SPRINGVALE VIC 3171	Sign Edge Melbourne	Signage (Business Identification)	Residential Growth 1 Zone, business identification sign	Delegate	PlanPermit	11/05/2018	Lightwood
N17/0804	No	39 Swift Way DANDENONG SOUTH VIC 3175	Christopher Frier	Buildings and Works (Warehouse Extension) and reduction of the car parking requirement	Industrial 1 Zone, 525sqm, warehouse extension	Delegate	PlanPermit	30/05/2018	RedGum
N17/0809	Yes	25 Superior Drive DANDENONG SOUTH VIC 3175	Gentile Constructions Pty Ltd	Buildings and Works (Warehouse) VICSMART	Industrial 1 Zone, 524sqm, warehouse	Delegate	PlanPermit	04/05/2018	RedGum
N17/0818	No	77-97 Edison Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Development of the land for warehousing	Industrial 1 Zone, 7160sqm, warehouse and ancillary office	Delegate	PlanPermit	01/05/2018	RedGum
N17/0819	No	223-231 Greens Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Signage (Business Identification)	Industrial 3 Zone, business identification sign	Delegate	PlanPermit	03/05/2018	RedGum
N17/0832	No	522-530 Princes Highway NOBLE PARK NORTH VIC 3174	M-Plan Planning Consultants	Development of the land for two (2) warehouse buildings and creation and alteration of access to a road in a Road Zone, Category 1	Commercial 2 Zone, 3100sqm, warehouse extension and new warehouse	Delegate	PlanPermit	18/05/2018	Silverleaf
N17/0833	No	1/28 Lawn Road NOBLE PARK VIC 3174	Peter William Garbellini	Development of the land for three (3) single storey dwellings (Retrospective)	General Residential 1 Zone, 946sqm	Delegate	PlanPermit	11/05/2018	Lightwood
N17/0855	No	36 Hemmings Street DANDENONG VIC 3175	McLauchlan Building Design Consultants	Development of the land for two (2) double storey dwellings	Residential Growth 1 Zone, 495sqm	Delegate	PlanPermit	21/05/2018	RedGum

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## 2.4.2 Planning Delegated Decision Issued May 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
N17/0859	No	259-265 Perry Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse x 2)	Industrial 1 Zone, 1241sqm, buildings and works warehouse x 2 with ancillary office space	Delegate	PlanPermit	10/05/2018	RedGum
N17/0869	No	34-38 Edison Road DANDENONG SOUTH VIC 3175	Quality First Designs Pty Ltd	Buildings and Works (Warehouse)	Industrial 1 Zone, 3371sqm, warehouse	Delegate	PlanPermit	14/05/2018	RedGum
N17/0872	No	259-265 Perry Road KEYSBOROUGH VIC 3173	Quality First Designs Pty Ltd	Buildings and Works (Warehouse)	Industrial 1 Zone, 2180sqm, warehouse	Delegate	PlanPermit	23/05/2018	RedGum
N17/0879	No	4/58-82 Produce Drive DANDENONG SOUTH VIC 3175	Creative Living Innovations	Buildings and Works (warehouse, tyre and steel store and paint bay)	Industrial 1 Zone, 1119.2sqm, warehouse	Delegate	PlanPermit	11/05/2018	RedGum
N17/0884	No	Vacant Land 103 Princes Highway DANDENONG SOUTH VIC 3175	Merrifield Childminding Pty Ltd	Use of the site as a child care centre and to reduce the car parking requirements	Commercial 2 Zone, 1244sqm, child care centre 168 children	Delegate	PlanPermit	08/05/2018	RedGum
N17/0889	No	50 David Street DANDENONG VIC 3175	McGann Architects	Multi Dwelling Development x 2 (1 Double Storey, 1 Single Storey) New	No response to further information request	Delegate	Lapsed	25/05/2018	RedGum
N17/0890	No	841 Princes Highway SPRINGVALE VIC 3171	Jo Barnett AECOM Australia Pty Ltd C/- APN Outdoor Pty Ltd	Sign - Triple-Sided Electronic Sign	Proposal fails to comply with Clauses 21, 22 and 52, is a safety hazard	Delegate	Refusal	25/05/2018	Lightwood
N18/0002	No	7 Dangerfield Drive SPRINGVALE SOUTH VIC 3172	Strait-Line Builders & Drafters Pty Ltd	Development of the land for one (1) single storey dwelling to the rear of the existing single storey dwelling	General residential 1 Zone, 752.35sqm	Delegate	NOD	28/05/2018	Lightwood
N18/0010	No	39 Bazalette Crescent DANDENONG SOUTH VIC 3175	Phil Bernardo Drafting Pty Ltd	Buildings and Works (Warehouse)	Industrial 3 Zone, 2206sqm	Delegate	PlanPermit	09/05/2018	RedGum

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## 2.4.2 Planning Delegated Decision Issued May 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
N18/0020	No	16 Claudia Street NOBLE PARK VIC 3174	Search Studio Co Pty Ltd	Multi Dwelling Development x 2 (1 Double Storey New, 1 Single Storey Existing)	No response to further information request	Delegate	Lapsed	25/05/2018	Paperbark
N18/0023	No	290 Thomas Street DANDENONG VIC 3175	Skillinvest Limited	To display business identification signage - DECLARED AREA	Multi Use Zone, business identification sign	Delegate	PlanPermit	02/05/2018	RedGum
N18/0035.01	No	2/43-47 Fiveways Boulevard KEYSBOROUGH VIC 3173	Area Specialist	Amendment to Planning Permit PLN18/0035 to amend what the permit allows and the endorsed plans	Amend permit to allow additional business identification on the other side of the signage pillar	Delegate	AmendPerm	29/05/2018	Paperbark
N18/0041	No	4/1-7 Attenborough Street DANDENONG VIC 3175	Bill Millaras	Buildings and Works (Mezzanine) DECLARED AREA	Industrial 1 Zone, Construction of Mezzanine Floor and Reduction of Carparking	Delegate	PlanPermit	10/05/2018	RedGum
N18/0042	No	78 Menzies Avenue DANDENONG NORTH VIC 3175	Aru Design	Multi Dwelling Development x 2 (Double Storey) New	No response to further information request	Delegate	Lapsed	02/05/2018	RedGum
N18/0044	No	53 Pultney Street DANDENONG VIC 3175	Modarc	Development of the land for 8 dwellings (5 Three Storey and 3 Double Storey) - DECLARED AREA	No response to further information request	Delegate	Lapsed	10/05/2018	RedGum
N18/0059	No	40 Kirkham Road DANDENONG VIC 3175	Merdzuan Alievskaya C/- JAG Building Design	Development of the land for three (3) double storey dwellings	General Residential 1 Zone, 730.15sqm	Delegate	PlanPermit	28/05/2018	RedGum
N18/0062	No	2-106 Bayliss Road DANDENONG SOUTH VIC 3175	Salta Properties (Lyndhurst) Pty Ltd C/- Planning & Property Partners Pty Ltd	Use and development of land for shipping container storage and reduction in car parking	Industrial 1 Zone, 13290sqm, use and development of land for shipping container storage, reduction in car parking	Delegate	PlanPermit	10/05/2018	RedGum
N18/0079	No	1/5 Berends Drive DANDENONG SOUTH VIC 3175	M J Reddie Surveys Pty Ltd	Subdivision x 3 SPEAR	Industrial	Delegate	PlanPermit	24/05/2018	RedGum

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## 2.4.2 Planning Delegated Decision Issued May 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
N18/0087	No	427 Princes Highway NOBLE PARK VIC 3174	T S Investing Group	Use the land for the purpose of a Convenience Restaurant, display business identification signs, reduction in the car parking requirement under Clause 52.06 of the Greater Dandenong Planning Scheme and alteration to access to a Road Zone Category 1.	General Residential 1 Zone, eat in/takeaway burger and coffee shop	Delegate	PlanPermit	09/05/2018	Paperbark
N18/0105	No	1/17 Brooklyn Avenue DANDENONG VIC 3175	Sylvester Kroyherr	Use the site for the purpose of Motor Vehicle Sales.	Industrial 1 Zone, second hand car sales	Delegate	NOD	23/05/2018	RedGum
N18/0113	No	145 Colemans Road DANDENONG SOUTH VIC 3175	Gentile Constructions Pty Ltd	Buildings and Works (Warehouse)	No response to further information request	Delegate	Lapsed	18/05/2018	RedGum
N18/0114	No	141 Colemans Road DANDENONG SOUTH VIC 3175	Gentile Constructions Pty Ltd	Buildings and Works (Warehouse)	No response to further information request	Delegate	Lapsed	18/05/2018	RedGum
N18/0116	No	201-213 Clarke Road SPRINGVALE SOUTH VIC 3172	Japara Healthcare C/o- SMEC Australia Pty Ltd	Signage	General Residential 1 Zone, Business Identification	Delegate	PlanPermit	30/05/2018	Lightwood
N18/0129	No	Dandenong Cemetery 17A Kirkham Road DANDENONG SOUTH VIC 3175	Chris Hewitt SMCT	Vegetation Removal	Public Use Zone 5	Delegate	PlanPermit	17/05/2018	RedGum
N18/0133	No	584-590 Springvale Road SPRINGVALE SOUTH VIC 3172	Nacha Moore Land Surveyors Pty Ltd	Subdivision x 15 SPEAR	Residential	Delegate	PlanPermit	11/05/2018	Lightwood
N18/0137	No	87 Indian Drive KEYSBOROUGH VIC 3173	Phil Bernardo Drafting Pty Ltd	Development of the land for a warehouse building	Industrial 1 Zone, 1664sqm, warehouse and double storey office	Delegate	PlanPermit	28/05/2018	RedGum
N18/0138	No	83 Indian Drive KEYSBOROUGH VIC 3173	Phil Bernardo Drafting Pty Ltd	Buildings and Works (Warehouse)	Industrial 1 Zone, 1392sqm	Delegate	PlanPermit	14/05/2018	RedGum

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## 2.4.2 Planning Delegated Decision Issued May 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
N18/0145	No	23 Sullivan Street SPRINGVALE VIC 3171	Mark Soo Chong Ku	Subdivision - Residential - New Lots x 2 SPEAR	Residential	Delegate	PlanPermit	29/05/2018	Lightwood
N18/0149	No	357-361 Springvale Road SPRINGVALE VIC 3171	Westpac Banking Corporation C/- KDC Pty Ltd	The display of illuminated and non-illuminated business identification signage	Business Identification	Delegate	PlanPermit	29/05/2018	Lightwood
N18/0151	No	251 Princes Highway DANDENONG VIC 3175	Nedanovski Investments Pty Ltd	Buildings and Works (extension to existing building)	Commercial 2 Zone, 213sqm, storage for existing workshop	Delegate	PlanPermit	18/05/2018	RedGum
N18/0158	No	1/16 Hughes Crescent DANDENONG NORTH VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision - Residential - New Lots x 2 SPEAR	Residential	Delegate	PlanPermit	30/05/2018	RedGum
N18/0162	No	164 McFees Road DANDENONG NORTH VIC 3175	Arie Cafe & Associates Pty Ltd	Subdivision - Residential - New Lots x 2 SPEAR	Residential	Delegate	PlanPermit	29/05/2018	RedGum
N18/0165	No	265-273 Lonsdale Street DANDENONG VIC 3175	Parkes Constructions Pty Ltd	Buildings and Works (Installation of ATM and under-awning sign) - DECLARED AREA	Commercial 2 Zone, installation of ATM and under-awning signage	Delegate	PlanPermit	22/05/2018	RedGum
N18/0172	No	81 Princes Highway DANDENONG SOUTH VIC 3175	Warrington 3 Property Industrial Pty Ltd	Subdivision Variation of Easement SPEAR	Commercial	Delegate	PlanPermit	17/05/2018	RedGum
N18/0173	No	1/18 Grant Street DANDENONG VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision x3 SPEAR	Residential	Delegate	PlanPermit	17/05/2018	RedGum
N18/0174	No	1/40 Fintonia Road NOBLE PARK VIC 3174	MJW Surveys Pty Ltd	Subdivision x2 SPEAR	Residential	Delegate	PlanPermit	25/05/2018	Paperbark

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## 2.4.2 Planning Delegated Decision Issued May 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
N18/0179	No	223-231 Greens Road DANDENONG SOUTH VIC 3175	Skopec Group T/As Scream Vision	To display business identification signage	Industrial 3 Zone, business identification signs	Delegate	PlanPermit	14/05/2018	RedGum
N18/0180	No	58 Jesson Crescent DANDENONG VIC 3175	Brandon Watson 360 Land Solutions	Subdivision - Residential - New Lots x 4 SPEAR	Residential	Delegate	PlanPermit	25/05/2018	RedGum
N18/0181	Yes	14 Wallace Avenue DANDENONG VIC 3175	MAC Surveying & Mapping	Subdivision x 2 SPEAR VICSMART	Residential	Delegate	PlanPermit	04/05/2018	RedGum
N18/0196	No	1/74-86 Indian Drive KEYSBOROUGH VIC 3173	Plans in Motion P/L	Change of Use (Restaurant, Liquor Licence and reduction to car parking requirement)	Industrial 1 Zone, liquor licence, restaurant with 26 patrons and reduction of car parking requirement	Applicant	Withdrawn	03/05/2018	RedGum
N18/0200	Yes	95 Indian Drive KEYSBOROUGH VIC 3173	Phil Bernardo Drafting Pty Ltd	Development of the land for two (2) warehouse buildings VICSMART	No response to further information request	Delegate	Lapsed	31/05/2018	RedGum
N18/0206	Yes	185-195 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Steve Palmer Surveys Pty Ltd	Subdivision Boundary Re-Alignment SPEAR VICSMART	Industrial	Delegate	PlanPermit	21/05/2018	RedGum
N18/0207	No	176 Outlook Drive DANDENONG NORTH VIC 3175	Kruno Stanisic	Subdivision - Residential - New Lots x 2 SPEAR	Residential	Delegate	PlanPermit	29/05/2018	Silverleaf
N18/0211	Yes	24 Columbia Court DANDENONG SOUTH VIC 3175	T.C.C & Co Pty Ltd	Subdivision x2 SPEAR VICSMART	Industrial	Delegate	PlanPermit	03/05/2018	RedGum
N18/0213	No	51-95 Greens Road DANDENONG SOUTH VIC 3175	FBJ Insulated Panel Systems	Buildings and Works (Cool Room Building) PRIORITY PAID	Multiple Zones Apply, 900sqm	Delegate	PlanPermit	11/05/2018	RedGum

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## 2.4.2 Planning Delegated Decision Issued May 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
N18/0217	No	61 David Street DANDENONG VIC 3175	Anna Lay	Subdivision x3 SPEAR	Residential	Delegate	PlanPermit	31/05/2018	RedGum
N18/0218	No	13 Philip Street DANDENONG NORTH VIC 3175	Mukesh Sharma	Subdivision x2 SPEAR	Residential	Delegate	PlanPermit	29/05/2018	RedGum
N18/0219	Yes	63-65 Quantum Close DANDENONG SOUTH VIC 3175	Highway Tractor Spares	Buildings and Works (Warehouse) VICSMART	Commercial 2 Zone, 282sqm	Delegate	PlanPermit	09/05/2018	RedGum
N18/0231	Yes	50 Indian Drive KEYSBOROUGH VIC 3173	John's Window Roller Shutters Pty Ltd	Buildings and Works (Mezzanine) VICSMART	Industrial 1 Zone, 62sqm, mezzanine	Delegate	PlanPermit	14/05/2018	RedGum
N18/0248	No	2 Roberts Street NOBLE PARK VIC 3174	Nobelius Land Surveyors Pty Ltd	** CLOSED - CREATED IN ERROR** Subdivision - Residential - New Lots x 5 SPEAR	Residential	Delegate	Closed	09/05/2018	Paperbark
N18/0249	Yes	56 Healey Road DANDENONG SOUTH VIC 3175	Elevation One Building Design	Buildings and Works (Concrete Panel Wall with Roller Doors) VICSMART	Industrial 1 Zone, 1697sqm, concrete wall with provision for roller door	Delegate	PlanPermit	23/05/2018	RedGum

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1/06/2018

**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386)**

File Id:	129610
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted plans Location of objectors Clause 22.09 assessment Clause 52.06 assessment Clause 55 assessment

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**Application Summary**

Applicant:	Golden Property Development Pty Ltd
Proposal:	The development of the land for five (5) double storey dwellings
Zone:	Residential Growth Zone – Schedule 1
Overlay:	No overlays applicable
Ward:	Lightwood

This application has been brought before the Council because it has received four (4) objections during the advertising process.

The application proposes the development of the land for five (5) double storey dwellings. 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 an on-site notice and the mailing of notices to adjoining and surrounding owners and occupiers. Four (4) objections were received to the application. Issues raised generally relate to matters of:

- Car parking, congestion and vehicular noise;
- Access and egress;
- Overshadowing; and
- Overdevelopment.

**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

**Assessment Summary**

As assessed, the current application is considered appropriate for approval. The subject site is located within close proximity to the Springvale Activity Centre which caters for a wide variety of amenities, supporting a higher density of residential development. The site is identified within the Substantial Change Area under Clause 22.09-3.2, which is expected to contain a greater proportion of well-designed and site responsive medium to high density residential developments.

The proposal would meet Council's expectations for medium to high density development which is guided by the policy expectations and design principles of Clause 22.09 *Residential Development and Neighbourhood Character* and the objectives of Clause 55 *Two or more dwellings on a lot*.

**Recommendation Summary**

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

**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

**Subject Site and Surrounds**

**Subject Site**

- The subject site is located to the eastern side of Whitworth Avenue;
- The site is rectangular in shape and has a total area of 815sqm, with a 15.24 metre frontage, and a 53.34 metre sideage;
- The subject site is oriented on a north-south axis, has a rise of 1.25 metres from the site frontage to the rear with scattered vegetation;
- The site is currently accessed via an existing concrete crossover of standard residential proportions, located to the western side of the property frontage; and
- The site is currently developed with a single storey brick house and outbuildings located to the rear.

**Surrounding Area**

- The subject is located within the Residential Growth Zone – Schedule 1, on the periphery of the Springvale Activity Centre. The site is located approximately 850m (as the crow flies) to the core of the centre, around the Springvale Railway Station;
- The allotments to the north are located within the General Residential Zone – Schedule 1, which from a policy perspective seeks a transition in density, and built form outcomes;
- The surrounding area is typically characterised by post-war single dwelling allotments, interspersed with multi-dwelling developments of various densities. It is clear that the character of the area (when viewed from Whitworth Avenue towards to Springvale Activity Centre) is shifting towards the identified future character preferences sought by the Substantial Change Area;
- Land to the northern side of Whitworth Avenue (located within the General Residential Zone – Schedule 1) retains the existing post-war character, and remains relatively intact, with less multi-dwelling developments present; and
- A number of community facilities are located within proximity of the site including but not limited to the Springvale Railway Station, the Sandown Raceway, the Springvale Commercial Centre and a number of parks, schools and other education facilities.

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

#### Locality Plan



#### **Background**

##### Previous Applications

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

- PLN11/0694: The development of land for seven (7) double storey dwellings. The application was closed as a Cultural Heritage Management Plan had not been provided.



**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

- PLN13/0055: The development of land for nine (9) dwellings within a three storey building. The application was refused by Council on grounds of neighbourhood character, building height, side setbacks, limited solar access to secluded private open space, design detail, safety, landscaping and car parking standards.
- PLN13/0573: The development of land for seven (7) double storey dwellings. The application was subsequently withdrawn by the Applicant.
- PLN16/0044: The development of land for six (6) double storey dwellings. The application was refused by Council in grounds of neighbourhood character, safety, parking location, car parking standards, private open space and internal amenity. The decision was upheld at VCAT with no permit issued.

The key difference between this current application for five dwellings and the previous refusal of PLN16/0044 is in the additional dwelling under the previous application. (a total of six dwellings under PLN16/0044). Ultimately, the additional dwelling further constrained the site with respect to ground floor open space, side and rear setbacks, building articulation, and other character issues which results in unacceptable outcomes that are inconsistent with the Greater Dandenong Planning Scheme.

The current proposal is for five (5) dwellings which improves on-site availabilities for private open space, setbacks, storage areas and other site facilities and services. In addition, the design of the development is of a contemporary nature, and provides visual articulation through the use of materials, textures and other building features such as balcony spaces.

**Proposal**

The application proposes the development of the land for five (5) double storey dwellings. The details of the proposal are as follows:

	<b>Details</b>
Type of proposal	Multi-dwelling development
Number of dwellings	Five (5)
Levels	Two storey
Height	7.955 metre maximum building height
Oriented to	Dwelling 1: Whitworth Avenue Dwellings 2 to 5: Shared internal accessway
External materials	Ground floor: face brick, painted render, powder coated aluminium windows, powder coated garage doors First floor: painted render, metal cladding, powder coated aluminium windows, perforated metal privacy screens

**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

Minimum setbacks	North: 5.0m (front) East: 1.0m South: 1.53m (rear) West: 3.595m
Open space type	Dwelling 1: A total of 25sqm of SPOS with a minimum dimension of 3m at ground floor, with an additional 52sqm of POS within the front yard.  Dwelling 2: A total of 25 sqm of SPOS with a minimum dimension of 3m at ground floor, and an 8sqm first floor balcony.  Dwelling 3: A total of 25 sqm of SPOS with a minimum dimension of 3m at ground floor, and an 8sqm first floor balcony.  Dwelling 4: A total of 25 sqm of SPOS with a minimum dimension of 3m at ground floor, and an 8sqm first floor balcony.  Dwelling 5: A total of 26sqm of SPOS with a minimum dimension of 3.22m at ground floor, with a total area of 45sqm of POS.
Number of Car parking Spaces required	Seven (7) spaces required in total: <ul style="list-style-type: none"> <li>• Four (4) per each two bedroom dwelling (dwellings 1 to 4);</li> <li>• Two (2) for each three or more bedroom dwelling (dwelling 5); and</li> <li>• One (1) visitor car parking space for five or more dwellings.</li> </ul>
Number of Car parking Spaces provided	Seven (7) car parking spaces have been provided on the subject site in accordance with the rates outlined at Clause 52.06-5.
Type of car parking	Dwellings 1 to 4: single garage  Dwelling 5: double garage  Visitor space: open to sky
Access	The existing 3m wide concrete crossover will be retained, providing access to Whitworth Avenue from the western side of the site frontage.
Front Fence	No front fence proposed.
Other	Not applicable.

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



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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

**Victorian Charter of Human Rights and Responsibilities**

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

**Financial Implications**

No financial resources are impacted by this report.

**Planning Scheme and Policy Frameworks**

Pursuant to the Greater Dandenong Planning Scheme, a planning permit is required to construct two or more dwellings on a lot pursuant to Clause 32.07-5 of the Residential Growth Zone.

The relevant controls and policies are as follows:

**Zoning Controls**

The subject site is located in a Residential Growth Zone – Schedule 1.

**Clause 32.07 Residential Growth Zone**

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 32.07-5 of the Greater Dandenong Planning Scheme, a planning permit is required to construct two or more dwellings on a lot.

It is noted that within Schedule 1 to the zone, varied requirements of Clause 55 are set out as follows:

- Standard B6 (Minimum Street Setback) – As per B6 or 5 metres, whichever is the lesser;
- Standard B8 (Site Coverage) – Maximum of 70%;
- Standard B13 (Landscaping) – 70% of ground level front setback, and side and rear setbacks, 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.

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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

**Overlay Controls**

No overlays affect the subject site.

**State Planning Policy Framework**

The following state planning policies are relevant to this application:

**Clause 15 Built Environment and Heritage**

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.*

**Clause 16 Housing**

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.*

**Clause 16.01-4 Housing diversity**

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.*

**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)****Clause 18.01-1 Land use and transport planning**

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:

**Clause 21.04-1 Housing and community**

- Greater Dandenong is forecast to be home to some 16,700 new households by 2031 (as measured from 2001), according to the Southern Regional Housing Statement (DSE, 2006). This represents a 36% increase on the number of households compared to 2001.
- Supporting urban consolidation and providing housing in existing areas close to activity centres means that people do not need to travel as far to work, shop or to take part in sports/leisure activities thus reducing the environmental impacts of transport.
- Increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.
- 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.

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

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.*

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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

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.*

**Clause 22.09 Residential Development & Neighbourhood Character Policy**

The objectives of this clause are as follows:

- *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.*

**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

Clause 22.09-3.1 provides the general design principles to guide all residential development, in addition to those specified in each Future Change Area. The design principles consider matters such as: housing form; height; bulk; site design; private open space; car parking; landscaping; safety; setbacks; materials and finishes; domestic services and, internal amenity. The application has been assessed against this policy as detailed within the Clause 22.09 assessment provided at Attachment 3.

*An assessment of Clause 22.09 is included as Attachment 3.*

**Particular Provisions****Clause 52.06 Car Parking**

The provision of Car Parking must be considered for this proposal. The purposes of this provision are:

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

The required spaces are identified in the table to Clause 52.06-5. Clause 52.06-3 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 and a dwelling with three or more bedrooms requires two (2) car spaces. Clause 52.06-5 also sets out that one (1) visitor car space is to be provided to every 5 dwellings.

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

*An assessment of Clause 52.06 is included as Attachment 4.*

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

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

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

**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

The purpose of this clause is:

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

A development:

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

*An assessment of Clause 55 is included as Attachment 5.*

**General Provisions**

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

**Proposed Planning Scheme Amendments**

The subject site is not affected by any Planning Scheme amendments.

**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.

**Safe Design Guidelines**

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

**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)****Referrals****External**

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

**Internal**

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

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

**Advertising**

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

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

The notification has been carried out correctly.

Council has received four (4) objections to date.

*The location of the objectors is shown in Attachment 2.*

**Consultation**

A consultative meeting was held on 31/01/2018 with the applicant, objectors and Council representatives in attendance. Whilst the issues were discussed at length there was no resolution and the objections/submissions stand as received.



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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)****Summary of Grounds of Objections**

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

- **Car parking, congestion and vehicular noise.**

*Concerns have been raised with respect to an increase in car parking, street congestion and vehicular noise as a result of street congestion. Council officers note that all car parking spaces have been provided in accordance with Clause 52.06, and Council's Transport Planning department have not raised any further concern with respect to on-street parking, congestion or the like. It is therefore considered that the proposal is highly unlikely to result in unacceptable congestion, noise or other traffic issues.*

- **Access and egress.**

*Concerns have been raised that the vehicular accessway does not allow for cars to exit the site in a forwards direction, resulting in an increase of on-street car parking. Council's Transport Planning department have reviewed the swept paths submitted with this application, and it has been determined that vehicles will be able to safely enter and exit the site in a forward direction.*

- **Overshadowing.**

*Concerns have been raised that the double storey dwellings would result in unreasonable overshadowing. Council officers have reviewed the submitted shadow diagrams and note that whilst overshadowing will occur in the morning, that the proposal in fact meets the Clause 55.04-5 standards and objective which relate to overshadowing impacts.*

- **Overdevelopment.**

*Concerns have been raised that the proposal results in an overdevelopment of the land. Council officers note that the proposal generally complies with the relevant standards and policy preferences that guides built form and development and presents an acceptable outcome for the site that is not considered to be an overdevelopment of the land.*

**Assessment****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*.



**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

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 contemporary, articulated and visually interesting building elevations 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 set out in Clause 15.01 and Clause 21.05-1.

As such Council officers recommend that the application be approved subject to planning permit conditions as necessary.

**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.

An assessment against the design principles of Clause 22.09 is included at Attachment 3 of this report. This proposal provides a design response which is consistent with the preferred character envisaged by Clause 22.09, except in the following instances:

Clause 22.09-3.1 General Design Principles**Safety**

The proposed development fails to provide an adequate level of passive surveillance to the shared internal accessway at ground floor level, with no western facing windows proposed at ground level.

Conditions of permit (Condition 1.1 and 1.2) will require additional clear glazed windows to the dwelling 1 to 4 western facing (kitchen) walls, and to the dwelling 5 western facing (stairwell) wall.

In addition, to ensure that each balcony has views to the accessway, a further condition of permit (Condition 1.3) will require the northern side wall of each balcony, that has a direct interface with the accessway (i.e. no party wall) be constructed to allow surveillance to the accessway.

**Landscaping**

The intent to provide adequate landscaping is clear, noting that there is sufficient space available for landscaping opportunities to the eastern side boundary and within the front boundary of the site.

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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

However, the decking proposed to the rear of dwellings 1 to 4 would only provide an area of approximately 1.4m for canopy planting. This is not considered to be sufficient space to allow such trees to reach maturity. A condition of permit (Condition 1.4) will require the partial removal of decking along the interface with each single width garage (therefore a removal of 3.5m of decking), which would provide an improved area for canopy planting. The condition will specify that pavers are an appropriate alternative.

The plans provided suggest that two (2) existing trees are to be retained, located within the SPOS of dwellings 4 and 5. A condition of permit (Condition 4) will require the protection of these trees during construction.

A landscape plan will be required under Condition 2 prior to the endorsement of documentation under Condition 1.

**Private open space**

The minimum private open space areas outlined at Standard B28 have not been provided for dwellings 2, 3 and 4, with each dwelling only providing a ground floor total of 25sqm of SPOS with a minimum dimension of 3m (40sqm total required) and a first floor balcony with a minimum dimension of 1.2m (minimum 1.6m dimension required).

While this is the case, Council officers find that given the context of the site and the location within the RGZ1, that 25sqm at ground floor level is considered adequate for the recreational needs of residents. However, there is a concern that large storage sheds provided for each dwelling 2, 3 and 4 restricts the overall usability of the SPOS, thus impacting recreational usage. To rectify this issue, a condition of permit (Condition 1.5) will be imposed to relocate the storage sheds into the garage of each dwelling in an above-bonnet format. This results in a clear span 25sqm SPOS area with no limitations.

In addition, a condition of permit (Condition 1.6) will require that the balconies of dwellings 2, 3 and 4 have a minimum width of 1.6m to comply with the minimum area and dimension requirements at Standard B28. Whilst these are not from a direct living area, they do provide additional secluded private open space at first floor level for future residents to enjoy in addition to the adequate ground floor area provided.

It is therefore considered that the combination of the ground floor private open space and balconies would provide an appropriate level of private open space for residents of these dwellings.

**Materials and finishes**

The proposal utilises a mixture of materials, including metal cladding, painted render and face brick with aluminium powder coated features (garages, windows frames and the like).

Whilst the materials proposed are mostly of a high quality product, and provide consistency with the character of the area, the excessive use of painted render at ground floor is not considered to be appropriate, resulting in visually bland design, contrary to the design principle which seeks to avoid using rendered cement sheet in excess.

**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

A condition of permit (Condition 1.7) will require that the ground floor of each dwelling be constructed with a mixture of materials (including brickwork), textures and colours to improve the visual outlook and building design.

**Clause 55 Assessment**

A Clause 55 Assessment is attached to this report at Attachment 5. Standards that warrant further consideration are discussed as follows:

**Clause 55.03-7 Safety objective**

Relevant objective:

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

The proposed development fails to provide an adequate level of passive surveillance to the shared internal accessway at ground floor level, with no western facing windows proposed.

Conditions of permit (Condition 1.1 and 1.2) will require additional clear glazed windows to the dwelling 1 to 4 western facing (kitchen) walls, and to the dwelling 5 western facing (stairwell) wall.

In addition, to ensure that each balcony has views to the accessway, a further condition of permit (Condition 1.3) will require the northern side wall of each balcony that has a direct interface with the accessway (i.e. no party wall) be constructed to allow surveillance to the accessway.

Further to the above, security lighting has not been provided along any part of the accessway to illuminate the shared accessway, garages or pedestrian areas. A condition of permit (Condition 1.8) will require high-mounted sensor lighting to be provided at appropriate locations across the site to improve site safety.

**Clause 55.03-8 Landscaping objectives**

Relevant objectives:

- *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 intent to provide adequate landscaping is clear, noting that there is sufficient space available for landscaping opportunities to the eastern side boundary and within the front boundary of the site.

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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

However, the decking proposed to the rear of dwellings 1 to 4 would only provide an area of approximately 1.4m for canopy planting. This is not considered to be sufficient space to allow such trees to reach maturity. A condition of permit (Condition 1.4) will require the partial removal of decking along the interface with each single width garage (therefore a removal of 3.5m of decking), which would provide an improved area for canopy planting. The condition will specify that pavers are an appropriate alternative.

The plans provided suggest that two (2) existing trees are to be retained, located within the SPOS of dwellings 4 and 5. A condition of permit (Condition 4) will require the protection of these trees during construction

A landscape plan will be required under Condition 2 prior to the endorsement of documentation under Condition 1.

**Clause 55.05-4 Private open space objective**

Relevant objective:

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

The minimum private open space areas outlined at Standard B28 have not been provided for dwellings 2, 3 and 4, with each dwelling only providing a ground floor total of 25sqm of SPOS with a minimum dimension of 3m (40sqm total required) and a first floor balcony with a minimum dimension of 1.2m (minimum 1.6m dimension required).

Council officers find that given the context of the site and the location within the RGZ1, that 25sqm at ground floor level is considered adequate for the recreational needs of residents. However, there is a concern that large storage sheds provided for each dwelling 2, 3 and 4 restricts the overall usability of the SPOS, thus impacting recreational usage. To rectify this issue, a condition of permit (Condition 1.5) will be imposed to relocate the storage sheds into the garage of each dwelling in an above-bonnet format. This results in a clear span 25sqm SPOS area with no limitations.

In addition, a condition of permit (Condition 1.6) will require that the balconies of dwellings 2, 3 and 4 have a minimum width of 1.6m to comply with the minimum area and dimension requirements at Standard B28. Whilst these are not from a direct living area, they do provide additional secluded private open space at first floor level for future residents to enjoy in addition to the adequate ground floor area provided.

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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

**Clause 52.06 Assessment**

A Clause 52.6 Assessment is attached to this report at Attachment 4. Standards that warrant further consideration are discussed as follows:

**Design Standard 1 - Accessways**

The proposal fails to provide a corner splay area that would allow a clear view of pedestrian on the footpath of the frontage road. A condition of permit (Condition 9) requires this to be provided on amended plans.

**Design Standard 6 – Safety**

The proposal fails to provide any security lighting across the site that would illuminate the shared accessway, garages or pedestrian areas. A condition of permit (Condition 1.7) will require high-mounted sensor lighting to be provided at appropriate locations across the site to improve site safety.

**Miscellaneous items**

The following general conditions are required:

- The dwelling 4 storage shed is to be relocated to avoid any conflict with the existing tree to be retained (Condition 1.9).
- The north/south elevation plans should appropriately annotate the dwelling 2, 3 and 4 balconies, clearly demonstrating the overhang to the shared internal accessway (Condition 1.10).

**Conclusion**

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

**Recommendation**

**That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 10 Whitworth Avenue, SPRINGVALE VIC 3171 for the development of the land for five (5) double storey dwellings subject to the following conditions:**

- 1. Prior to the endorsement of plans, one (1) copies of amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plans have been approved and endorsed by the Responsible Authority. The endorsed copy of the plans forms part of this permit. The plans must be in accordance with the plans submitted with the application, but modified to show:**
  - 1.1. A clear glazed window with a minimum sill height of 1.4m above the accessway to dwellings 1, 2, 3 and 4 western facing kitchen walls.**

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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

- 1.2. A full length clear glazed window to the dwelling 5 stairwell.
- 1.3. The northern side wall of each balcony with direct views to the shared internal accessway to be of a transparent nature to allow passive surveillance to the shared internal accessway.
- 1.4. The decking abutting each dwellings single garage to be removed. Any canopy tree proposed under Condition 2 must be located within this area. Pavers may be used to provide a pedestrian access.
- 1.5. The storage sheds of dwellings 2, 3 and 4 relocated into the garage of the respective dwelling in an above-bonnet arrangement. A cross-sectional diagram of the storage arrangement is to be provided to demonstrate useability.
- 1.6. All balconies are to have a minimum dimension of 1.6 metres.
- 1.7. The ground floor of each dwelling to be constructed with a mixture of materials (including brickwork), colours and textures. Garage doors are to be constructed with a contrasting material and colour scheme.
- 1.8. High-mounted sensor lighting located above the porch and garage of each dwelling and the visitor car parking space.
- 1.9. The dwelling 4 storage shed relocated to avoid conflict with the existing tree to be retained.
- 1.10. The dwelling 2, 3 and 4 balconies to be annotated on the north and south elevation plans, to clearly demonstrate the overhang of the shared internal accessway.
- 1.11. Landscape plans in accordance with Condition 2.
- 1.12. Corner splay areas in accordance with Condition 9.
2. Prior to the endorsement of plans under Condition 1, a landscape plan must be submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions and one (1) copies must be provided. The landscaping plan must be prepared by a suitably qualified person, and must show:
  - 2.1. The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks.
  - 2.2. Details of the proposed layout, type and height of fencing.

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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

- 2.3. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn.**
- 2.4. A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities.**
- 2.5. At least one (1) native tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling that does not have an existing tree being retained.**
- 2.6. At least two (2) native trees with a minimum planting height of 1.5m 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.**

**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. The layout of the site, and the size of the proposed buildings and works as shown on the endorsed plan, shall not be altered or modified (whether or not in order to comply with any Statute, Statutory Rule or Local Law or for any other reason) without the prior consent of the Responsible Authority.**
- 4. Before the approved development starts, all existing vegetation shown on the endorsed plans to be retained on the land must, to the satisfaction of the Responsible Authority, be suitably marked in a “Tree Protection Zone” with the Tree Protection Zones:**
  - 4.1. Adequately protected from damage during construction.**
  - 4.2. For each tree to be retained being defined at a diameter of not less than 2 metres or 6 x the trunk diameter at a 1.3 metre height, whichever is the greater, from the base of the trunks.**

**Having fencing at least 1.2 metres high and constructed of steel pickets and orange safety mesh or similar. The Tree Protection Fence must remain in place until construction is completed.**



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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

**Having the ground surface covered by a 150mm deep layer of mulch before the development starts, and this must be watered regularly.**

**All to the satisfaction of the Responsible Authority.**

- 5. 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.**
- 6. Prior to the occupation of the dwelling(s) hereby permitted, all landscaping as shown on the endorsed plans, including trees, shrubs and lawn, shall be planted and thereafter maintained, to the satisfaction of the Responsible Authority.**
- 7. The dwelling(s) hereby approved must not be occupied until all buildings and works and the conditions of this permit have been complied with, unless with the written consent of the Responsible Authority.**
- 8. Except with the prior written consent of the Responsible Authority, service units, including air conditioning/heating units, must not be located on any of the balcony areas unless visually and acoustically screened to the satisfaction of the Responsible Authority.**
- 9. Letterboxes and all other structures (including fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Clause 52.06-9 of the Planning Scheme.**
- 10. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.**
- 11. The connection of the internal drainage infrastructure to the Legal Point of Discharge must be to the satisfaction of the Responsible Authority.**
- 12. Collected stormwater must be retained onsite and discharged into the drainage system at pre development peak discharge rates as stated in the Legal Point of Discharge approval letter. Approval of drainage plan including any retention system within the property boundary is required**
- 13. 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.**
- 14. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority.**



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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

- 15. 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.**
- 16. This permit will expire if: -**
  - 16.1 The development or any stage of it does not start within two (2) years of the date of this permit, or**
  - 16.2 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.**

**Planning Permit Notes**

**The above property is subject to uncontrolled overland flow across the frontage of the property.**

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

**The minimum finished floor level of the proposed Fwellings is RL49.55m to AHD.**

**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.**

**Any existing vehicle crossing will need to be removed and reinstate with kerb in accordance with Council Standards.**

**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

**STATUTORY PLANNING APPLICATION**

**TOWN PLANNING APPLICATION NO. 10 WHITWORTH AVENUE,  
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0386)**

**ATTACHMENT 1**

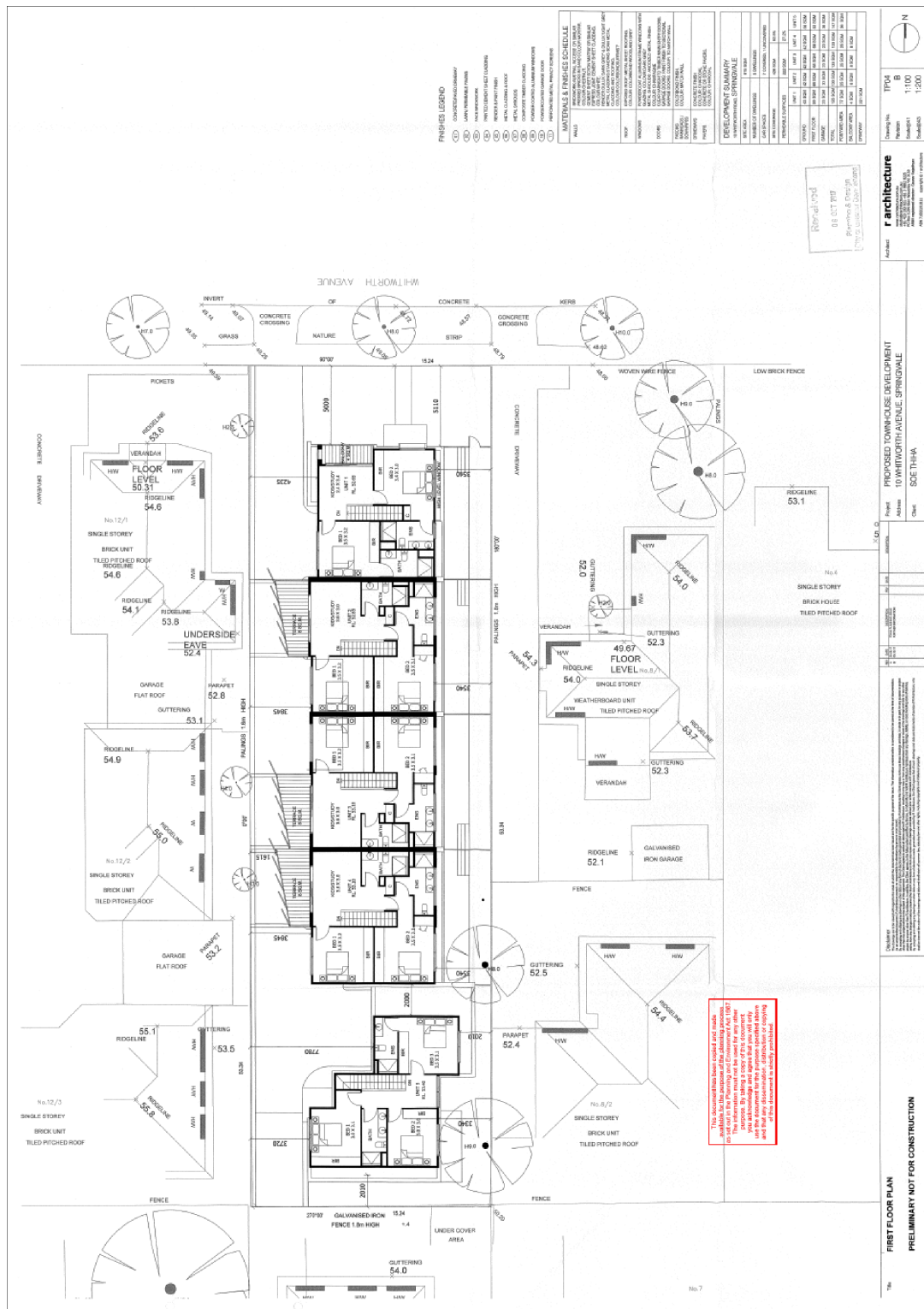
**SUBMITTED PLANS**

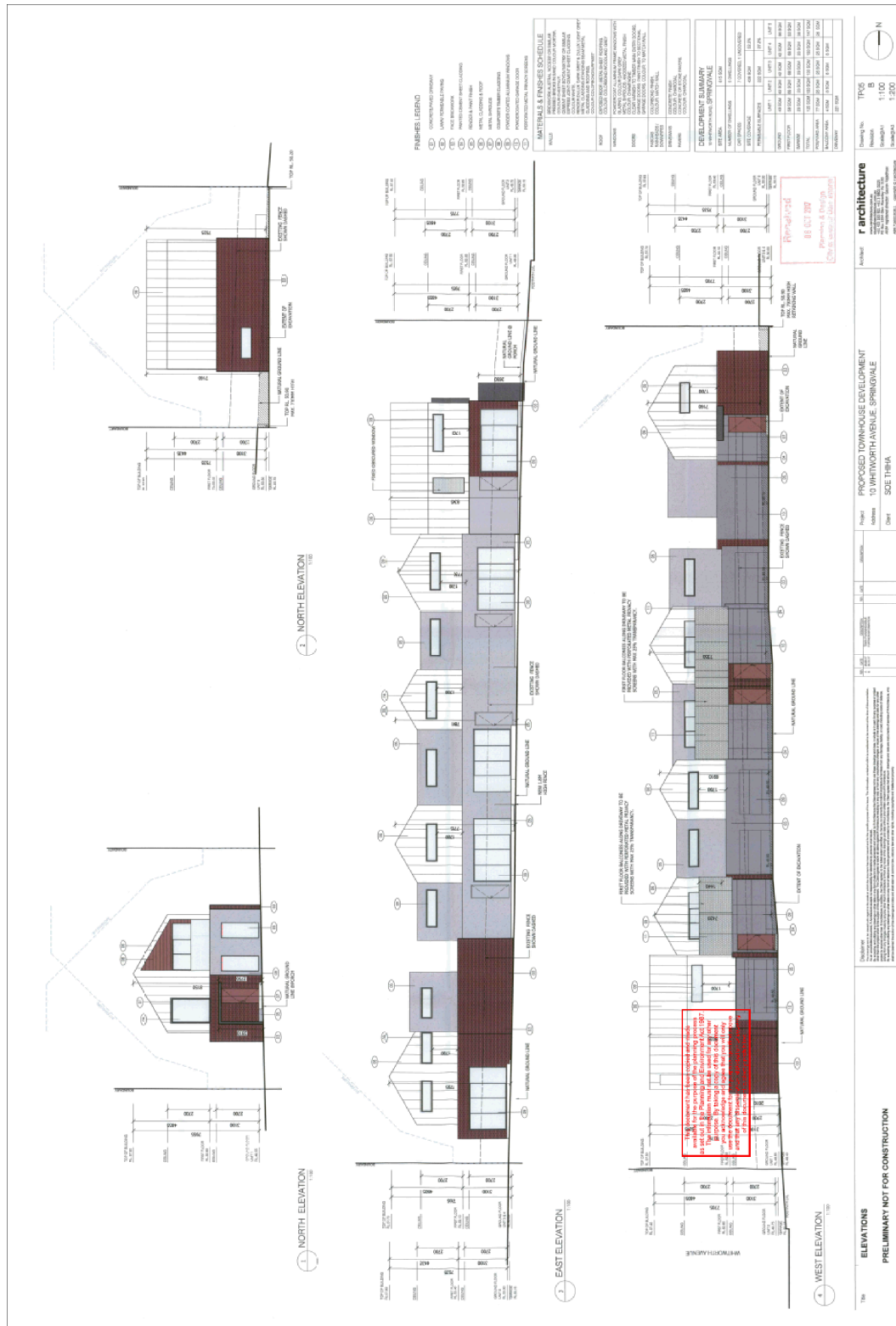
**PAGES 6 (including cover)**

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

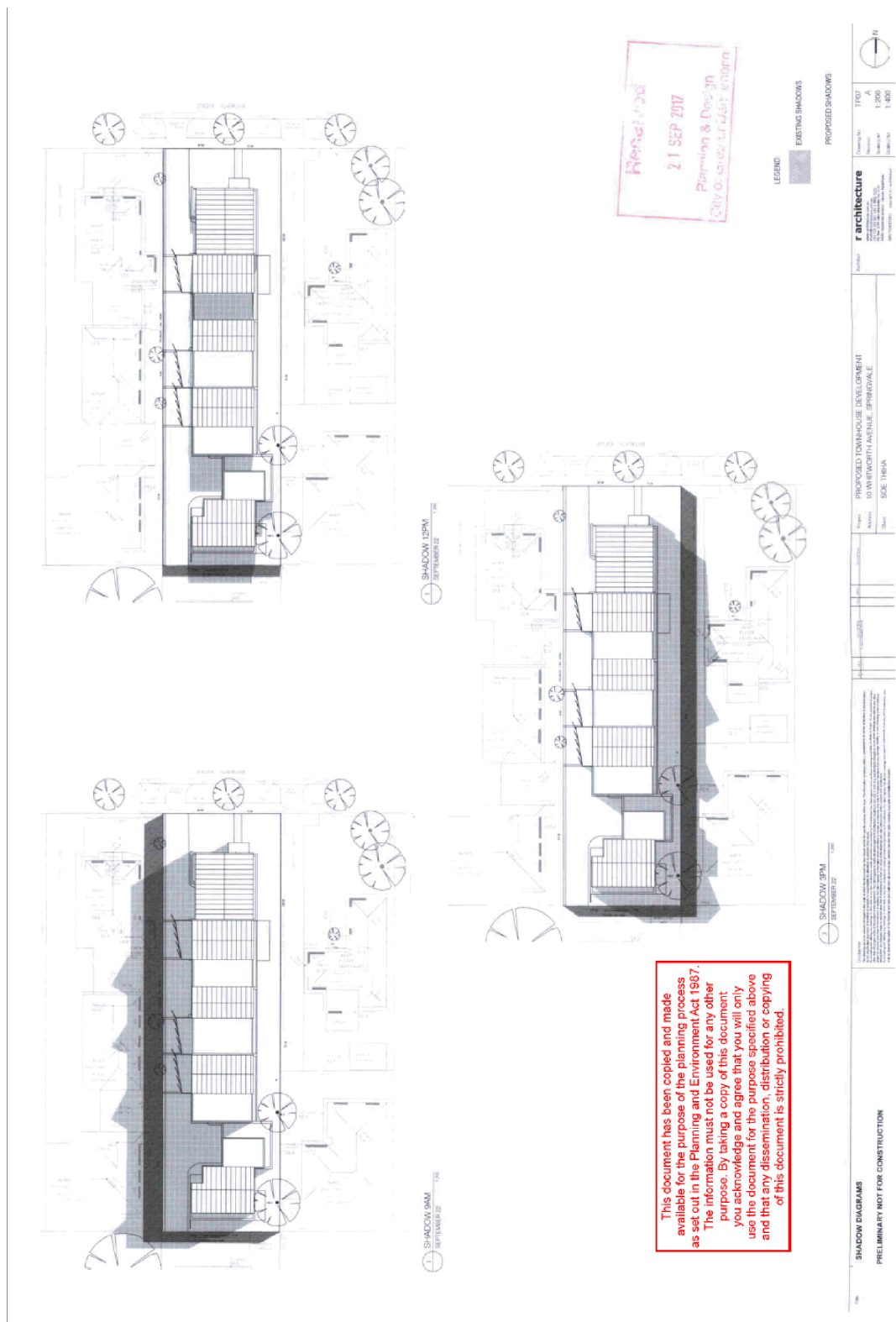


### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)



**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)





### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)



**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

**STATUTORY PLANNING APPLICATION**

**TOWN PLANNING APPLICATION NO. 10 WHITWORTH AVENUE,  
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0386)**

**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. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

**STATUTORY PLANNING APPLICATION**

**TOWN PLANNING APPLICATION NO. 10 WHITWORTH AVENUE,  
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0386)**

**ATTACHMENT 3**

**CLAUSE 22.09 ASSESSMENT**

**PAGES 7 (including cover)**

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

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (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"> <li>• Incorporate active frontages including ground floor habitable room windows.</li> <li>• 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.</li> <li>• Use semi-transparent fences to the street frontage.</li> <li>• Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.</li> <li>• Ensure that all main entrances are visible and easily identifiable from the street.</li> <li>• Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.</li> </ul>	<p><b>X Condition required</b></p> <p>The proposed development fails to provide an adequate level of passive surveillance to the shared internal accessway at ground floor level.</p> <p>A condition of permit will require that each dwellings kitchen room or similar that is located adjacent the shared internal accessway be provided with a clear glazed window to ensure views to the shared internal accessway.</p> <p>At first floor level, passive surveillance opportunities are improved, however a condition of permit will require that the northern side walls of each balcony, that have direct interface with the accessway be constructed to a maximum height of 1.5m or up to 1.8m if there are no obstructed views (i.e. clear glazing used)</p>
Landscaping	<p>Residential development should:</p> <ul style="list-style-type: none"> <li>• Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.</li> <li>• Provide substantial, high quality landscaping along vehicular accessways.</li> <li>• Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.</li> <li>• Planting trees that are common to and perform well in the area.</li> <li>• Avoid the removal of existing mature trees by incorporating their retention into the site design.</li> <li>• Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.</li> <li>• Ensure that landscaping also addresses the Safety Design Principles.</li> </ul> <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><b>X Condition required</b></p> <p>The intent to provide adequate landscaping is clear, noting that there is sufficient space available for landscaping opportunities to the eastern side boundary and within the front boundary</p> <p>The plans provided suggest that two (2) existing trees are to be retained, located within the SPOS of dwellings 4 and 5. A condition of permit will require the protection of these trees during construction</p> <p>A condition of permit will require the partial removal of decking (abutting the garage of each dwelling) to ensure any canopy tree planting has opportunity to reach maturity</p> <p>A landscape plan will be required prior to the endorsement of documentation</p>

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

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

	<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"> <li>• well integrated into the design of the building,</li> <li>• generally hidden from view or appropriately screened where necessary,</li> <li>• 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,</li> </ul> <p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> <li>• fully located within the site boundary; and</li> <li>• capable of fully accommodating a vehicle between a garage or carport and the site boundary.</li> </ul> <p>Developments with basement car parking should consider flooding concerns where applicable.</p>	<p>✓ <b>Complies</b></p> <p>All on-site car parking spaces are located to the rear of each dwelling and not visible from the streetscape</p>
Setbacks, front boundary and width	<p>Residential developments should:</p> <ul style="list-style-type: none"> <li>• Provide a front setback with fence design and height in keeping with the predominant street pattern.</li> <li>• Maintain the apparent frontage width pattern.</li> <li>• 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.</li> <li>• Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.</li> </ul>	<p>✓ <b>Complies</b></p> <p>The application does not propose any front fencing.</p> <p>The frontage width character of the area is being maintained, with dwelling 1 presenting as an individual dwelling to the streetscape with standard proportions</p> <p>A minimum 3m side setback is provided between each dwelling and the eastern side boundary to provide opportunities for landscaping.</p>
Private open space	<p>All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.</p> <p>Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the usability of the space.</p>	<p><b>! Variation required</b></p> <p>The proposal provides secluded private open space at the ground floor directly accessible from the main living area and in the form of balconies for dwellings 2, 3 and 4.</p> <p>Whilst the minimum 40sqm POS requirement for dwellings 2, 3 and 4 has not been achieved, in this instance, the 25sqm of</p>

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

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

	<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>SPOS provided is considered to be adequate for the recreational and service needs of future residents. An additional 8sqm of balcony space has been provided, however fails to meet the minimum 1.6m width requirement.</p> <p>A condition of permit will require that all balconies have a minimum dimension of 1.6m to ensure compliance with Standard B28, thus providing good quality private open space.</p> <p>The proposed upper floors would not encroach over the secluded private open spaces.</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"> <li>Using similarly proportioned roof forms, windows, doors and verandahs; and</li> <li>Maintaining the proportion of wall space to windows and door openings.</li> </ul> <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"> <li>The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or</li> <li>The retention of the existing dwelling detracts from the identified future character.</li> </ul> <p>On sites adjacent to identified heritage buildings infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> <li>Not exceeding the height of the neighbouring significant building;</li> <li>Minimising the visibility of higher sections of the new building; and</li> <li>Setting higher sections back at least the depth of one room from the frontage.</li> </ul>	<p>✓ <b>Complies</b></p> <p>Whilst the development is contemporary in form, it generally maintains consistent proportions with respect to roof forms, windows, doors and façade widths.</p> <p>There is no existing dwelling being retained and there are no heritage buildings adjacent to the site.</p>
Site Design	<p>Residential development should:</p> <ul style="list-style-type: none"> <li>Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.</li> <li>Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance.</li> <li>Ensure that building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for</li> </ul>	<p>✓ <b>Complies</b></p> <p>The proposal results in an appropriate outcome with respect to preserving the amenity of adjoining dwellings through appropriate screening mechanisms and setbacks.</p> <p>The dwellings have been oriented to maximise thermal performance where possible. The design response also ensures</p> <p>Adequate setbacks to the eastern boundary have been provided to improve opportunities for landscaping and the retention of existing</p>

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

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

	<p>screening.</p> <ul style="list-style-type: none"> <li>• Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.</li> <li>• Provide suitable storage provisions for the management of operational waste. Appropriately locate suitable facilities to encourage public transport use, cycling and walking.</li> </ul>	<p>trees. As noted above, a condition of permit will be required to partially remove decking to provide more an improved space for canopy trees to reach maturity</p> <p>Waste facilities are available within the rear SPOS of each dwelling</p>
Materials & Finishes	<p>Residential development should:</p> <ul style="list-style-type: none"> <li>• Use quality, durable building materials and finishes that are designed for residential purposes.</li> <li>• Avoid the use of commercial or industrial style building materials and finishes.</li> <li>• Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.</li> <li>• Use a consistent simple palette of materials, colours, finishes and architectural detailing.</li> <li>• 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.</li> </ul>	<p><b>X Conditions required</b></p> <p>The proposal utilises a mixture of materials, including metal cladding, painted render and face brick with aluminium powder coated features (garages, windows frames and the like)</p> <p>Whilst the materials proposed are mostly of a high quality product, and provide consistency with the character of the area, the excessive use of painted render at ground floor is not considered to be appropriate, resulting in visually bland design, contrary to the design principle which seeks to avoid using rendered cement sheet in excess.</p> <p>A condition of permit will require that the ground floor be constructed with a mixture of materials, textures and colours (including brickwork) to improve the visual outlook and building design.</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"> <li>• 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.</li> <li>• Be designed to avoid the location of domestic and building services: <ul style="list-style-type: none"> <li>◦ within secluded private open space areas, including balconies; and</li> <li>◦ where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.</li> </ul> </li> </ul>	<p><b>✓ Complies</b></p> <p>The provision of storage facilities bins, clotheslines water tanks and other services are well integrated into the design and hidden from the street.</p> <p>Each SPOS area can accommodate site services without being of detriment to the amenity of future residents</p>
Internal Amenity	<p>Residential development should:</p> <ul style="list-style-type: none"> <li>• Ensure that dwelling layouts have connectivity between the main living area and private open space.</li> <li>• Be designed to avoid reliance on borrowed light to habitable rooms.</li> <li>• Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.</li> </ul>	<p><b>✓ Complies</b></p> <p>Dwellings will have appropriate connectivity between main living areas and private open spaces at ground floor level</p> <p>All spaces have access to natural light</p> <p>The dwellings have been designed where possible to minimise the need for excessive</p>

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



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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

	<ul style="list-style-type: none"><li>• Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 &amp; 7, 55.05-3, 4 &amp; 5.</li></ul>	screening.
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*If the details of the attachment are unclear please contact Governance on 8571 5309.*

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

<b>Assessment Table for Clause 22.09-3.2 Substantial change areas</b>		
<b>Objective</b>	<b>Standard</b>	<b>Complies / Does Not Comply / Variation Required / N/A</b>
Preferred housing types	The preferred housing types for the Substantial Change Area are medium to high density.	<b>✓ Complies</b>  The proposed attached dwellings conform to the medium to high density preference of the substantial change area
Building Height	The preferred maximum building height for land within the: • RGZ1 and RGZ2 is up to 4 storeys, including ground level.	<b>✓ Complies</b>  The proposed development does not exceed four (4) storeys in height
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>	<b>✓ Complies</b>  The building bulk remains relatively uniform throughout the site, and together with a mixture of materials, colours, textures, variation in form and openings, the proposal is considered to be of a high quality design, that presents appropriately to the streetscape and adjoining residential interfaces  In addition, well-proportioned ground level setbacks have been provided to improve landscaping opportunities across the site to soften the built form, and to minimise any visual bulk associated with the development
Site Design	High density residential developments should provide safe and innovative communal open spaces.	<b>- N/A</b>  No communal open space proposed.

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



**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

**STATUTORY PLANNING APPLICATION**

**TOWN PLANNING APPLICATION NO. 10 WHITWORTH AVENUE,  
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0386)**

**ATTACHMENT 4**

**CLAUSE 52.06 ASSESSMENT**

**PAGES 5 (including cover)**

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

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

<b>Car Parking Assessment Table for Clause 52.06</b>		
<b>Objective</b>	<b>Standard</b>	<b>Complies / Does Not Comply / Variation Required / N/A</b>
<b>Parking Provision</b> 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"> <li>One space for each one or two bedroom dwelling.</li> <li>Two spaces for each three or more bedroom dwelling, with one space under cover.</li> </ul> Studies or studios that are separate rooms must be counted as bedrooms. <ul style="list-style-type: none"> <li>One space for visitors to every 5 dwellings for developments of 5 or more dwellings</li> </ul>	<b>✓ Complies</b>  Car parking complies with the rates outlined within Clause 52.06-5
	<b>Design Standard 1 Accessways</b> The provision of car parking should meet the design requirements of this Clause.	<b>✓ Complies</b>  Accessways should: <ul style="list-style-type: none"> <li>Be at least 3 metres wide.</li> <li>Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.</li> <li>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.</li> <li>Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.</li> </ul> The accessway would have a minimum dimension of 3.0m.  All accessways would have a headroom clearance of at least 2.1m.
	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.	<b>✓ Complies</b>  Vehicles can exit the site in a forwards direction. The application has been reviewed by Council's Transport Planning department who have not listed any concerns
	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.	<b>- N/A</b>  A passing area is not required as each accessway would be less than 50m long and the site does not adjoin 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.	<b>! Condition required</b>  There would be obstructions along the common accessway which could potentially obscure views of pedestrians on the road frontage. Corner splay areas must be provided along the site frontage abutting the common accessway as a condition of any permit.

**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

<b>Car Parking Assessment Table for Clause 52.06</b>		
<b>Objective</b>	<b>Standard</b>	<b>Complies / Does Not Comply / Variation Required / N/A</b>
<b>Design Standard 2 Car parking spaces</b> Car parking spaces and accessways should have minimum dimensions.	Minimum car park and accessway dimensions: <ul style="list-style-type: none"> <li>Parallel – 2.3m x 6.7m with a accessway width of 3.6m</li> <li>45 degrees – 2.6m x 4.9m with a accessway width of 3.5m</li> <li>60 degrees – 2.6m x 4.9m with a accessway width of 4.9m</li> <li>90 degrees – 2.6m x 4.9m with a accessway width of 6.4m</li> </ul> (refer to the table in 52.06 for more details)	✓ <b>Complies</b>
	A building may project into the space if it is at least 2.1 metres above the space.	✓ <b>Complies</b>  Any building projection would have a minimum clearance height exceeding 2.1m.
	Car spaces in garages, carports or otherwise constrained by walls should:- <ul style="list-style-type: none"> <li>Single garage 3.5m x 6m</li> <li>Double garage 5.5m x 6</li> </ul>	✓ <b>Complies</b>  The proposed garages dimensions are consistent with the standard.

**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

<b>Car Parking Assessment Table for Clause 52.06</b>		
<b>Objective</b>	<b>Standard</b>	<b>Complies / Does Not Comply / Variation Required / N/A</b>
<b>Design Standard 3 Gradients</b> 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.	✓ <b>Complies</b>  The site is relatively flat.
	Ramps (except within 5 metres of the frontage) should have the maximum grades of: <ul style="list-style-type: none"> <li>20 metres or less 1:5 (20%)</li> <li>Longer than 20 metres 1:6 (16.7%)</li> </ul>	
<b>Design Standard 4 Mechanical parking</b>	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none"> <li>At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.</li> <li>Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation.</li> <li>The design and operation is to the satisfaction of the responsible authority.</li> </ul>	- <b>N/A</b>  No mechanical car parking is proposed.
<b>Design Standard 5 Urban Design</b>	Ground level car parking, garage doors and accessways should not visually dominate public space.	✓ <b>Complies</b>  The garages are all located to the rear of dwelling 1, thus not visually dominating the streetscape
	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.	✓ <b>Complies</b>  Car parking within the garages would integrate with the design of the building and would not be visually dominating.
<b>Design Standard 6 Safety</b>	Car parking should be well lit and clearly signed.	! <b>Condition required</b>  Security lighting has not been provided across the site, and will be required as a condition of permit
	The design of car parks should maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ <b>Complies</b>  Whilst passive surveillance to the shared internal accessway is of some concern, this is not a result of car parking design. A condition will be required under Standard B12 to improve passive surveillance to the accessway
<b>Design Standard 7 Landscaping</b>	The layout of car parking areas should provide for water sensitive urban design treatment and landscaping.	✓ <b>Complies</b>
	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.	✓ <b>Complies</b>

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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

<b>Car Parking Assessment Table for Clause 52.06</b>		
<b>Objective</b>	<b>Standard</b>	<b>Complies / Does Not Comply / Variation Required / N/A</b>
	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.	✓ <b>Complies</b>

**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

**STATUTORY PLANNING APPLICATION**

**TOWN PLANNING APPLICATION NO. 10 WHITWORTH AVENUE,  
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0386)**

**ATTACHMENT 5**

**CLAUSE 55 ASSESSMENT**

**PAGES 15 (including cover)**

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

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (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
<b>B1 Neighbourhood Character</b> 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.	<b>✓ Complies</b>  The design response has clearly considered the attributes of the adjoining and surrounding land, to ensure consistency with the existing and future character of the area, and to limit the amenity impacts of directly adjoining neighbours
	The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	<b>✓ Complies</b>  The proposed design generally respects the existing and preferred neighbourhood character of the area with respect to bulk and built form, setbacks, landscaping, private open space, front boundary treatments, streetscape appearance and the like  Some issues have been identified with regards to materials and finishes, and opportunities for landscaping which have been further discussed under the Clause 22.09 assessment. These matters will be addressed via planning permit conditions  Given the site is located on the periphery of the RGZ, the townhouse proposal is considered to be an appropriate transition and 'step down' between the RGZ and GRZ

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
<b>B2 Residential Policy</b> 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.	✓ <b>Complies</b>
<b>B3 Dwelling Diversity</b> 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"> <li>▪ Dwellings with a different number of bedrooms.</li> <li>▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul>	- <b>N/A</b>
<b>B4 Infrastructure</b> 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.	✓ <b>Complies</b>
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ <b>Complies</b>
	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.	✓ <b>Complies</b>
<b>B5 Integration with the Street</b> To integrate the layout of development with the street.	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ <b>Complies</b>
	Development should be oriented to front existing and proposed streets.	✓ <b>Complies</b>
	High fencing in front of dwellings should be avoided if practicable.	✓ <b>Complies</b>
	Development next to existing public open space should be laid out to complement the open space.	- <b>N/A</b>  The allotment is not located adjacent to any public open space



### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

#### Site Layout and Building Massing

#### Clause 55.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>B6 Street Setback</b> 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"> <li>the distance specified in Table B1.</li> </ul> <p><i>Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i></p> <p><i>Within the Residential Growth Zone schedule:</i>  <b>As per B6 or 5 metres, whichever is the lesser.</b></p>	<b>✓ Complies</b>  5m setback provided from ground and first floor
<b>B7 Building Height</b> To ensure that the height of buildings respects the existing or preferred neighbourhood character.	The maximum building height should not exceed 9 metres (unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres).  Changes of building height between existing buildings and new buildings should be graduated.	<b>✓ Complies</b>  A maximum height of 7.955m  <b>✓ Complies</b>
<b>B8 Site Coverage</b> 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%.  <p><i>Within the Residential Growth Zone schedule:</i>  <b>Maximum of 70%.</b></p>	<b>✓ Complies</b>  52.5% site coverage
<b>B9 Permeability</b> 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.	<b>✓ Complies</b>  27.2% permeability
<b>B10 Energy Efficiency</b> 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"> <li>Oriented to make appropriate use of solar energy.</li> <li>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> </ul> Living areas and private open space should be located on the north side of the development, if practicable.	<b>✓ Complies</b>  Dwellings are oriented where practicable, to maximise solar access throughout the day  <b>✓ Complies</b>  The secluded/private open space areas are located to the eastern side of the development. Given the site has a north-south orientation, the only practicable option is either an east/west S/POS location  Internally, the dwelling would receive adequate daylight both at morning and night throughout the day. As noted below in this table, permit conditions will be required to include kitchen windows for each dwelling, which will further improve daylight access.

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ <b>Complies</b>
<b>B11 Open Space</b> 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"> <li>Be substantially fronted by dwellings, where appropriate.</li> <li>Provide outlook for as many dwellings as practicable.</li> <li>Be designed to protect any natural features on the site.</li> <li>Be accessible and usable.</li> </ul>	- <b>N/A</b>
<b>B12 Safety</b> 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.	✓ <b>Complies</b>  Entrances are visible to the street and accessway
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ <b>Complies</b>
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✖ <b>Conditions required</b>  The proposal fails to provide any security lighting (or similar) along the accessway. A condition of permit will require security lighting.  The proposal fails to maximise ground floor passive surveillance, with no windows having a direct interface with the accessway. A condition of permit will require windows be provided to the kitchen of each dwelling, or in a similar location
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ <b>Complies</b>
<b>B13 Landscaping</b> 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"> <li>Protect any predominant landscape features of the neighbourhood.</li> <li>Take into account the soil type and drainage patterns of the site.</li> <li>Allow for intended vegetation growth and structural protection of buildings.</li> <li>In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>Provide a safe, attractive and functional environment for residents.</li> </ul>	✖ <b>Conditions required</b>  The intent to provide adequate landscaping is clear, noting that there is sufficient space available for landscaping opportunities to the eastern side boundary and within the front boundary  A condition of permit will require the partial removal of decking (abutting the garage of each dwelling) to ensure any canopy tree planting has opportunity to reach maturity
	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.	✓ <b>Complies</b>  The plans provided suggest that two (2) existing trees are to be retained, located within the SPOS of dwellings 4 and 5. A condition of permit will require the protection of these trees during construction

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	<b>✓ Complies</b>  A landscape plan will be required prior to the endorsement of documentation
<b>B14 Access</b> To ensure vehicle access to and from a development is safe, manageable and convenient.  To ensure the number and design of vehicle crossovers respects the neighbourhood character.	Accessways should: <ul style="list-style-type: none"> <li>Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network.</li> <li>Be designed to ensure vehicles can exit a development in a forwards direction if the accessway serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone.</li> <li>Be at least 3 metres wide.</li> <li>Have an internal radius of at least 4 metres at changes of direction.</li> <li>Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the accessway serves ten or more spaces and connects to a road in a Road Zone.</li> </ul>	<b>✓ Complies</b>  The accessway and swept path diagrams have been reviewed by Council's Transport Planning department who have not raised any further concern with the application
	The width of accessways or car spaces should not exceed: <ul style="list-style-type: none"> <li>33% of the street frontage; or</li> <li>if the width of the street frontage is less than 20 metres, 40% of the street frontage.</li> </ul>	<b>✓ Complies</b>  One (1) crossover proposed
	No more than one single-width crossover should be provided for each dwelling fronting a street.	<b>✓ Complies</b>
	The location of crossovers should maximise the retention of on-street car parking spaces.	<b>✓ Complies</b>
	The number of access points to a road in a Road Zone should be minimised.	- <b>N/A</b>
	Developments must provide for access for service, emergency and delivery vehicles.	<b>✓ Complies</b>

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>B15 Parking Location</b> 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"> <li>▪ Be reasonably close and convenient to dwellings and residential buildings.</li> <li>▪ Be secure.</li> <li>▪ Be designed to allow safe and efficient movements within the development.</li> <li>▪ Be well ventilated if enclosed.</li> <li>▪ Large parking areas should be broken up with trees, buildings or different surface treatments.</li> </ul>	<b>✓ Complies</b>  Parking facilities are all located close and convenient to each dwelling, and are enclosed for improved security
	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.	<b>✓ Complies</b>  No windows located to the accessway. However as noted above, additional windows will be requested to improve passive surveillance.  On balance, additional security measures are considered to be greater in importance than the need to minimise noise from a typical residential driveway  A condition of permit can ensure that these windows are acoustically treated / double glazed to limit noise impacts

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

#### Amenity Impacts

#### Clause 55.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>B17 Side and Rear Setbacks</b> To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	<p>A new building not on or within 150mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <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>✓ <b>Complies</b></p> <p>All buildings meet the minimum side and rear setback standards</p>
<b>B18 Walls on Boundaries</b> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	<p>A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</p> <ul style="list-style-type: none"> <li>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot,</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 150mm from a boundary.</p> <p>The height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>✓ <b>Complies</b></p> <p>No walls on boundaries proposed</p>

**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>B19</b> <b>Daylight to Existing Windows</b> To allow adequate daylight into existing habitable room windows.	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.	<b>✓ Complies</b>
	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.	<b>✓ Complies</b>
	Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>B20 North Facing Windows</b> 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.	<b>✓ Complies</b>  Required setbacks provided to north facing windows
<b>B21 Overshadowing Open Space</b> To ensure buildings do not significantly overshadow existing secluded private open space.	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.  If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	<b>✓ Complies</b>  The shadow diagrams submitted with this application indicate that all overshadowing will be within the allowable range specified within the standard
<b>B22 Overlooking</b> To limit views into existing secluded private open space and habitable room windows.	A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the <u>secluded private open</u> space or <u>habitable room window</u> of an existing dwelling (horizontal 9m rule and from a height of 1.7m above ffl).  A habitable room window, balcony, terrace, deck or patio with a direct view should be either: <ul style="list-style-type: none"> <li>▪ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>▪ Have sill heights of at least 1.7 metres above floor level.</li> <li>▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</li> <li>▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</li> </ul>	<b>✓ Complies</b>  All windows appropriately treated with overlooking mechanisms where applicable
	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.	<b>✓ Complies</b>

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (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"> <li>▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>▪ Permanent, fixed and durable.</li> <li>▪ Designed and coloured to blend in with the development.</li> </ul> <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>	✓ <b>Complies</b>
<b>B23 Internal Views</b> 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.	✓ <b>Complies</b>
<b>B24 Noise Impacts</b> 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.	✓ <b>Complies</b>
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.	✓ <b>Complies</b>
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ <b>Complies</b>



### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

#### On-Site Amenity and Facilities

#### Clause 55.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>B25 Accessibility</b> 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.	✓ <b>Complies</b>
<b>B26 Dwelling Entry</b> 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"> <li>Be visible and easily identifiable from streets and other public areas.</li> <li>Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul>	✓ <b>Complies</b>
<b>B27 Daylight to New Windows</b> 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"> <li>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</li> <li>A verandah provided it is open for at least one third of its perimeter, or</li> <li>A carport provided it has two or more open sides and is open for at least one third of its perimeter.</li> </ul>	✓ <b>Complies</b>  Each habitable room window has adequate access to daylight in accordance with the standard
<b>B28 Private Open Space</b> To provide adequate private open space for the reasonable recreation and service needs of residents.	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> <li>Total of 40 square metres, one part to consist of secluded private open space to side or rear with a minimum area of 25 square metres and a minimum width of 3m</li> <li>A balcony of 8 square metres, minimum width of 1.6 metres</li> <li>A roof-top area of 10 square metres, minimum width of 2 metres.</li> </ul> All with convenient access from a living room.	<b>X Condition required and ! Variation required</b>  The proposal provides secluded private open space at the ground floor directly accessible from the main living areas for each dwelling. Dwellings 2, 3 and 4 also have an 8sqm balcony with a minimum width of 1.2m.  Whilst the minimum 40sqm POS requirement for dwellings 2, 3 and 4 has not been achieved, in this instance, the 25sqm of SPOS provided is considered to be adequate for the recreational and service needs of future residents, subject to conditions of permit to relocate storage areas.  An additional first floor balcony space of 8sqm has also been provided for dwellings 2, 3 and 4, however these do not meet the minimum dimension requirement of 1.6m (1.2m minimum provided).  A condition of permit will require that all balconies have a minimum dimension of 1.6m to ensure compliance with Standard B28.
<b>B29 Solar Access to Open Space</b> To allow solar access into the secluded private open space of new dwellings and residential buildings.	The private open space should be located on the north side of the dwelling or residential building, if appropriate.	✓ <b>Complies</b>

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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2+0.9h)$ metres, where 'h' is the height of the wall.	✓ <b>Complies</b>
<b>B30 Storage</b> 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.	✓ <b>Complies</b>  The dwellings each have access to the required storage provisions. A condition of permit will be required to relocate the dwelling 4 storage shed so that it is not positioned within an existing tree

### 2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)

#### Detailed Design

#### Clause 55.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>B31 Design Detail</b> To encourage design detail that respects the existing or preferred neighbourhood character.	The design of buildings, including: <ul style="list-style-type: none"> <li>▪ Facade articulation and detailing,</li> <li>▪ Window and door proportions,</li> <li>▪ Roof form, and</li> <li>▪ Verandahs, eaves and parapets,</li> <li>▪ Should respect the existing or preferred neighbourhood character.</li> </ul>	<b>✓ Complies</b>  Whilst the proposal is contemporary in nature, it provides general consistency with the existing character elements and future character preferences of the area
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	<b>✓ Complies</b>  With face brick at ground floor level, the garages will be considered appropriate in colour and design
<b>B32 Front Fences</b> 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.	<b>✓ Complies</b>
	A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> <li>▪ 2m if abutting a Road Zone, Category 1.</li> <li>▪ 1.5m in any other streets.</li> </ul> <i>Within the all Residential Zone schedules:</i> <b>Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.</b>	<b>✓ Complies</b>
<b>B33 Common Property</b> 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.	<b>✓ Complies</b>
	Common property, where provided, should be functional and capable of efficient management.	<b>✓ Complies</b>
<b>B34 Site Services</b> 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.	<b>✓ Complies</b>  Sufficient space available for secure installation and maintenance of domestic services
	Bin and recycling enclosures, mailboxes and other site facilities should be accessible, adequate in size, durable, waterproof and blend in with the development.	<b>✓ Complies</b>

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**2.4.3 Town Planning Application No. 10 Whitworth Avenue, Springvale (Planning Application No. PLN17/0386) (Cont.)**

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

**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705)**

File Id:	159875
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Objector locations

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**Application Summary**

Applicant:	ARPC Pty Ltd
Proposal:	Use and development of the land for a medical centre and to display an internally illuminated business identification sign.
Zone:	Residential Growth Zone Schedule 1
Overlay:	No overlays
Ward:	Paperbark

The application proposes use and development of the land for a medical centre and to display an internally illuminated business identification sign. A permit is required pursuant to:

- Clause 32.07-2 (Residential Growth Zone): A planning permit is required for the use of the land for a medical centre if the gross floor area of all buildings exceeds 250 square metres.
- Clause 32.07-8 (Residential Growth Zone): A planning permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.07-2 (medical centre).
- Clause 52.05 (Advertising Signs): A planning permit is required to display an internally illuminated business identification signage.

This application is brought before the Council as it received two (2) objections.

**Objectors Summary**

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

- Overdevelopment
- Traffic and parking issues.
- Noise and overlooking from the subject site into the neighbouring properties.

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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

- Medical centre use in residential area
- Damage to neighbouring properties during construction.

**Assessment Summary**

The application is for the use and development of the land for a medical centre and to display an internally illuminated business identification signage.

A planning permit is not required for the use and development for a medical centre of 250 square metres or less. As the medical centre as proposed is 308.4 square metres, the proposal requires a permit in terms of the zone provisions.

It is considered that the proposed use of the land is appropriate for the site due to the small scale nature of the proposal, reasonable hours of operation, appointment only system and its location in close proximity of the Noble Park Activity centre and the community that it will serve. The proposal has provided an appropriate amount of car parking on the site. The advertising signage is of good design and well setback from the front property boundary and the proposed development is of contemporary design and considered to be in keeping with the character of the area.

It is considered that the proposal will not have a detrimental impact on the amenity of the area. Appropriate permit conditions have been recommended for inclusion on a permit should one be granted.

**Recommendation Summary**

As assessed, the proposal is consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme with this report recommending that the application be supported, and that a Notice of Decision (which provides appeal rights to objectors) to grant a permit be issued containing the conditions as set out in the recommendation.

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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705)  
(Cont.)**

**Subject Site and Surrounds**

**Subject Site**

- The subject site is located on the eastern side of Allan Street in Noble Park.
- The site is generally rectangular in shape, with an overall area of 812 square metres.
- The site has a frontage to Allan Street of 18.5 metres and depth of approximately 44.5 metres.
- The site is generally flat.
- The site contains an existing single storey dwelling.
- There is 1.52 metre road discontinuance easement along the rear of the site.

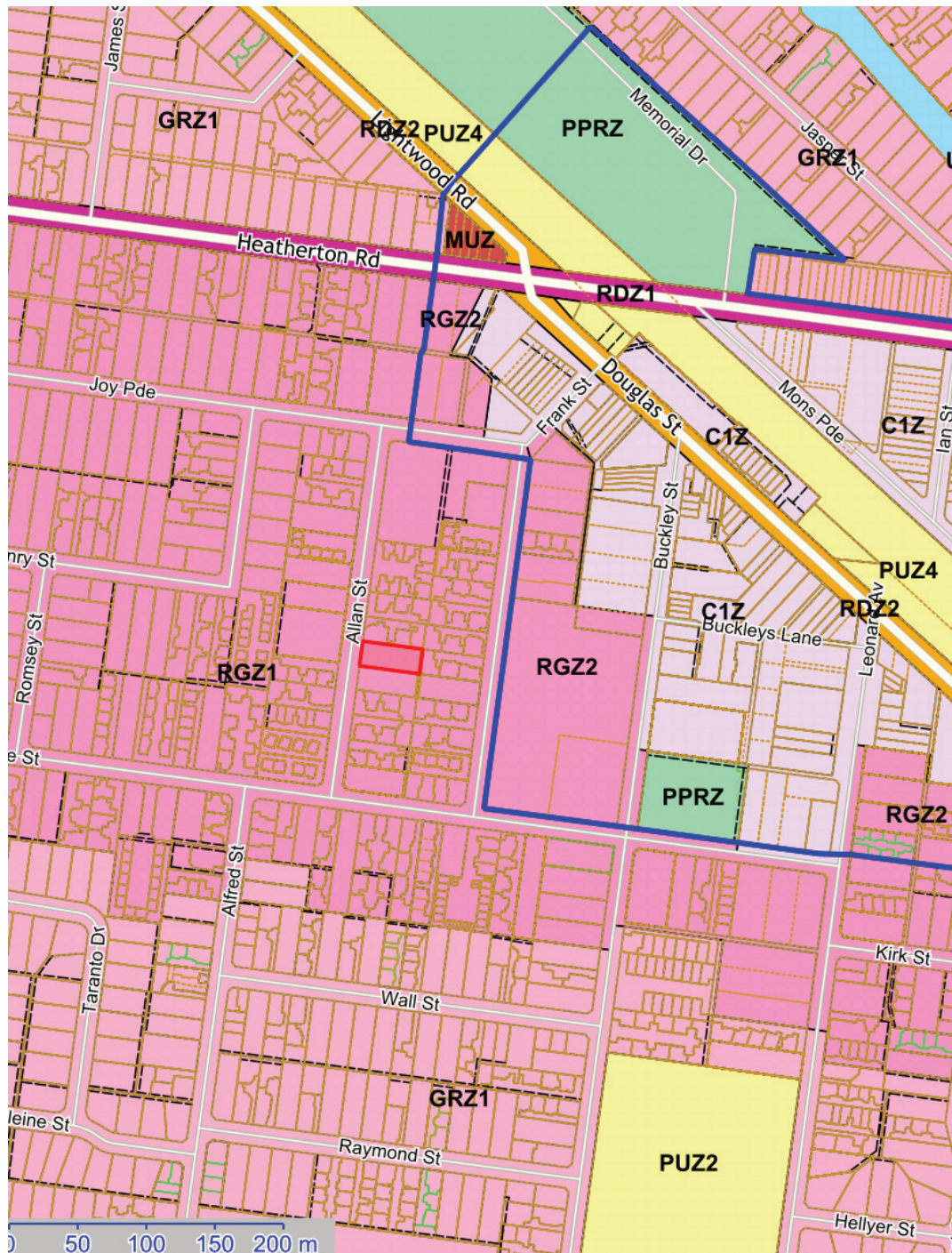
**Surrounding Area**

- The subject site and surrounding area is within a Residential Growth Zone.
- The surrounding area is mainly used for residential dwellings. There is a significant amount of multi-dwelling development in the area of both single and double storey form.
- The Noble Park Activity Centre is located within 200 metres to the east of the subject site.
- Noble Park train station is approximately 450 metres from the subject site.
- Land immediately adjoining the subject site is:
  - North: Single storey multi-unit development with secluded private open spaces adjoining the boundary with the subject site.
  - South: Single detached dwelling on an allotment of a similar size to the subject site. Large secluded private open space is located to the rear.
  - East: Single storey multi-unit development with secluded private open space areas adjoining the subject site.
  - West: Allan Street. Further west are double storey multi dwelling developments.



2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)

Locality Plan



=Subject site



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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

**Background**

**Previous Applications**

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

- Planning permit application PLN09/0529 for construction of a three storey building comprising thirteen (13) dwellings was refused on 15 December 2010.

**Proposal**

The application proposes the use and development of the land for a medical centre and to display an internally illuminated business identification sign.

It is important to note that a planning permit is only required as the proposed medical centre exceeds the as-of-right use in the zone by 58.4 square metres of gross floor area which is in excess of 250 square metres. If the proposal was 250 square metres or less, a planning permit would not be required for use and development.

The building will be setback 22.5 metres from the western (front) boundary, 1.2 metres from the northern and southern boundaries and 1.8 metres from the eastern (rear) boundary.

The building will have an overall gross floor area of 308.4 square metres (including porch and ramp). If the proposed building had an less than 250m<sup>2</sup> it would not require a planning permit for use or development.

The building will be single storey and constructed of rendered walls, Alucobond cladding and Colorbond roof.

The building will include a reception and waiting area, administration room, two (2) treatment rooms, three (3) consultation rooms, and other associated offices and amenities.

Eleven (11) car parking spaces are proposed within the front setback, together with a central accessway off Allan Street.

The applicant is proposing a maximum of three (3) practitioners providing health services.

Hours of operation will include the following:

Monday to Friday: 9am to 5pm.

Saturday: 9am to 1pm.

Sunday: Closed.

**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

One internally illuminated sign is proposed. The sign will be located approximately 4 metres from the western (front) boundary, on the northern side of the proposed assessway. The sign will have overall dimensions of 1.2 metres high x 0.9 metres wide x 0.1 metres deep. The sign will contain the address of the land and names of the medical practitioners. The sign will include blue letters on a white background.

*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:

- Clause 32.07-2 (Residential Growth Zone): A planning permit is required for the use of the land for a medical centre if the gross floor area of all buildings exceeds 250 square metres.
- Clause 32.07-8 (Residential Growth Zone): A planning permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.07-2 (medical centre).
- Clause 52.05 (Advertising Signs): A planning permit is required for internally illuminated business identification signage.

The relevant controls and policies are as follows:

**Zoning Controls**

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

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

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

**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

Pursuant to Clause 32.07-2 (Residential Growth Zone), a planning permit is required for the use of the land for a medical centre if the gross floor area of all buildings exceeds 250 square metres.

Pursuant to Clause 32.07-8 (Residential Growth Zone), a planning permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.07-2 (medical centre).

**Overlay Controls**

No overlays affect the subject site or surrounding area.

**State Planning Policy Framework**

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

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

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

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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

**Clause 15 – Built Environment and Heritage**

Clause 15 of the Greater Dandenong Planning Scheme looks at Built Environment and Heritage, with the Urban Environment focused on under Clause 15.01. Relevant objectives of that Clause to be considered include:

- *To create urban environments that are safe, functional and provide good quality environments with a sense of plans and cultural identity.*
- *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*

It is noted that under Clause 15.01-2, relating to Urban Design Principles, design principles to be considered for development proposals for non-residential development or those residential developments not covered by Clauses 54, 55 or 56 are listed.

**Clause 17.01-1 Business**

The objective of this clause is:

- *To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.*

**Clause 19.02-1 – Health Facilities**

The objective of this clause is:

- *To assist the integration of health facilities with local and regional communities.*

**Local Planning Policy Framework**

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

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

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

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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

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

*5. To protect the amenity of residential areas adjacent to particular uses and protect sensitive particular uses from residential development.*

*5.3 Discourage non-residential uses except along main roads or collector roads or on corner sites.*

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

*1. To facilitate high quality building design and architecture.*

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

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

*1.3. Encourage innovative architecture and building design.*

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

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

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

*2.4. Encourage developments to provide for canopy trees.*

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

*7. To protect and improve streetscapes.*

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

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

*8. To ensure landscaping that enhances the built environment.*

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

**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

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

*9. To ensure a co-ordinated approach to sign design and placements, in commercial, industrial, residential areas and along road corridors.*

*9.4 Ensure signs in residential areas do not dominate the building, the site and the streetscape.*

**Clause 22.11. Advertising signs policy** applies to all outdoor signs on land within the City of Greater Dandenong.

The objectives of the policy are to:

- *To ensure that signs are designed, positioned and displayed in an appropriate and attractive manner.*
- *To encourage signs that make a positive contribution to both the day and night time character of activity centres.*
- *To improve the appearance of identified gateway locations across the municipality through the effective, sensitive display of signs and the avoidance of a proliferation of signs and visual clutter.*

Signs in residential areas should be designed and located in a manner that:

- *does not dominate the building, the site or the streetscape;*
- *is limited to one per premises;*
- *is within the site, parallel to or perpendicular to the street except on a corner site.*

**Particular Provisions**

**Clause 52.06 – Car Parking**

The purposes of this provision are:

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demands 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.

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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

The required spaces are identified in the table to Clause 52.06-5.

The table at Clause 52.06-5 specifies that the following car parking rate is required for the use of the land for Medical Centre:

- 5 to the first person providing health services plus 3 to every other person providing health services.

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

The required number of car parking spaces is provided on the land, therefore, the applicant is not seeking a reduction in the car parking required. This will be further discussed below.

**Clause 52.34 – Bicycle Facilities**

The purposes of this provision are:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

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

The required facilities are identified in the table to Clause 52.34-3.

The table at Clause 52.34-3 specifies that the following bicycle facilities are required for the use of the land for Medical Centre:

- *1 space to each 8 practitioners (employees)*
- *1 space to each 4 practitioners (visitors)*

The design of bicycle spaces should be designed in accordance with the requirements of Clause 52.34-4 of the Scheme.

The proposal does not show any bicycle spaces on the plans. This will be further discussed below.

**Clause 52.05 – Advertising signs**

The purposes of this provision are:

- *To regulate the display of signs and associated structures.*
- *To provide for signs that are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*



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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

Under Clause 32.08-11 (GRZ1) the zone is in Category 3 – High Amenity Areas, the purpose of which is to:

- *To ensure that signs in high-amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.*

A permit is required for internally illuminated business identification signage.

**General Provisions**

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

**Proposed Planning Scheme Amendments**

Planning Scheme Amendment C182 (part 1) was approved on 21 December 2017. Planning Scheme Amendment C182 (part 2) is still considered to be a ‘seriously entertained’ proposal. Planning Scheme Amendment C182 (part 2) proposes to rezone some land, including the subject site, to Residential Growth Zone Schedule 3. It also makes changes to Clause 22.09 to reference the Residential Growth Zone Schedule 3 and provide specific design guidelines for residential development within the Residential Growth Zone Schedule 3. As the proposal is not a residential development, the provisions set out in Schedule 3 to the Residential Growth Zone will not impact upon the assessment below.

**Restrictive Covenants**

There are no restrictive covenants or Agreements registered 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.



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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (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 Council's Arborist, Transport Planning team and Civil Development team for their consideration. All internal referral responses noted no objection, subject to conditions appearing on any permit to be issued. The comments provided will be considered in the assessment of the application.

**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 Allan Street.

The notification has been carried out correctly.

Council has received two (2) objections to date.

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

**Consultation**

A consultative meeting was scheduled for 7 March 2018 at 5pm, however, the objectors were unable to attend. No resolution was reached and the objections/submissions stand as received.

**Summary of Grounds of Submissions/Objections**

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

- **Overdevelopment**

*The subject site is located within a Residential Growth Zone. It is expected that the surrounding area will, over time, change significantly to provide for higher density. The proposed building is a single storey 308 square metre building on an 812 square metre allotment. Therefore, it is not considered that the proposal is an overdevelopment.*

**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

- **Traffic and parking issues.**

*While it is acknowledged that the proposed use will result in additional traffic movements in the surrounding area, given the maximum number of practitioners, hours of operation and on-site parking provided, it is considered that congestion and traffic safety issues will not occur to an unacceptable level. The proposal provides for the car parking requirements set out in Clause 52.06 of the Greater Dandenong Planning Scheme. Clause 52.06 requires 11 spaces to be provided. The plans show 11 spaces within the subject site. In addition, the layout of the car parking area meets the design standards set out in Clause 52.06-9 of the Greater Dandenong Planning Scheme. Therefore, it is considered that sufficient car parking is provided on the subject site for the proposed use. Permit conditions can ensure that the proposed use has a maximum of three (3) practitioners at any one time and that the use operates on an 'appointment only' basis.*

- **Noise and overlooking from the subject site into the neighbouring properties.**

*The proposed building is single storey. In addition, the existing 1.6 metre high paling fences are proposed to be raised to 1.8 metres. Therefore, it is considered that there will not be any unreasonable impacts from overlooking.*

*The proposed use of the land for a medical centre is not expected to generate an unacceptable level of noise for the following reasons:*

- *The proposed use will only operate during daylight hours Monday to Friday 9.00am to 5.00pm and on Saturdays 9.00am to 12.00pm. This is considered to be reasonable business hours.*
- *Only three (3) practitioners will work on the site at any one time on an 'appointment only basis, therefore, it is not expected that there will be large numbers of patients arriving or waiting on site at any one time.*

- **Medical centre use in residential area**

*It is considered that the use of the land for a medical centre is appropriate for the subject site. This will be further discussed in the assessment section below.*

- **Damage to neighbouring properties during construction.**

*Damaged caused during construction is not a consideration under the Greater Dandenong Planning Scheme or Planning and Environment Act 1987. The builder is required to meet relevant legislation in relation to construction works.*

## **Assessment**

### **Use**

One of the purposes of the Residential Growth Zone is:

*"To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations [emphasis added]."*

**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

Pursuant to Clause 32.07-2 (Residential Growth Zone) of the Greater Dandenong Planning Scheme, a planning permit is **not** required for the use of the land for a medical centre if the gross floor area of all buildings does not exceed 250 square metres. As the proposed building is 308.4 square metres, a planning permit **is** required and consideration must be given to the purpose of the zone.

It is important to note that a planning permit is only required as the proposed medical centre exceeds the as-of-right use in the zone by 58.4 square metres of gross floor area which is in excess of 250 square metres. If the proposal was 250 square metres or less, a planning permit would not be required for either the use or development.

It is considered that the proposed use of the land for a medical centre serves the local community.

The scale and intensity of the use is appropriate to the land size and location. The subject site is located within 200 metres of the Noble Park Activity Centre and the TLC Noble Manor Residential Aged Care facility and is also well serviced by public transport. The proposed use of a medical centre is complimentary to the residential zoning of the area ensuring that residents do not have to travel too far to seek medical advice.

It is considered that the proposed use will not have a negative impact on the amenity of the area due to the small scale nature of the proposal. Only three (3) medical practitioners will work in the medical centre and the proposed hours of operation are during daylight hours weekdays and Saturday morning. In addition, all car parking required by Clause 52.06 of the Greater Dandenong Planning Scheme is provided on site (further discussed below). Furthermore, the nature of the use will not require the regular transport of materials, goods or commodities to or from the land and is not expected to generate an unacceptable level of noise for a residential area. The proposal will operate on a 'consultation only' model, therefore, it is not expected that there will be large amounts of patients arriving and waiting on site at any one time.

Appropriate conditions can be imposed on any permit issued to ensure the amenity of the area is not significantly impacted upon as a result of the use.

Therefore, as the use is considered to be a use which serves the local community and will not negatively impact on the amenity of the area, it is considered that the site is in an appropriate location and therefore meets the purpose of the Residential Growth Zone.

It is noted that at Clause 21.04-1 of the Greater Dandenong Planning Scheme, Objective 5 states:

*'To protect the amenity of residential areas adjacent to particular uses and protect sensitive particular uses from residential development'.*

Strategy 5.3 states:

*'Discourage non-residential uses except along main roads or collector road or on corner sites'.*

While the subject site is not on a main road or collector road or on a corner, it is considered that the proposed use is appropriate for the following reasons;

**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

- A planning permit is only required for the 58.4 square metres of gross floor area which is in excess of 250 square metres. If the proposal was 250 square metres or less, a planning permit would not be required for either the use or development.
- The subject site is located within 200 metres of the Noble Park Activity centre.
- It is not unusual to see a medical centre use in a residential area, particularly since the planning scheme allows a medical centre use to operate in all residential zones without a planning permit, subject to conditions.
- It is also useful to note that the General Residential Zone and the Neighbourhood Residential Zone state that a planning permit is not required for the use of the land for a medical centre if (among other things) it adjoins or has access to a road in a Road Zone. There is no such condition for a medical centre in the Residential Growth Zone.
- At the Council meeting on 23 April 2018 Council issued a Notice of Decision to Grant a Permit at 112 Ann Street, Dandenong (PLN 17/0527) for a non-residential use on a site not located on a main road, collector road or corner.
- It is considered that the proposed use will not negatively impact on the amenity of the area (subject to conditions) as discussed above.

Therefore, it is considered that the proposed use meets objective 5 of local policy at Clause 21.04-1 of the Greater Dandenong Planning Scheme.

**Development**

The proposal seeks to build a single storey building on the subject site with car parking in the front setback. The proposed building is of contemporary design and is well setback from the street. The proposal provides for a significant amount of landscaping throughout the site (5-6 metres along the front boundary and 1.2 metres along the side boundaries. The existing 1.6 metre high fence will be extended to 1.8 metres to prevent overlooking into neighbouring properties.

**Signage**

The subject site is located within a Residential Growth Zone (Schedule 1). Pursuant to Clause 32.07-13, advertising signs are in category 3 of Clause 52.05 Advertising signs.

Category 3 signs are located within a High Amenity Area and the purpose of the relevant clause is *'to ensure that signs in high amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area'*.

It is considered that the proposed internally illuminated business identification signage is appropriate for the area and is of good design and does not detract from the surrounding area.

The proposed signage is well set back approximately 4 metres from the western (front) boundary and is of an appropriate size and scale in relation to the existing landscaping, buildings and streetscape in the immediate area. The sign is not considered to impact on any significant views, vistas or sight lines. Permit conditions can ensure that the sign is only illuminated during business hours.

**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)****Car Parking and bicycle facilities**

The proposal meets the requirements of Clause 52.06 Car parking of the Greater Dandenong Planning Scheme. Pursuant to Clause 52.06-5 of the Greater Dandenong Planning Scheme, the required rate of car parking for a medical centre is 5 spaces to the first person providing health services and 3 spaces for every additional permit providing health services. Three (3) practitioners are proposed to work in the medical centre, therefore, eleven (11) car parking spaces are required. Eleven (11) car parking spaces have been provided. A permit condition can ensure that no more than three (3) practitioners are permitted to provide health services from the site and that the eleven (11) spaces are available and not used for any other purpose.

Clause 52.06-9 of the Greater Dandenong Planning Scheme sets out design standards for car parking areas. The proposal meets all of the design standards in Clause 52.06-9.

The proposal meets the requirements of Clause 52.34-3 Bicycle Facilities of the Greater Dandenong Planning Scheme. Pursuant to Clause 52.34-3 of the Greater Dandenong Planning Scheme, the required rate of bicycle facilities for a medical centre is 1 to each 8 practitioners (employee spaces) and 1 to each 4 practitioners (visitor spaces). As three (3) practitioners are proposed, the required amount of bicycle parking is one (1) spaces. The proposal does not show any bicycle spaces on the plans, however, this can be required as a permit condition.

**Loading and Unloading**

The nature of the use will not require the regular transport of materials, goods or commodities to or from the land. Therefore, it is considered that a dedicated loading bay is not required.

A Waste Management Plan has been submitted showing that a private waste collection is proposed at the kerbside for garbage, recycling and medical waste.

Permit conditions can ensure that waste collection occurs as per the Waste Management Plan.

**Vegetation & Tree Impact (Site & Surrounds)**

The site is less than 0.4 hectares and therefore, in accordance with the exemptions listed in Clause 52.17-7, a planning permit is not required for the removal of native vegetation. The subject site is not covered by any vegetation protection planning overlays, therefore, a planning permit is not required to remove any vegetation on the site.

The proposal will result in the removal of a street tree to facilitate the new crossover. The application has been referred to Council's Arborist who has provided no objection to the street tree removal, subject to the removal being a customer funded removal and replacement. Permit conditions can ensure that the removal is customer funded.

**Aboriginal Cultural Heritage Sensitivity**

The subject site is not within an area of Aboriginal Cultural Heritage Sensitivity.

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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

**Conclusion**

The application has been assessed against the relevant requirements of the Greater Dandenong Planning Scheme and is considered appropriate to the site in which it is located.

The proposed use and development of a medical centre and associated signage is considered satisfactory with the relevant requirements of the Greater Dandenong Planning Scheme including the State Planning Policy Framework, Local Planning Policy Framework including the Municipal Strategic Statement.

**Recommendation**

**That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 11 Allan Street, Noble Park for the purpose of use and development of the land for a medical centre and to display an internally illuminated business identification sign in accordance with the plans submitted with the application subject to the following conditions:**

- 1. Before the use or development starts, two (2) copies of an amended plan/plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit.**

**The plans must generally be in accordance with the plans submitted with the application, or some other specified plans, but modified to show:**

- 1.1. At least one (1) bicycle rail provided for visitors.**
- 1.2. Landscape plans in accordance with Condition 2.**

**To the satisfaction of the Responsible Authority.**

- 2. Prior to the endorsement of plans under Condition 1, a landscape plan must be submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions and two (2) copies must be provided. The landscaping plan must be prepared by a suitably qualified person, and must show:**
  - 2.1. The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;**
  - 2.2. 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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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

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

**2.4. At least two (2) native trees with a minimum planting height of 1.5 metres within the front landscape strip.**

**To the satisfaction of the Responsible Authority.**

**3. The use and development as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.**

**4. Once the development has started, it must be continued and completed all to the satisfaction of the Responsible Authority.**

**5. The permitted use must not commence and the subject site must not be occupied for that use until the conditions of this permit have been complied with, unless with the further written consent of the Responsible Authority.**

**6. The use may operate only between the hours of:**

**6.1. 9.00am and 5.00pm Monday to Friday**

**6.2. 9.00am and 1.00pm Saturday**

**Unless with the further written consent of the Responsible Authority.**

**7. No more than three (3) practitioners may provide health services from the site at any one time.**

**8. Consultations must be conducted on an appointment-only basis, unless with the further written consent of the Responsible Authority.**

**9. Before the use of the land starts, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:**

**9.1. Constructed in accordance with the dimensions outlined in Clause 52.06 of the Greater Dandenong Planning Scheme;**

**9.2. Constructed in accordance with the endorsed plans;**

**9.3. Properly formed to such levels that they can be used in accordance with the plans;**

**9.4. Surfaced with an all-weather sealcoat;**

**9.5. Drained to the legal point of discharge; and**

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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

**9.6. Line-marked to indicate each car space and all access lanes.**

**All to the satisfaction of the Responsible Authority.**

- 10. Parking areas and access lanes must be kept available for these purposes at all times. The car parking areas must not be gated during operating hours.**
- 11. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications and any vehicle crossing/s no longer required must be removed and the land, footpath and kerb and channel reinstated, all to the satisfaction of the Responsible Authority.**
- 12. 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.**
- 13. Letterboxes and all other structures (including visually obstructive fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-9.**
- 14. Before the development starts, arrangements must be made with the Responsible Authority for the removal and replacement of the existing street tree to the satisfaction of the Responsible Authority. All costs associated with the removal and replacement of the street tree must be borne by the permit holder.**
- 15. The amenity of the area must not be detrimentally affected by the use on the land, through the:**
  - 15.1. Transport of materials, goods or commodities to or from the land;**
  - 15.2. Appearance of any building, works or materials;**
  - 15.3. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;**
  - 15.4. Presence of vermin.**
  - 15.5. Adverse behaviour of patients to or from the premises.**

**All to the satisfaction of the Responsible Authority.**

- 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 site shall be kept in a neat and tidy condition at all times, all to the satisfaction of the Responsible Authority.**



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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**

18. Before the use of the land starts, landscaping works as shown on the endorsed plans must be completed and then maintained, all to the satisfaction of the Responsible Authority.
19. Medical waste must be stored in a commercial bin and secured in a contained area which is not accessible to the public.
20. The location, type and dimensions of the signage including those of the supporting structure, as shown on the endorsed plan/s must not be altered unless with the consent of the Responsible Authority.
21. The approved sign(s) must not be animated in part or whole and flashing, intermittent or moving light/s must not be displayed.
22. The intensity of the light in the illuminated sign shown on the endorsed plans must be limited so as not to cause glare or distraction to motorists or other persons or loss of amenity in the surrounding area, to the satisfaction of the Responsible Authority.
23. The sign must only be illuminated during opening hours of the medical centre approved under this permit.
24. The signage must not move in part or whole.
25. The signage must be wholly located within the subject property.
26. No bunting, streamers and festooning shall be displayed.
27. The signage shall be constructed and maintained to the satisfaction of the Responsible Authority.
28. This permit will expire if:
  - 28.1. The development does not start within two (2) years of the date of this permit, or
  - 28.2. The development is not completed within four (4) years of the date of this permit, or
  - 28.3. The use does not start within one (1) year of the completion of the development, or
  - 28.4. 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.

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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705)  
(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.

29. The signage portion of this permit expires fifteen (15) years from the date of this permit. Before this permit expires, the approved sign and any supporting structure must be removed and the land and/or building surface made good to the satisfaction of the Responsible Authority.

**Permit notes:**

1. A Vehicle Crossing Permit must be obtained from Council for all vehicular crossings prior to construction of the crossings.
2. A Building Approval may be required prior to the commencement of the approved works.
3. Except where no permit is required under the provisions of the Planning Scheme, no further advertising sign, may be erected or displayed on the land without the permission of the Responsible Authority.
4. Prior to the final design being completed, the applicant should consult with Council's Infrastructure Planning Department in regard to the legal point of discharge for this site.

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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705)  
(Cont.)**

**STATUTORY PLANNING APPLICATIONS**

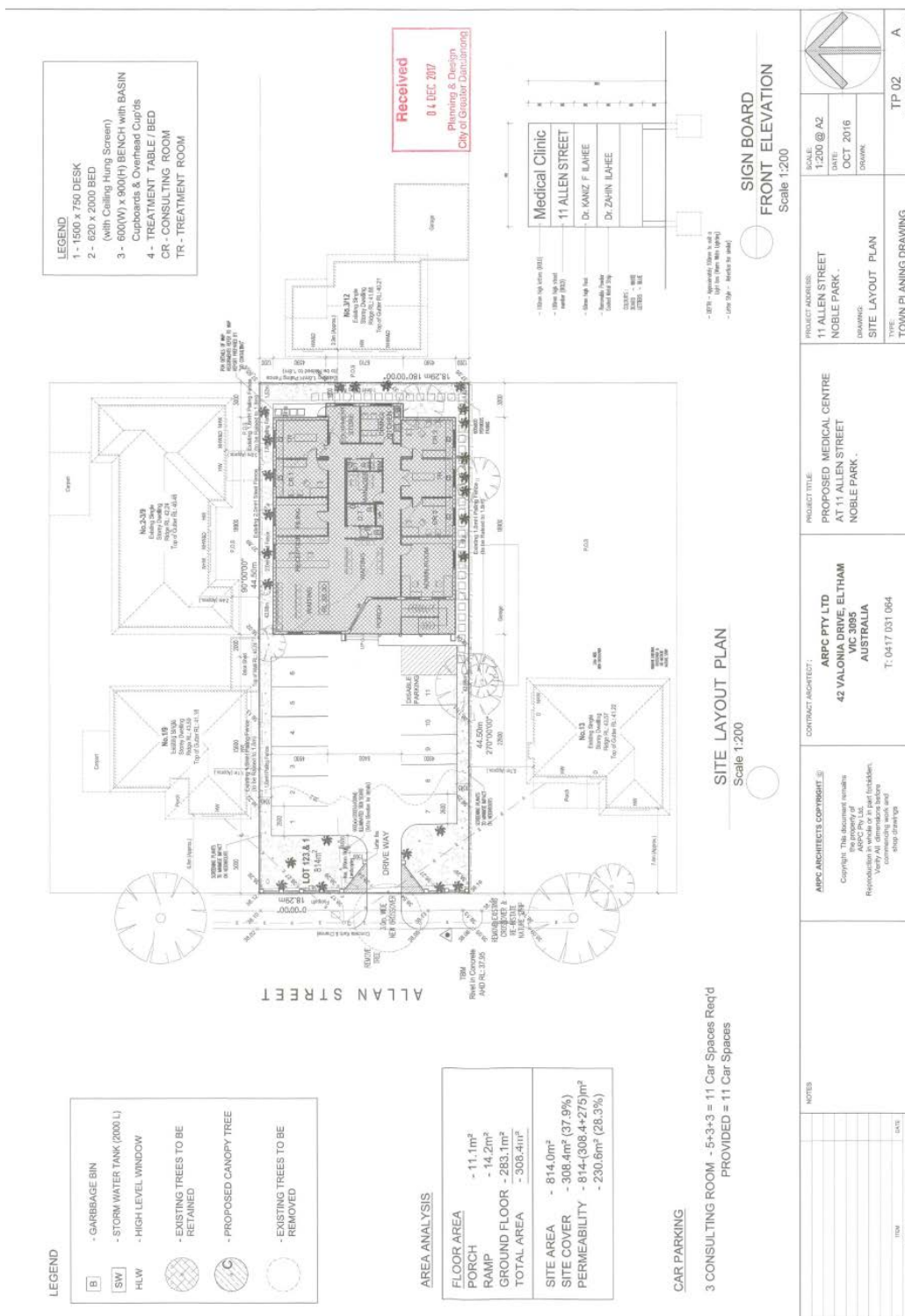
**TOWN PLANNING APPLICATION – NO. 11 ALLAN STREET, NOBLE PARK  
(PLANNING APPLICATION NO. PLN17/0705)**

**ATTACHMENT 1**

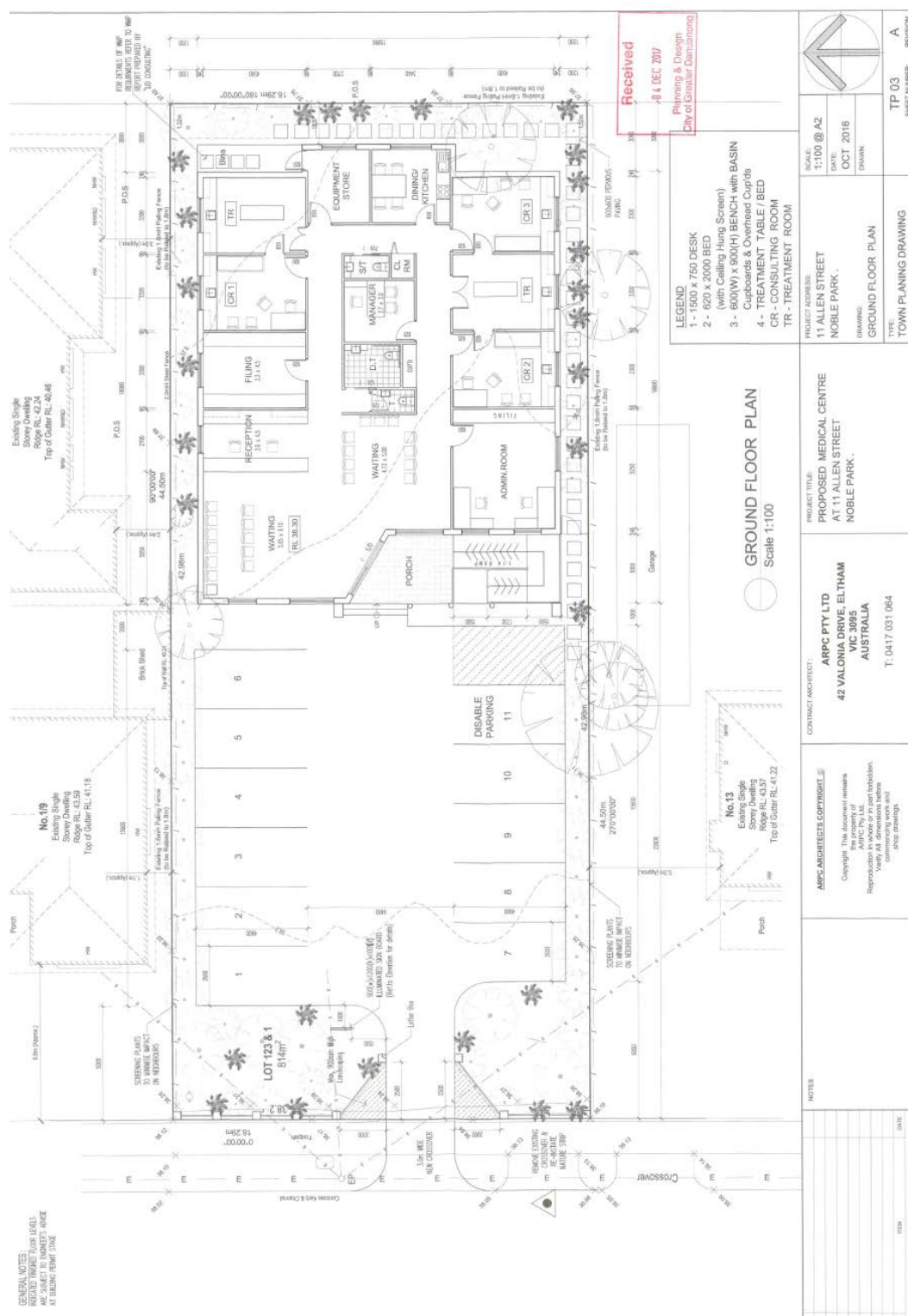
**SUBMITTED PLANS**

**PAGES 4 (including cover)**

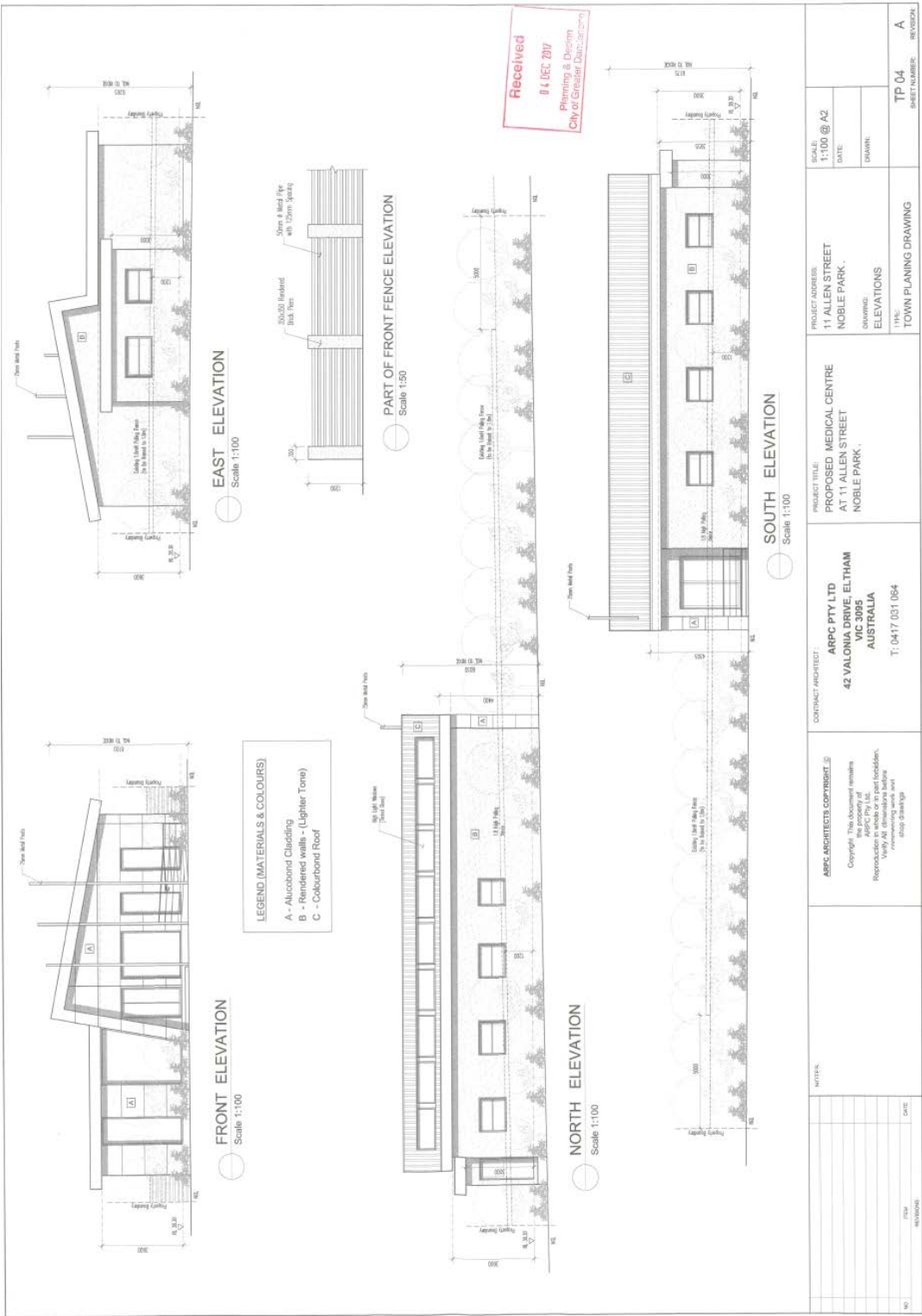
*If the details of the attachment are unclear please contact Governance on 8571 5235.*



## 2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)



2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)



		NOTES		ARPC ARCHITECTS COPYRIGHT ©  Copyright. This document remains the property of ARPC Architects Pty Ltd. Reproduction prohibited in part or full. Verify ALL dimensions before commencing construction using chain gauges		CONTRACT ARCHITECT:  ARPC PTY LTD 42 VALONIA DRIVE, ELTHAM VIC 3095 AUSTRALIA  T: 0417 031 054		PROJECT TITLE:  PROPOSED MEDICAL CENTRE AT 11 ALLEN STREET, NOBLE PARK.		PROJECT ADDRESS:  11 ALLEN STREET NOBLE PARK.		SCALE: 1:100 @ A2	
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**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705)  
(Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION – NO. 11 ALLAN STREET, NOBLE PARK  
(PLANNING APPLICATION NO. PLN17/0705)**

**ATTACHMENT 2**

**LOCATION OF OBJECTORS**

**PAGES 2 (including cover)**

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



**2.4.4 Town Planning Application - No. 11 Allan Street, Noble Park (Planning Application No. PLN17/0705) (Cont.)**



★ = Location of objectors

■ = Subject site



**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727)**

File Id:	384650
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plan Alcohol Management Plan

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**Application Summary**

Applicant:	Ratio Consultants
Proposal:	Use the land for the sale of liquor (Packaged liquor license associated with a bottle shop)
Zone:	Commercial 2 Zone (C2Z)
Overlay:	Not Applicable
Ward:	Lightwood

The application proposes a bottle shop for the sale of packaged liquor for consumption off site. There is no end user at this stage, and it is noted that this application for packaged liquor is not associated with Aldi supermarket that is within the same complex on the subject site. A permit is required pursuant to Clause 52.27 of the Greater Dandenong Planning Scheme.

The application is being brought before Council as Council delegation policy requires that all liquor licence applications (with the exception of a liquor licence for a food and drink premises) must be considered at a Council meeting.

**Objectors Summary**

The application was advertised to the surrounding area through the erection of a notice on-site notices and the mailing of notices to adjoining and surrounding owners and occupiers. No objections were received to the application.

**Assessment Summary**

The granting of a permit for the sale of packaged liquor within the newly permitted shopping complex is not considered to result in adverse amenity impacts on the neighbouring surrounds. Conditions of the permit, if issued, will ensure the proposal is appropriately controlled and maintained. An Alcohol Management Plan was prepared and submitted with the application ensuring that the proposal is suitably located with no off-site amenity loss to neighbouring properties.

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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (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 with this report recommending that the application be supported, and that a **Permit** be granted subject to conditions as set out in the recommendation.

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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

**Subject Site and Surrounds**

**Subject Site**

- The subject site is oriented to the Princes Highway to the south-west and Smith Road to the north-west and north. It is irregular in shape and has an area of 31,280sqm. There are no easements on the subject site.
- The subject site is currently accessed via five (5) concrete crossovers located along the Princes Highway to the south, and Smith Road to the west and north.
- The proposed Aldi supermarket is currently under construction, replacing and retrofitting a part of the former Bunnings building. This supermarket is proposed to include its own sale of packaged liquor (PLN16/0424), which is separate to the current proposal.
- A car parking area, comprising 354 car parking spaces is provided to the south of the proposed Aldi supermarket.
- Vegetation on the site comprises of existing canopy trees within the Princes Highway and Smith Road frontages and within the existing car parking area.
- A previous permit (PLN15/0199.03) has been issued to use and develop the site for the purpose of a Service Station and Food and Drink Premises (Restaurant), Restricted Recreation Facility (Gym) and Medical Centre, buildings and works associated with a supermarket and restricted retail premises, to erect and display illuminated and non-illuminated business identification signage, to reduce the bicycle parking requirements, to reduce the car parking requirements and to alter access to a Road Zone Category 1. This proposal seeks to operate an independent shop for packaged liquor sales.
- The previous Planning Permit PLN15/0199.03 approved the shop on the endorsed plans which pursuant to Clause 34.02-1 (Commercial 2 Zone), a shop is as of right and no planning permit is required for the use of the premises as a shop.

**Surrounding Area**

- The subject site is surrounded by commercial uses to the north-west, north and east. To the south-west and south are Princes Highway and Racecourse Drive, both of which are zoned Road Zone Category 1. Land 60m to the south-west of Princes Highway is zoned residential.
- Commercial building styles in the area include large warehouse style buildings and smaller industrial style units, whilst residential dwellings consist mostly of single and double storey detached dwellings.
- Other surrounding non-residential land uses include the Springvale Cemetery to the east, and the Sandown Raceway to the south.

**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (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 Application No. 1996/571: Warehouse, Distributions & Peripheral Sales.
- Planning Permit Application No. 1997/309: Signage and Livery.
- Planning Permit Application No. PLN07/0595: A permit was granted for the construction of three (3) rainwater tanks and the erection of business identification signage.
- Planning Permit Application No. PLN15/0199.03. An amended permit was granted for the use and development of the site for the purpose of a Service Station and Food and Drink Premises (Restaurant), Restricted Recreation Facility (Gym) and Medical Centre, construct buildings and works associated with a supermarket and restricted retail premises, erect and display illuminated and non-illuminated business identification signage, to reduce the bicycle parking requirements, to reduce the car parking requirements and to alter access to a Road Zone Category 1. The Endorsed Plans to this amendment included a shop (subject site) with total floor area of 200 square metres which is as of right (no permit required).

**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

- Planning Permit Application No. PLN16/0424. A permit was granted for the use of part of the land for the sale of packaged liquor (within Aldi supermarket).
- Planning Permit Application No PLN17/0722 a permit was granted for the use and development of part of the land for a convenience restaurant, display business identification signage, reduce the car parking requirement, reduce the bicycle requirements and alter access to a Road Zone, Category 1.

**Proposal**

The application proposes to use part of the permitted development site for the sale of packaged liquor for a bottle shop tenancy with a total floor area of 200 square metres.

The proposed liquor area will be located on the south-eastern corner facing the rear car park operating as an independent shop. Customers will be able to access the store externally from the front car parking area.

The applicant has not provided separate opening hours for the packaged liquor store, stating that it seeks to operate in line with the VCGLR ordinary trading hours for packaged liquor, which are as follows:

On any day other than Sundays, Anzac Day, Good Friday and Christmas Day	9:00am to 11:00pm
Sunday	10:00am to 11:00pm
Anzac Day	12:00pm to 11:00pm
Christmas Day and Good Friday	No trading

Under the licensing legislation, all staff members will be required to have a current Responsible Service of Alcohol (RSA) certification.

No external signage is proposed in this application.

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

**Victorian Charter of Human Rights and Responsibilities**

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

**Financial Implications**

No financial resources are impacted by this report.

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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

**Planning Scheme and Policy Frameworks**

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

- Under Clause 52.27 (Licensed Premises) to use land to sell or consume liquor if a licence is required under the Liquor Control Reform Act 1998.

The relevant controls and policies are as follows:

**Zoning Controls**

**Clause 34.02 – Commercial 2 Zone**

The subject site is located in a Commercial 2 Zone, as is the surrounding area. The purpose of the Commercial 2 Zone outlined at Clause 34.02 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 commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.
- To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

Pursuant to Clause 34.02-2 an application to use land a use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.

Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

**Overlay Controls**

No overlays affect the subject site or surrounding area.

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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)****State Planning Policy Framework****Clause 10 - Operation of the 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:

- To provide for the fair, orderly, economic and sustainable use, and development of land.
- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- 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.
- To protect public utilities and other facilities for the benefit of the community.
- To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).
- To balance the present and future interests of all Victorians.

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

**Clause 11 - Settlement**

Clause 11 states that planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

**Clause 15 – Built Environment and Heritage**

This clause seeks the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design.

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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

**Clause 17 – Economic Development**

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

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

**Local Planning Policy Framework**

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

**Clause 21.04 – Land Use**

Clause 21.04 outlines retail, commerce and entertainment land use objectives. Those relevant include:

- To promote and further develop central Dandenong as the pre-eminent regional centre for retail, commercial, entertainment and community services in Melbourne's south east.
- To reinforce and develop the role, character and identity of activity centres outside of Central Dandenong.
- To encourage a mix of complimentary land uses that increase an activity centre's commercial variety without compromising its core commercial strengths.
- To encourage greater visitation to the activity centres.
- To create positive social, cultural and economic perceptions of activity centres.

To protect the amenity of new residential precincts within activity centres from the adverse impact of the commercial operation of the centre in terms of noise, lighting and significant odours.



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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

**Particular Provisions**

**Clause 52.27 – Licensed Premises**

This Clause needs to be considered as part of the assessment for this application. The purposes of this provision are:

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

These provisions apply to premises licensed, or to be licensed, under the Liquor Control Reform Act 1998. A permit is required to use land to sell or consume liquor if any of the following apply:

- *A licence is required under the Liquor Control Reform Act 1998.*
- *A different licence, or category of licence is required from that which is in force.*
- *The hours of trading allowed under a licence are to be extended.*
- *The number of patrons allowed under a licence is to be increased.*
- *The area that liquor is allowed to be consumed or supplied under a licence is to be increased.*

This does not apply:

- *To a limited licence.*
- *To a licence to manufacture liquor.*
- *If the schedule to this clause specifies that a permit is not required to use land to sell or consume liquor under a particular type of licence.*
- *To a variation that reduces the hours of trading allowed under a licence.*
- *To a variation that reduces the number of patrons allowed under a licence.*
- *To a variation that reduces the area within which liquor is allowed to be consumed or supplied under a licence.*
- *To a variation of licence at the initiative of the Director, pursuant to section 58 of the Liquor Control Reform Act 1998.*

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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

- *To a variation of licence for a variation prescribed in Part 6, Regulation 31 of the Liquor Control Reform Regulations 2009.*
- *If a different licence or category of licence is required solely as a result of changes to licence categories.*

The schedule to this clause may specify that a permit may not be granted to use land to sell or consume liquor under a particular type of licence.

A permit is required under Clause 52.27 as a licence is required under the Liquor Control Reform Act 1998 for the use of the land to sell packaged liquor.

**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 Policy**

**Alcohol Management Policy**

Council's Alcohol Management Policy has been developed to support the City's economic vitality, while enhancing safety, amenity, health and wellbeing in the City of Greater Dandenong through the effective assessment and enforcement of matters relevant to alcohol supply and use within the municipality.

The Policy applies to all new liquor licences, including those for events and activities in Council venues. The Policy creates a consistent and integrated approach across planning, regulation, enforcement and community safety activities of Council.

The Policy ensures that applicants for planning permits where a liquor licence is required, prepare an Alcohol Management Plan as part of their application. An Alcohol Management Plan must be completed in order to manage and mitigate potential risks with the provision of alcohol.

Information Guidelines have been developed to assist applicants with the preparation of Alcohol Management Plans. The draft Guidelines also provide a checklist to explain to applicants how Council planners will assess liquor licence applications and to seek to improve future applicants' understanding of the responsibilities and potential risks associated with the sale of alcohol.

This policy and guidelines were reviewed and endorsed by Council on 9 April 2018.

**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)****Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans**

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

**Diversity (Access & Equity)**

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

**Community Safety**

It is considered that there would be no adverse community safety implications in permitting the proposal subject to strict conditions on any planning permit issued.

**Safe Design Guidelines**

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

**Referrals**

Pursuant to Section 52 of the Planning and Environment Act 1987, the application was externally referred to:

Authority	Referral comments
Victoria Police	No objection
VCGLR	No objection

**Internal**

The application was internally referred to:

Internal department	Referral comments
Community Services	Preliminary concerns, however the applicant has addressed these concerns by way of submitting additional documentation. No objection based on the additional information.

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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

**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 three (3) signs on site facing Princes Highway and two (2) signs facing Smith Road.
- A statutory declaration was received by Council on the 19/02/2018.

The notification has been carried out correctly.

Council has received no objections to date.

**Assessment**

The application proposes to operate an externally accessible bottle shop for the sale of packaged liquor for consumption off site. The proposed liquor store is located on the south-east of the building complex. To determine the suitability of the proposed liquor store, Clause 52.27 of the Greater Dandenong Planning Scheme (Licensed Premises) needs to be considered. The purposes of this provision are in italics (followed by a town planner's response):

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

The proposal meets the objectives of Clause 17 (Economic Development) and Clause 17.01-1 (Business) of the State Planning Policy Framework in that it is considered to meet the community's needs for retail services, efficient infrastructure use and the aggregation and sustainability of commercial facilities.

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

As the proposal is to allow the sale of packaged liquor, no liquor will be permitted to be consumed within the premises or in the public domain. The applicant has supplied an Alcohol Management Plan (AMP) that details the house policy for the responsible service of alcohol including prohibiting the selling of alcohol to intoxicated persons and minors. All staff members will be required to have appropriate Responsible Service of Alcohol certificate (RSA) and be required to strictly adhere to the company's policies when serving customers as pertained in the AMP. It is considered that the AMP is acceptable.

**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

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

The applicant seeks to operate under VCGLR hours for packaged liquor which are identified as:

On any day other than Sundays, Anzac Day, Good Friday and Christmas Day	9:00am to 11:00pm
Sunday	10:00am to 11:00pm
Anzac Day	12:00pm to 11:00pm
Christmas Day and Good Friday	No trading

Whilst a permit, should one be granted, will allow the bottle shop to serve liquor at these times, it is noted that the sale of packaged liquor and operating hours of the premises is within the same operating hours as the Aldi supermarket that is located on the subject site and has a packaged liquor premises ancillary to the supermarket.

The only exception to this is the current proposal is seeking to operate until 11pm on Anzac Day, which is outside of the operating hours of other premises on the site (Aldi). Should a permit be issued, it is recommended the operating hours for Anzac Day be reduced to 12.00pm to 9.00pm to prevent any potential amenity impacts to the area.

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

This application is for the sale of packaged liquor only. Alcohol will not be consumed on the premises and therefore no limit on patron number is proposed.

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

In accordance, with DPCP Practice Note 61 "Licensed Premises: Assessing Cumulative Impact", a cumulative impact assessment is required if both the clustering and hours of operation tests are met, specifically, if the premises trades after 11pm; and in an area where there is a 'cluster' of licensed premises.

As the proposed hours of operation do not exceed 11pm, there is no trigger for the provisions of a cumulative impact assessment. For the purposes of this assessment, a brief review of the surrounding licensed premises was undertaken to determine if there is an existing 'clustering' of licensed premises.

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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

The DPCP Practice Note 61 “Licensed Premises” as a general guide defines a “cluster” would occur where there are:

- *three or more licensed premises (including the proposed premises) within a radius of 100 metres from the subject land; or*
- *15 or more licensed premises (including the proposed premises) within a radius of 500 metres from the subject land.*

There is only one (1) licenced venue within 100 metres of the proposed venue, and only three (3) licensed venues within a 500 metre radius of the proposed venue being:

- Little Duck Trading (Limited Licence), located approximately 450 metres north from the subject site; and
- The Sporting Shooters Association of Australia,(licensed premises) located approximately 350 metres south-east from the subject site;
- Aldi packaged liquor store located on the subject site within the supermarket premises.

Having noted the above it is considered that the site will not form a ‘cluster’ of licensed premises as the number of licenced premises in the surrounding area do not exceed those set under the ‘cluster’ guidelines.

Therefore, it is considered that the addition of a packaged liquor outlet will not unacceptably increase any adverse amenity impacts, or that the cumulative impact of these premises is unreasonable.

## **Conclusion**

The application has been assessed against the relevant requirements of the Greater Dandenong Planning Scheme and is considered appropriate to the site in which it is located. It is considered that the potential benefits, such as economic activity and employment, have been balanced against and with appropriate in-house management protocols and conditions of permit, the amenity of the area will be protected.

## **Recommendation**

**That Council resolves to Grant a planning permit in respect of the land known and described as 754-768 Princes Highway SPRINGVALE VIC 3171, for the purpose of the use the land for the sale of liquor (Packaged liquor license associated with a bottle shop) 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 plans unless with the written consent of the Responsible Authority.**

---

**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

2. Liquor must only be sold and displayed within the red line area identified on the endorsed plans.
3. Without the prior written approval of the Responsible Authority, any application to, or licence obtained from, the relevant Liquor Licensing Authority must be for the on-site sale of packaged liquor only.
4. The amenity of the area must not be detrimentally affected by the licensed premises, through the:
  - 4.1. Transport of materials, goods or commodities to or from the land;
  - 4.2. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
  - 4.3. Adverse behaviour of patrons on, to or from the premises; and
  - 4.4. Presence of vermin.All to the satisfaction of the Responsible Authority.
5. No alcohol may be consumed on the premises at any time.
6. The owner, occupier and the manager must at all time make reasonable endeavours that persons visiting the premises do not create a nuisance or annoyance to neighbours or otherwise disturb the amenity of the area.
7. The use of the site must at all times comply with the approved Alcohol Management Plan, to the satisfaction of the Responsible Authority.
8. The use may operate only between the hours of:

On any day other than Sundays, Anzac Day, 9.00am to 11.00pm  
Good Friday and Christmas Day

Sunday	10.00am to 11.00pm
Anzac Day	12.00pm to 9.00pm
Good Friday and Christmas Day	No Trading
9. This permit will expire if:
  - 9.1. The use does not start within one (1) year from the date of this permit, or
  - 9.2. 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.

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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (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:**

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



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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION – NOS. 754-768 PRINCES HIGHWAY  
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0727)**

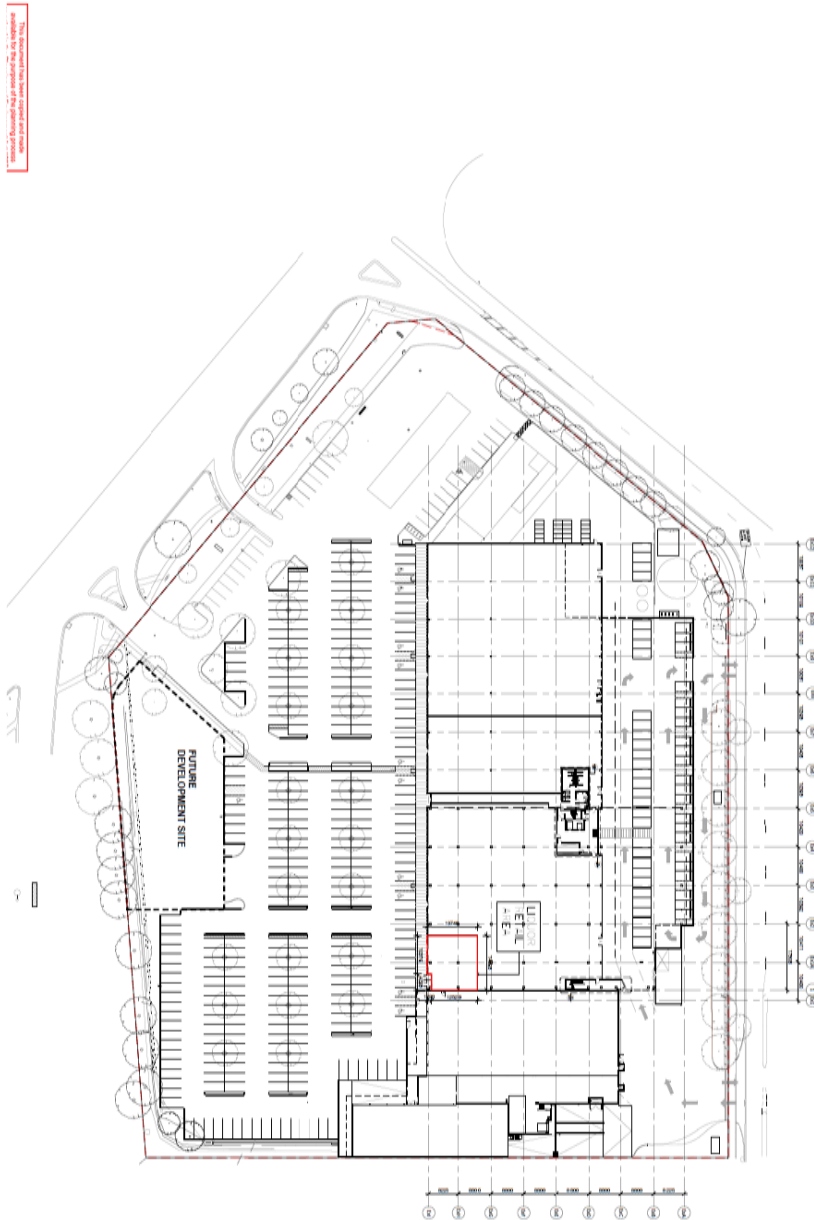
**ATTACHMENT 1**

**SUBMITTED PLANS**

**PAGES 3 (including cover)**

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

**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**



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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION – NOS. 754-768 PRINCES HIGHWAY  
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0727)**

**ATTACHMENT 2**

**ALCOHOL MANAGEMENT PLAN**

**PAGES 15 (including cover)**

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

**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)****ratio:**

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Dear Amy

12 April 2018

Ms Amy Sice  
 Planning Department  
 City of Greater Dandenong  
 PO Box 200  
 DANDENONG VIC 3175

**Planning Permit Application No. PLN17/0727  
 754-768 Princes Highway, Springvale  
 Alcohol Management Plan**

We continue to act on behalf of the permit applicant in relation to this matter.

We refer to the written concerns from Council's Community Services department in relation to the previously submitted Alcohol Management Plan. Our response to these matters is as follows:

ALCOHOL MANAGEMENT PLAN

- Section 4.1 details that staff, who are all required to have RSA training, will be able to recognise and address incidents, intoxicated customers, anti-social or difficult behaviours and identify when refusal of service is warranted as required as a result of their training. Given the proposed staff numbers, as noted below, incidents will largely be managed by the one staff member on site, but can be reported internally, so the manager is made aware of any ongoing issues.
  - Section 2 has been updated to confirm staff numbers (minimum one staff, maximum two staff members at any one time). We note that the *Information Guidelines for Liquor-Related Planning Permit Applications* does not require this information be provided for a packaged liquor licence.
  - Changing liquor laws and practices are noted as being discussed either at staff meetings or displayed in the tea room, as per Section 4.1. Staff will be required to confirm they have read the changes and are aware of them (the AMP has been updated to include this).
  - Section 4.1 and 4.3 of the AMP have been amended to confirm that CCTV will be installed to record inside and outside the proposed bottle shop. Recordings will be saved for one (1) month from the date of recording and made available on request.
- Lighting of the car park is in accordance with Planning Permit No. PLN15/0199. Building interiors / public areas will be appropriately lit. It is submitted that there is no requirement for security staff, however

**r:**

## 2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)

this could be revisited should there be a significant amount of incidents / issues associated with the proposed tenancy.

- As noted within Section 4.2 of the AMP, House Rules will be prepared in accordance with the template provided by the VCGLR. The actual House Rules will not be displayed in a public location, but retained on site.

As outlined in this document, the signage to be provided in accordance with the *Liquor Control Reform Act 1998* is as follows:

- Liquor Licence
- Intoxicated? Drunk? Disorderly?
- Under 18? No Supply
- Do not attempt to buy liquor for under 18s
- The Free Call Number for Directline (A counselling, information and referral line).

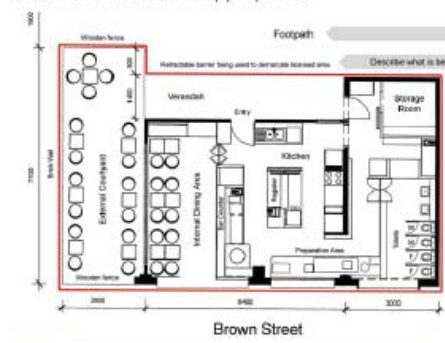
We also understand that the following signage is to be displayed at the entry / exit point:

- Alcohol is not to be consumed in any public places in the municipality, such as in the car park and related areas, and that up to a \$1,000 Local Laws fine applies
- That the safety and amenity of people and property in surrounding areas is to be respected upon leaving the premises.

We have updated Section 4.2 to include this requirement for additional signage.

### RED LINE PLAN

The red line plan has been prepared in accordance with VCGLR requirements outlined in *Liquor Licensing Fact Sheet – Plans of licensed premises* (example below). This does not differentiate between public and staff areas. Accordingly, it is submitted that the red line plan as attached to the AMP is appropriate.



**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

ADDITIONAL MATTERS

- We understand that the AMP will be included as a condition on permit (which will enable the document to be updated from time to time).
- Our client will consider whether they want to become a member of the Greater Dandenong Liquor Accord.
- The AMP is considered an appropriate response to the scale and type of licensed premises. It is considered that operation of a small bottle shop within a small shopping centre has different amenity impacts / risk levels than a large late night premises, or a large standalone packaged liquor premises (such as a Dan Murphys, First Choice Liquor etc).  
The AMP has been updated to confirm that CCTV will be installed both inside and outside the proposed tenancy.  
The scale of the bottle shop is such that patrons are not expected to queue (such as a venue where patrons are required to queue before entry). To the extent that a queue may develop within the tenancy for patrons waiting to be served, staff will monitor patron behaviour in accordance with their RSA training.
- To alleviate concerns about operations, our client is proposing to accept reduced hours of operation, until 9pm. This is less than the ordinary hours for packaged liquor licenses set by the VCGLR.

Enclosed is a copy of the amended AMP. We trust the above addresses Council's concerns but, should further changes be required, we request a meeting time be organised to discuss the AMP further with relevant Council staff.

Should you wish to discuss further, please contact the undersigned on 9429 3111.

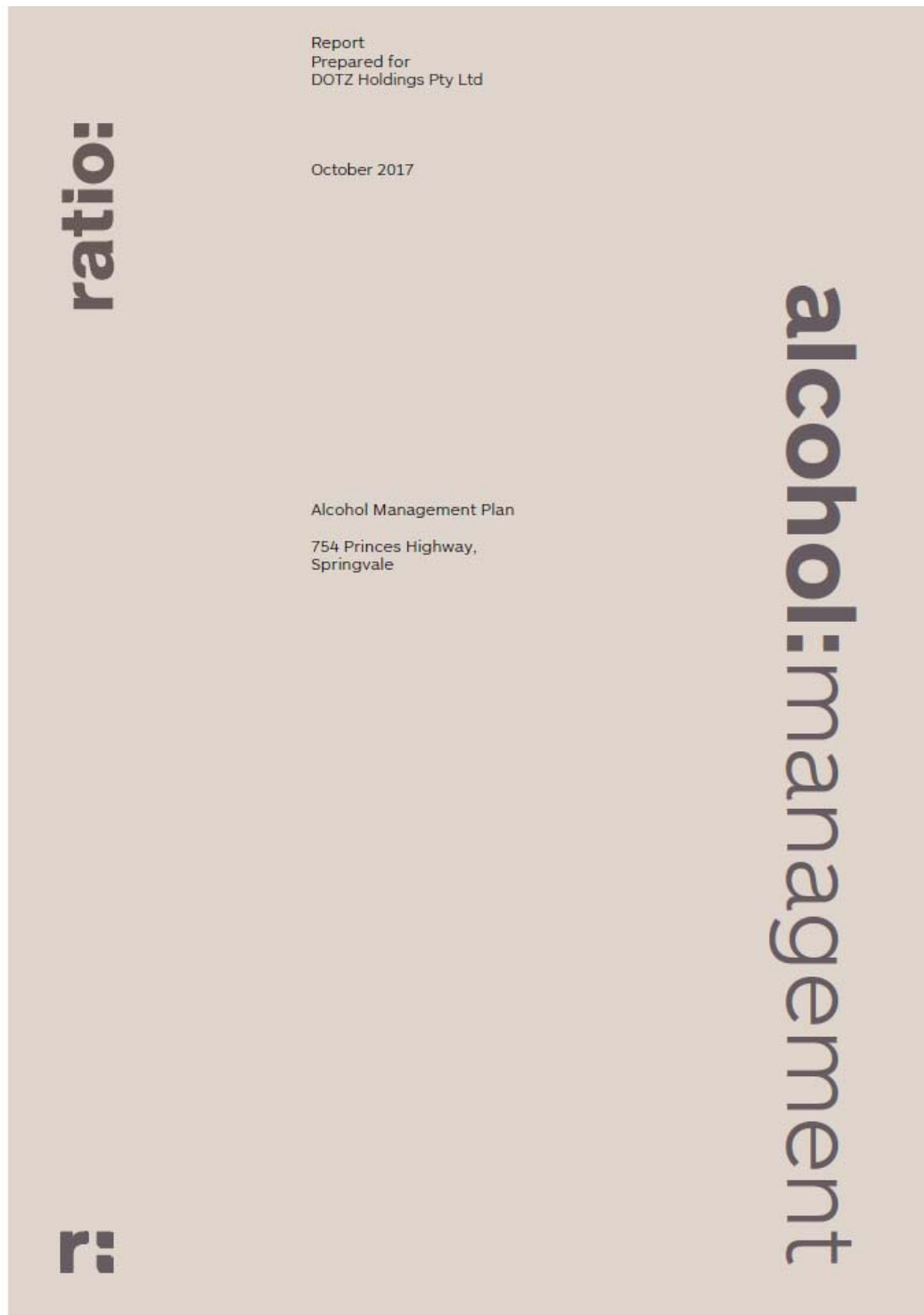
Kind regards,



**Mia Zar**  
**Senior Planner**  
**Ratio Consultants Pty Ltd**



**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**





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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

**Prepared for:**

DOTZ Holdings Pty Ltd  
Our reference 14428R001 - AMP

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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

**1 Introduction:**

This Alcohol Management Plan (AMP) has been prepared to accompany a planning permit application for a bottle shop / packaged liquor premises at 754 Princes Highway, Springvale.

Pursuant to Clause 52.27 of the Greater Dandenong Planning Scheme, a permit is being sought for a liquor licence (packaged liquor licence).

This AMP details how the licensee will manage risks associated with the sale of alcohol, noting that no on-premises consumption is proposed by way of this application. The AMP has been prepared to respond appropriately to the Information Guidelines for Liquor-Related Planning Permit Applications prepared by the City of Greater Dandenong.



## 2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)

### 2 The Proposal:

The application seeks to establish the tenancy circled below as a bottle shop which, in turn, requires a liquor licence under Clause 52.27 of the Greater Dandenong Planning Scheme.

**Figure 1**

Current approved layout



The proposed bottle shop will require a packaged liquor licence, which will operate under the ordinary hours set by the Victorian Commission for Gambling and Liquor Regulation (VCGLR). These are:

- Sunday: between 10am-11pm
- ANZAC Day: between 12noon-11pm
- On any other day other than Good Friday and Christmas Day: between 9am – 11pm

Due to the nature of the use, there is:

- No maximum number of patrons;
- No security arrangements; and
- No music to be played on site.

## 2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)

### 3 Cumulative Impact Assessment:

Practice Note 61 has been prepared by the State Government to provide guidance on preparing and assessing an application under Clause 52.27 and, in particular, whether a cumulative impact assessment is required. The guidelines suggest that a cumulative impact assessment should be undertaken when new or expanded licensed premises will open after 11pm and there is a cluster of existing licensed premises.

The Practice Note was informed by *Swancom Pty Ltd v Yarra City Council*<sup>1</sup>, whereby the Tribunal established that the cumulative impact of licensed premises in an area or precinct is informed by:

- The density of licensed premises in an area;
- The mix and type of the licensed premises; and
- Existing amenity levels.

Importantly, the Tribunal also found that the level of detail of a cumulative impact assessment on amenity should be proportionate to the level of concern raised by these considerations. The Tribunal went on to say that for many applications, an initial review of the three main considerations will lead to a determination that cumulative impact is not of significant concern for that application.

Cumulative impact assessments are prepared to enable an understanding of the cumulative effect of having a series of licensed premises on the amenity of the broader community. This is typically warranted in areas with high levels of late night entertainment uses, such as the Chapel Street precinct, the CBD and other areas where there is a cluster of night clubs, bars and other late night trading venues.

In reviewing the impact of liquor licences on residential amenity, and given the body of research and anecdotal evidence gathered by a wide range of sources, we exclude certain types of liquor licences from our cumulative impact assessment. Examples include limited licences, restricted club and full club licences and BYO licences. When reviewing cumulative impact, it is our experience that the relevant liquor licence types are on premises, late night (on premises), general, late night (general) and packaged liquor, as these types of venues are most likely to create unreasonable amenity impacts.

In this instance, as there are no licensed premises (of the licence types nominated) within a 500 metre radius of the site and the proposed bottle shop will not operate beyond 11pm, there is no requirement to prepare a cumulative impact assessment. While the ALDI supermarket may seek to obtain a packaged liquor licence in the future, it will not result in a 'cluster' of licensed venues.

<sup>1</sup> *Swancom Pty Ltd v Yarra CC (includes Summary)* (Red Dot) [2009] VCAT 923

## 2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)

### 4 Management Plan:

#### 4.1 Compliance Risks

- *How will you ensure that you do not supply alcohol to someone who is intoxicated (drunk)?*  
Staff will be trained with the Responsible Service of Alcohol (RSA) and will be able to identify and refuse service to customers who are intoxicated.
- *What procedures will you put in place to ensure that staff can verify proof-of-age?*  
With the RSA training, staff will be taught to identify and accept legal forms of identification. Staff will also be taught to either query or refuse any questionable or fraudulent forms of identification.
- *What system will you put in place to identify people that may be underage (under 18 years) as they enter the premises?*  
Staff will be encouraged to request identification for customers who could be underage, unless they are accompanied by a responsible adult.
- *How will you prevent alcohol from being supplied to someone under 18 years of age?*  
Staff will request identification from customers who appear underage to ensure alcohol is not being sold to underage persons. Where there are reasonable grounds for suspecting alcohol being purchased will be supplied to underage persons, sale of alcohol will be refused.
- *What relevant training will you require staff and volunteers to take to ensure the Responsible Service of Alcohol (RSA)?*  
Staff will be required to undertake RSA training successfully in order to gain employment at the bottle shop. No volunteers will be associated with the operation of the bottle shop.
- *How will you document the start and finish dates for RSA induction, refresher training and employment details for each member of staff or volunteer, including managers and security staff?*  
A RSA Program Register in accordance with the template provided by the VCGLR will be maintained. It confirms:
  - Staff name
  - Date first supplied / sold liquor
  - Date of most recent RSA certificate (actual RSA, or RSA refresher)
  - Actual copy of RSA
  - Confirmation of RSA refresher date (3 years from previous certificate)
- *How will you ensure that any RSA training remains up to date and does not expire after three years?*  
The RSA Program Register will be reviewed regularly, with staff to be booked in for the RSA refresher prior to the expiry of the RSA.
- *How will you ensure that staff and volunteers stay up to date with any changes to liquor licensing?*  
Any changes with liquor licencing can be discussed at staff meetings, or details of same displayed in tea room so that staff can review at their own leisure.





## 2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)

- *Where will you display the required posters and signage to reduce potential risks and raise awareness about the responsible service of alcohol? (see VCGLR website for details)*  
The required signage for packaged liquor licences will be displayed at the counter, so that they are clearly visible to any patrons.
- *What will you do to comply with the standards of Department of Justice, Design Guidelines for Licensed Premises? (available at [www.justice.vic.gov.au/](http://www.justice.vic.gov.au/))*  
Given the nature of the venue, many of the design guidelines are not applicable. However, we note:
  - Element 1: The entry / exit is clearly identifiable externally and the location of the counter inside the premises away from this point ensures that there will not be crowding around this doorway. Patrons are not expected to queue with this premises and monitoring of their behaviour is therefore not required.
  - Element 2: a glazed frontage ensures staff will be able to monitor behaviour of patrons before entering and upon existing the premises, to ensure no inappropriate behaviour or loitering.
  - Element 3: appropriate layouts provide for clear pathways to ensure the premises will not become overcrowded.
  - Element 4: communal toilets are located within the building, accessible via a corridor between a restricted retail tenancy and the gym tenancy. This is appropriate given the nature of the use.
  - Element 5: N/A
  - Element 6: N/A
- *How will you comply with VCGLR's Code of Conduct for Packaged Liquor Licences? (available online at the VCGLR website)*  
The operator of the premises will be cognisant of the Liquor Licensing Code of Conduct for Packaged Liquor Licensees. This includes displaying appropriate signage, ensuring no inappropriate promotion or advertising of alcohol, ensuring minors on premises are appropriately addressed (as outlined previously) and that all staff have appropriate RSA training. These will be achieved by various means as outlined previously.

### 4.2 Behavioural Risks

- *What House Policies will you develop and where will you display these?*  
House Policies will be prepared in accordance with the template available on the VCGLR website. Staff will be required to review the rules upon commencing employment and they will otherwise be displayed within the tea room. The House Policies can be updated from time to time as relevant.  
[https://www.vcglr.vic.gov.au/sites/default/files/Sample\\_House\\_Rules\\_Packaged\\_Liquor\\_Licence.pdf](https://www.vcglr.vic.gov.au/sites/default/files/Sample_House_Rules_Packaged_Liquor_Licence.pdf)
- *What strategies will you apply to address the cumulative impact of your premises, if required?*  
As noted previously, the proposed packaged liquor licence will not result in an adverse cumulative impact.



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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

**4.3 Amenity Risks**

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

Given the nature of the venue, it is not expected to cause any unreasonable amenity and noise impacts.

- *How will you ensure that deliveries and waste management do not negatively affect the area? (e.g. truck engines, glass bottles tipped into dumpsters, rubbish removal)*

It is considered that deliveries and waste management to the site have been considered by way of the traffic report prepared by O'Brien Traffic, noting the premises is within a small shopping centre. Waste associated with the premises will be more likely related to cardboard packaging etc, given no service of alcohol will occur on site. We refer to the Waste Management Plan prepared by Leigh Design further in this regard.

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

The operator / licensee could consider joining the Greater Dandenong liquor forum to assist in reducing alcohol-related impacts in public spaces and the broader community.





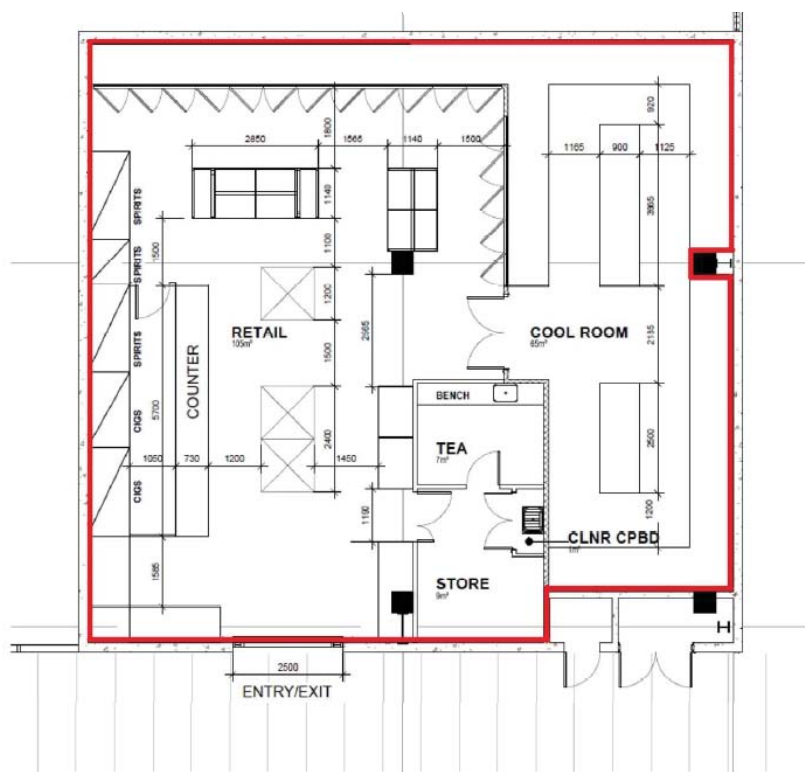
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**2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)**

**Appendix A Red Line Plan**



#### 2.4.5 Town Planning Application - Nos. 754-768 Princes Highway, Springvale (Planning Application No. PLN17/0727) (Cont.)



## **2.5 POLICY AND STRATEGY**

### **2.5.1 Review of Council Policy – Fixed Asset Accounting Policy**

File Id:	A5031622
Responsible Officer:	Director Corporate Services
Attachments:	Fixed Asset Accounting Policy for Re -adoption

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#### **Report Summary**

Council establishes a number of policies and codes of practice to guide the various operations of the Greater Dandenong City Council. Existing policies and codes of practice are subject to an ongoing review process to ensure that they comply with current legislation and adequately reflect Council's operational requirements. Any changes to existing policies are subject to Council approval. Policies and codes of practice that have become superfluous to Council's needs require abolition by Council.

The following policy has been reviewed in detail and is submitted to Council for re-adoption:

- Fixed Asset Accounting Policy

#### **Recommendation Summary**

This reports recommends that the Fixed Asset Accounting Policy be readopted as per Attachment (1) one.

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**2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)****Background**

Policies establish clear processes and procedures by which Council conducts its business and activities and ensures that the decision making process is consistent.

Council has established a number of policies to guide the various functions of the City. Existing policies are subject to an ongoing review process to ensure they comply with current legislation and adequately reflect Council's operational requirements.

When Council resolves to adopt a policy and/or code of practice, in the absence of a sunset date, the policy or code remains current until Council resolves to abolish it.

It is critical that Council policies and codes of practice fully reflect the principles, values and issues that Council believes are important as outlined in the Council Plan. Following a detailed review of a Council policy or code of practice it will be submitted to Council for either readoption or abolition to ensure all policies and codes of practice remain current.

A database of all Council policy documents is maintained by the Governance Business Unit.

**Proposal**

It is proposed the following Policy be readopted by Council with changes as detailed:

Subject	Description of change to existing Policy
Fixed Asset Accounting Policy	<p>Amendments to the updated 2017-18 Fixed Asset Accounting Policy relate primarily to a revised Appendix format (amalgamation of three previous Appendices into one Appendix) and clarifications about types of assets included in each asset class. There have been no changes to capitalisation thresholds or useful lives.</p> <p>Council officers also propose not to change the accounting treatment of land under roads (LUR) as it is in compliance with Australian Accounting Standards.</p> <p>This Policy is presented to Council for re-adoption for a further twelve (12) months.</p>

A copy of the policy seeking readoption is attached to this report.

**Financial Implications**

No financial resources are impacted by this report.

**2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)**

**Consultation**

The Fixed Asset Accounting Policy has been referred to the Executive Management Team for review and evaluation prior to reporting to Council.

Council policies and codes of practice are referred to the Staff Consultative Committee as required. It was not necessary to have this policy referred to this Committee.

**Conclusion**

The policy detailed in this report has been reviewed and found consistent with current legislation and Council's operational needs and is submitted to Council for re-adoption as per the changes listed in the table above.

**Recommendation**

**That the Fixed Asset Accounting Policy attached to this report be readopted.**

**2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)**

**POLICY AND STRATEGY**

**REVIEW OF COUNCIL POLICY – FIXED ASSET ACCOUNTING POLICY**

**ATTACHMENT 1**

**FIXED ASSET ACCOUNTING POLICY FOR  
RE-ADOPTION**

**PAGES 13 (including cover)**

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

**2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)****Greater Dandenong Policy****Fixed Asset Accounting Policy**

Policy Endorsement	Endorsement required by Council		
File Number:	A4955198	Authority:	Council
Directorate:	Corporate Services	Responsible Officer:	Manager Finance & IT
Policy Type:	Discretionary	Version No:	006
1 <sup>st</sup> Adopted by Council	24 June 2013 Minute No. 225	Last Adopted by Council:	10 July 2017 Minute No. 284
Review Period:	Annually	Next Review:	May 2019

**1. Purpose**

This policy is designed to provide guidance regarding expenditure that is to be capitalised and the associated accounting treatment for non-current assets in Council's fixed asset register.

This revision of the Fixed Asset Accounting Policy is effective from 1 July 2017.

**2. Background**

Accounting standards, including AASB 116 Property, Plant and Equipment, require a distinction to be made between expenditure that is consumed immediately in operations (or within one financial year) and expenditure on fixed assets that will provide service over more than one financial year.

**Accounting and Guideline issues**Local Government (Planning and Reporting) Regulations 2014

The Local Government (Planning and Reporting) Regulations 2014 require the financial statements of Council to be prepared in accordance with the Local Government Model Financial Report (LGMFR). The LGMFR specifies certain fixed asset categories and classes in the Statement of Capital Works and fixed asset disclosure notes. Refer to **Appendix A** for a list of the asset categories and classes and the measurement basis of each asset class.

Land Under Roads (LUR)

In December 2007, the Australian Accounting Standards Board (AASB) issued AASB 1051: Land Under Roads (LUR). The standard came into operation 1 July 2008. It required LUR acquired by councils to be recognised in the Financial Statements. At the time, Council elected to recognise all LUR acquired post 1 July 2008 as an asset using a cost measurement basis as permitted by the standard.

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**2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)**

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**Greater Dandenong Policy**

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In July 2011, the former Department of Planning and Community Development (DPCD) issued a Guidance Circular (15/11) regarding the recognition and measurement of LUR. The DPCD recommended that the local government sector bring to account "all" LUR both pre and post 1 July 2008 and to value LUR using a fair value measurement basis, to improve comparability of financial information across the sector. A transitional period was proposed and all councils were expected to be compliant by 2014-15, however, in December 2014, the Department of Transport, Planning and Local Infrastructure (DTPLI) extended the transitional period to the 2017-18 financial year.

Local Government Victoria (LGV) issued Bulletin 15/2018 'Update on Recognition and Measurement of Land Under Roads' on 22 May 2018. LGV reiterated that "consistent and comparable financial reporting by Victorian councils is desirable" and the preferred position of LGV remains that councils recognise all LUR at fair value. However, LGV also acknowledges that this treatment is potentially onerous for some councils, so it is a recommended position but is ultimately not mandatory. LGV advises that councils should apply the preferred position where it is possible and cost effective to do so, but where a council determines not to, that council should ensure their 2017-18 Financial Statements comply with AASB 1051 'Land Under Roads'.

A letter from Andrew Greaves (VAGO) to FinPro on 3 May 2018 highlights similar points:

- It is desirable for councils to account for LUR on a consistent basis.
- The AASB 1051 standard allowed for differential treatment of LUR due to potentially onerous demands.
- Any change in accounting policy should lead to demonstrably better quality information, however, a cost benefit assessment needs to be considered.
- The most appropriate accounting treatment of LUR is a matter for each council to determine, however, VAGO recommends that councils give serious consideration to complying with LGV's preferred position, but only where it is cost effective to do so.
- VAGO will continue to issue clear audit opinions on assessed compliance with AASB 1051.

Council is of the view that there is no benefit in recognising all LUR at fair value on the basis that:

- There is no value to our rate payers in undertaking this exercise as it only further continues to inflate the balance sheet with assets that are of no tangible value;
- It is a difficult exercise which will result in additional valuation costs (not yet quantified)
- Resources will be required (including the mapping all LUR assets) – tying up already scarce resources.
- Council currently complies with Australian Accounting Standards whether it elects to recognise all land under roads or not.

Given this, Council does not propose to make changes to its accounting policy regarding the treatment of LUR and will continue to recognise all land under roads post 1 July 2008 using the cost method of valuation. However, the sector position on the recognition of all land under roads will be monitored and assessed post the 2017-18 financial year.



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**2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)**

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**Greater Dandenong Policy**

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**3. Scope**

This policy includes the accounting treatment of all Council's non-current assets.

**4. References**

- Annual Financial Statements
- Annual Budget
- Local Government Act 1989
- Local Government (Planning and Reporting) Regulations 2014
- Local Government Model Financial Report (LGMFR)
- Fixed Asset Guidelines
- Australian Accounting Standards

**5. Definitions**

<i>Assets</i>	Resources controlled by Council as a result of past events and from which future economic benefits or service potential are expected to flow to Council.
<i>Capitalisation threshold</i>	The new, upgrade or renewal value of an asset, below which the project cost is normally expensed and above which it is normally capitalised.
<i>Capital expenditure</i>	Expenditure on a non-current asset which meets the adopted recognition criteria for the Asset Class or Asset Component.
<i>Useful life</i>	The time period over which an asset is expected to be available for use by Council.

**6. Legislative Provisions**

Council is required to prepare an annual report pursuant to:

- Section 131 of the Local Government Act 1989
- Section 19 of the Local Government (Planning and Reporting) Regulations 2014

**7. Council Policy****7.1 Capitalisation**

Capitalisation of fixed assets is determined by a materiality threshold at which items of expenditure will be recognised as assets in Council's Balance Sheet.

The useful life of each asset class forms the basis of the calculation of annual depreciation charges and assessment of an assets written down replacement value (refer **Appendix A**).

**Appendix A** details the asset categories and classes required in the Local Government Model Financial Report (LGMFR). The Fixed Asset Guidelines provide a detailed explanation of each asset class and asset component.

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**2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)**

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**Greater Dandenong Policy**

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Expenditure is to be capitalised when:

- It is probable that the future economic benefits embodied in an asset will eventuate.
- The item of expenditure is in excess of the asset capitalisation threshold (refer **Appendix A**).
- Where the value of individual assets fall below the asset threshold for capitalisation, but the assets form part of a network or asset group (such as for park furniture on a reserve, signs, etc), consideration will be given to capitalising the individual asset based on whether the aggregate value of those assets exceeds the capitalisation threshold.
- Acquisition costs of assets with less than these values will be treated as operating expenses.
- All capitalised expenditure is to be recorded in Council's fixed asset register. For each asset, a determination shall be made of its total life, remaining useful life, cost for accounting purposes and method of depreciation.

Note - certain costs are not capitalised when incurred and are charged as an expense in the period in which they are incurred (eg – Christmas decorations, IT software upgrades and building audits).

**7.2 Acquisition of assets**

Assets acquired by Council are to be recorded based on acquisition or construction cost (fair value) plus costs incidental to acquisition including architect's fees, engineering fees and all other costs incurred in preparing the asset ready for use.

**7.3 Gifted assets (acquired for nil consideration)**

Assets which are gifted or contributed to Council by developers or other bodies (i.e. - acquired for nil consideration) are to be recorded at fair value at the date of acquisition, based on currently assessed replacement rates or developer costs (whichever is the best information source at the time).

**7.4 Revaluation of non-current assets**

All infrastructure assets (except recreational, leisure and community facilities and parks, open space and streetscapes) and property assets (land and buildings excluding land under roads and leasehold improvements) shall be revalued on a regular basis such that the carrying values are not materially different from fair value where fair value is determined to be the current replacement cost of the asset less accumulated depreciation. **Appendix A** identifies the basis for measurement for each asset class.

**7.5 Internally constructed assets**

The cost of assets constructed by Council shall include the cost of all materials used in construction, direct labour employed and an appropriate proportion of variable and fixed overheads.

**7.6 Fixed assets register**

The fixed assets register is to record individual assets in sufficient detail as to permit their identification and control. The fixed assets register is to be updated at least annually. The fixed assets register is to be used for the purpose of revaluing and depreciating assets and for stocktaking.

**2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)****Greater Dandenong Policy**

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It is recommended that a stocktake of all plant and equipment, including computer equipment, be conducted at least every three to five years.

**7.7 Impairment of assets**

Fixed assets will be reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount (which is the higher of the present value of future cash outflows or value in use).

For assets whose economic benefits are not dependent on the ability to generate cash flows, and where the future economic benefits would be replaced if Council were deprived thereof, the value in use (infrastructure assets) is the depreciated replacement cost.

**7.8 Investment property**

Investment property, comprising retail complexes, are held to generate long-term rental yields. Investment property is measured initially at cost, including transaction costs. Cost incurred subsequent to initial acquisition are capitalised when it is probable that future economic benefit in excess of the originally assessed performance of the asset will flow to the Council. Subsequent to initial recognition at cost, investment property is carried at fair value, determined annually by independent valuers. Changes to fair value are recorded in the Comprehensive Income Statement in the period that they arise. Investment property are not subject to depreciation. Rental income from the leasing of investment properties is recognised in the Comprehensive Income Statement on a straight line basis over the lease term.

**8. Related documents**

- City of Greater Dandenong Fixed Asset Accounting Guidelines
- Australian Accounting Standards
- Asset Management Policy
- Annual Financial Statements (Local Government Model Financial Report)
- Annual Budget
- Audit Reports and Audit Advisory Committee
- Council Plans, including Annual Plan

## 2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)



## Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds &amp; useful lives)

Asset class	Description	Measurement basis	Cap thrshld		Useful life	
			2016-17	2017-18	2016-17	2017-18
			\$	\$	Years	Years
<b>PROPERTY</b>						
<b>Land</b>	Land owned or controlled by Council. Land either has a fair value classification of level 3 - 'specialised land' or level 2 - 'non-specialised land'.	Fair value (indep val'n)	0	0	N/A	N/A
	Land under roads (LUR) (excluding lanes, private roads and Council roads in parks and reserves) acquired after 1 July 2008. All LUR have a fair value level 3 classification - 'specialised land'.	Cost	0	0	N/A	N/A
<b>Land improvements</b>	Not applicable - allocated to other asset classes such as 'Recreational, leisure and community facilities' and 'Parks, open space and streetscapes'.	N/A	N/A	N/A	N/A	N/A
<b>Buildings</b>	Buildings, building improvements and multi-story car park buildings. All buildings have a fair value level 3 classification - 'specialised buildings'. Buildings include Class 1 to Class 9 buildings as defined in the Building Code of Australia including all corporate, community and commercial buildings managed / controlled / owned by Council and multi-story car park buildings. This includes both habitable and non-habitable buildings. Non-habitable buildings as defined in class 10A of the Building Code of Australia. Examples include garages, workshops, kiosks, stand-alone administration buildings/offices, public conveniences, sheds, stores, undercroft car parking, sporting pavilions and sporting clubrooms. Includes Council owned or constructed buildings on leased land (considered short-term buildings at 50 years). Includes structures that link or are attached to the building or structures which form part of the building. Such examples are paths, access ramps or steps, verandas, pergolas, carports, toilets and shade/shelter structures (only totally freestanding structures will be considered separate assets). Includes other general building services, site engineering services and central plant that form part of the building structure, that are attached to or hidden behind the building fabric and which may feed from or to fixtures and fittings. Some examples are general electrical, gas and water supply, attached storm water drainage / guttering and sewerage. Includes trunk reticulated building systems such as lifts, escalators, heating and cooling systems, cranes, hoists, sanitary plumbing, heating systems, air-conditioning and ventilation (refrigerated plant, terminal units, heating oils, fans, pumps), fire protection and security alarm systems, electrical distributions (mains cables, switch gear and distribution equipment), CCTV and lighting installations, communications (telephone and call systems) and specialist services in kitchens or laundries (ovens, dishwashers, etc). It also includes fixed equipment that can be recognised as part of the building fit-out (such as indoor swimming pools, pool pumps, fixed sporting equipment, etc). Buildings or structures less than two square metres in size and less than \$5,000 in value will be recognised as a minor structure in the 'Recreational, leisure and community facilities asset class'.	Fair value (indep val'n)	5,000	5,000	50-100	50-100

## 2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)



### Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	Measurement basis	Cap thrshld		Cap thrshld		Useful life	
			2016-17	2017-18	2016-17	2017-18	2016-17	2017-18
			\$	\$	Years	Years		
<b>Building improvements</b>	Not applicable - included in buildings above.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Leasehold improvements</b>	Improvements to property assets leased by Council. Leasehold improvements include fit-outs, security enhancements and/or renovations of leased office accommodation or leased property. Examples are recarpeting, painting and structural improvements to a leased property upon commencement of a lease (initial office/residential fit-out), and any subsequent refurbishment of office/residential leased accommodation. Leasehold improvements also include immovable fixtures (eg - the installation of air-conditioning or CCTV security systems). Land improvements at leased properties are not capitalised.	Cost	0	0	Lease term	Lease term		
<b>Heritage buildings</b>	Not applicable - defined as heritage buildings as listed on the Victorian Heritage Register.	Fair value (indep val'n)	N/A	N/A	N/A	N/A	N/A	N/A

## 2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)



### Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	Measurement basis	Cap thrshld 2016-17 \$	Cap thrshld 2017-18 \$	Useful life 2016-17 Years	Useful life 2017-18 Years
<b>PLANT AND EQUIPMENT</b>						
Heritage plant and equipment	Not applicable.	N/A	N/A	N/A	N/A	N/A
Plant, machinery and equipment	Heavy plant and equipment (such as graders, trucks, tractors, tippers and loaders).	Cost	2,000	2,000	7	7
	Buses, quads and trailers.	Cost	2,000	2,000	10	10
	Light plant and equipment (such as rollers, mowers, tools and blowers), passenger vehicles, light commercial vehicles.	Cost	2,000	2,000	5	5
Fixtures, fittings and furniture	Office furniture and equipment (workstations, mobile shelving, chairs, tables, desks, filing cabinets), kitchen appliances and equipment, display units/stands, dividers/privacy screens, safes, podiums, trolleys and other miscellaneous fixtures, fittings (eg - window furnishings) and furniture. Excludes Christmas decorations (not capital).	Cost	2,000	2,000	6	6
	Musical instruments.	Cost	2,000	2,000	20	20
	Art works (paintings, pictures, murals, heritage).	Cost	2,000	2,000	N/A	N/A
	Hardware, servers, hubs, cabling, faxes, photocopiers, computers, laptops, microwave links, scanners and audio visual equipment (such as stereos, speakers, cameras, video recorders, microphones, televisions, DVD players, electronic whiteboards, two way radios, hearing loop, projectors, etc).	Cost	2,000	2,000	5	5
Computers and telecomm's	Software (implementation only not subsequent upgrades), hand held devices / mobile phones. Items that can be capitalised as computer software include software licenses, interworking, configuration support, implementation planning, database planning, quality planning and acceptance testing. Software items to be expensed include software maintenance, data conversion, training, helpdesk support and website costs.	Cost	2,000	2,000	3	3
Library books	Includes library books and resources, CDs, DVDs and tapes (excludes e-books and annual online licences or subscriptions).	Cost	0	0	5	5

## 2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)



### Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	Measurement basis	Cap thrshld		Useful life	
			2016-17	2017-18	2016-17	2017-18
			\$	\$	Years	Years
<b>INFRASTRUCTURE</b>						
<b>Roads</b>	Seal (spray seal). Road seal comprises the wearing surface of a road pavement or laneway. Surface patching treatments such as pothole repairs, crack repairs or slurry seals are not considered to be part of the road seal asset, but rather are considered maintenance treatments aimed at ensuring the road seal asset reaches its intended useful life.	Fair value	20,000	20,000	12	12
	Seal (asphalt, concrete, brick, <b>granite setts</b> and gravel)	Fair value	20,000	20,000	20	20
	Substructure (pavement). Road substructure is the constructed material layer(s) beneath the wearing surface of a road pavement or laneway. Usually unaffected by periodic replacements of the wearing surface and would normally only be created where a new pavement was built or an existing pavement was totally reconstructed.	Fair value	20,000	20,000	100	100
	Kerb and channel. Includes concrete, bluestone and asphalt kerb and channel on local roads. Also includes kerb laybacks (which are part of 'crossings/driveways'), usually provided for vehicle, bicycle or pedestrian access across the kerb and channel.	Fair value	5,000	5,000	80	80
	Kerb and channel (spoon (road shoulder) drain)	Fair value	5,000	5,000	15	15
	On street car parks (seal) - asphalt, brick paves, concrete and gravel). On-street car parks include car parks located within the road reserve (ie – indented parking bays, parallel parking bays, etc).	Fair value	5,000	5,000	20-25	20-25
	On street car parks (substructure)	Fair value	5,000	5,000	100	100
	New local area traffic management (LATM) - splitter islands, roundabouts, speed humps.	Fair value	0	0	20	20
	New LATM - slow points.	Fair value	0	0	5	5
	New LATM - traffic signal controller.	Fair value	0	0	15	15
	New LATM - traffic signal hardware.	Fair value	0	0	30	30
	Addition to existing LATM - splitter islands, roundabouts, speed humps.	Fair value	5,000	5,000	20	20
	Addition to existing LATM - slow points.	Fair value	5,000	5,000	5	5
	Addition to existing LATM - traffic signal controller.	Fair value	5,000	5,000	15	15
	Addition to existing LATM - traffic signal hardware.	Fair value	5,000	5,000	30	30

## 2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)



### Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	Measurement basis	Cap thrshld 2016-17 \$	Cap thrshld 2017-18 \$	Useful life 2016-17 Years	Useful life 2017-18 Years
<b>Bridges</b>	Includes major culverts, deck and substructure. Bridges include all structures which convey a road, footpath or cycleway across another physical feature (including waterways and other roads) and includes major culverts. Bridge components include the foundation, column, girder, decking, wearing course, railing, paths and guardrails. Items such as lighting, signage and paths are not included. Boardwalks are also included in this asset class (constructed pathways above ground either in steel/concrete or timber).	Fair value	5,000	5,000	20 - 100	20 - 100
<b>Footpaths and cycleways</b>	Footpaths (concrete, brick/pavers and granite). Footpaths and cycleways includes footpaths leading to bridges, and pedestrian access features, ramps and path widenings. Paths in playgrounds that provide a direct access between playground items are not considered part of the path asset class (included in playgrounds). Footpaths (asphalt) Footpaths (gravel)	Fair value  Fair value Fair value	0  0 0	0  0 0	50  25 10	50  25 10
<b>Drainage</b>	New underground drainage pipes and pits  Addition to existing underground drainage pipes and pits.  Gross pollutant traps (GPTs).	Fair value  Fair value Fair value	0  5,000 5,000	0  5,000 5,000	100  100 50	100  100 50



## 2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)



### Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	Measurement basis	Cap thrshld 2016-17 \$	Cap thrshld 2017-18 \$	Useful life 2016-17 Years	Useful life 2017-18 Years
Recreational, leisure & community facilities	Recreational equipment and facilities (including external electronic screens and scoreboards). Recreation equipment includes sports and leisure equipment at recreation centres such as bench seats, TV cardio and aerobic stereos, pool cover rollers, gym equipment, pool vacuums, dividing curtains, internal scoreboards, cleaning equipment, aquatic equipment, various items of smaller transportable pool equipment, thermal blankets and gym mats.	Cost	2,000	2,000	10 - 20	10 - 20
	Sportsgrounds, sporting areas, sporting grass (turf), courts, <b>athletic tracks, wickets</b> , hardstand, other ground surfaces, <b>sporting structures and equipment (such as goal posts, cricket nets, rebound walls)</b> .	Cost	2,000	2,000	10 - 20	10 - 20
	Minor structures (sporting, canopies / shade structures, <b>coaches boxes</b> , bike sheds and racks, display and information shelters, picnic shelters, rotundas and buildings which are less than two square metres and less than \$5,000 in value).	Cost	2,000	2,000	10 - 20	10 - 20
	Playgrounds. Playgrounds such as swing sets or climbing apparatus. Also includes interconnecting paths between equipment and soft fall/path edging. Fixed play items associated with a playing surface (such as goal posts) are considered part of the playing surface they relate to and are not recorded as a playground item. Other assets in or near playgrounds (whether enclosed by a fence or not) such as drink fountains, bins, signs, picnic tables, seats or shade structures are considered part of their respective asset class and not a playground item asset unless their primary function is as a piece of play equipment.	Cost	2,000	2,000	15	15
	Irrigation, sports field drainage, controllers, sensors, water tanks/pumps and <b>water systems</b> . Outdoor pools	Cost Cost	2,000 2,000	2,000 2,000	10 - 20 50	10 - 20 50
Waste management	Not applicable.	N/A	N/A	N/A	N/A	N/A

## 2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)



### Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	Measurement basis	Cap thrshld 2016-17 \$	Cap thrshld 2017-18 \$	Useful life 2016-17 Years	Useful life 2017-18 Years
<b>Parks, open space and streetscapes</b>	Open space furniture (street furniture such as bicycle racks, tree guards, seats and park furniture such as seats, drinking fountains, tables and BBQ's).	Cost	2,000	2,000	10	10
	Open space furniture (bus shelters)	Cost	2,000	2,000	20	20
	Open space furniture (litter bins)	Cost	2,000	2,000	12	12
	Signs (unless attached to another asset such as a building or playground).	Cost	2,000	2,000	20	20
	Landscaping, passive grass/surface, horticultural plantings and gardens, natural bush and vegetation.	Cost	2,000	2,000	10 - 20	10 - 20
	Water quality devices - wetlands, rain gardens and bioretention swales.	Cost	2,000	2,000	10	10
	Surface drainage - formed open drains.	Cost	2,000	2,000	50	50
	Surface drainage - unformed open drains	Cost	2,000	2,000	10	10
	Flood prevention - retarding/detention basins.	Cost	2,000	2,000	20	20
	Lighting (public, flood lights, solar and street) including any attached CCTV.	Cost	2,000	2,000	10 - 20	10 - 20
<b>Aerodromes</b>	Fencing, bollards, gates, guard rails, retaining walls and poles.	Cost	2,000	2,000	10 - 50	10 - 50
	Parking meters, ticket machines and equipment	Cost	2,000	2,000	10	10
	Public art (memorials, monuments, murals, plaques, sculptures and statues).	Cost	2,000	2,000	50	50
	Not applicable.	N/A	N/A	N/A	N/A	N/A
	Off street car park and access road (asphalt, brick paved, concrete, gravel)	Fair value	5,000	5,000	20 - 25	20 - 25
<b>Off street car parks</b>	Off street car park and access road (substructure/pavement)	Fair value	5,000	5,000	100	100
	Off street car park and access road (kerb and channel)	Fair value	5,000	5,000	80	80
	Not applicable. Marine assets - piers, jetties, groins, sea walls, caravan parks, markets and saleyards.	N/A	N/A	N/A	N/A	N/A
<b>Other infrastructure</b>						

## 2.5.1 Review of Council Policy – Fixed Asset Accounting Policy (Cont.)



### Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	Measurement basis	Cap thrshld 2016-17 \$	Cap thrshld 2017-18 \$	Useful life 2016-17 Years	Useful life 2017-18 Years
<b>WORK IN PROGRESS</b>						
Work in progress	Capital expenditure on projects not yet completed.	Cost	N/A	N/A	N/A	N/A
<b>INVESTMENT PROPERTY</b>						
Investment property	Land and buildings	Fair value	0	0	N/A	N/A

## **2.6 OTHER**

### **2.6.1 Community Funding Program - Round 1**

File Id:	A4995713
Responsible Officer:	Director Community Services
Attachments:	Community Support Grants Program 2018 Round One List of Recommended Applications Sponsorships Program 2018 Round One List of Recommended Applications

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#### **Report Summary**

This report outlines the assessment of funding applications for the following community funding programs:

- Community Support Grants Program 2018 Round One
- Sponsorships Program Round 2018 Round One

All applications have been reviewed by Council officers, with eligible applications considered by Council at a Councillor Briefing Session. The applications recommended for funding have been presented in this report.

#### **Recommendation Summary**

This report recommends that Council endorse the recommendations for Community Support Grants and Sponsorships as outlined in the attachments of this report.

### **2.6.1 Community Funding Program - Round 1 (Cont.)**

#### **Background**

Applications from community have been submitted requesting funding in two community funding programs:

- Community Support Grants Program 2018 Round One
- Sponsorships Program Round 2018 Round One

#### **Community Support Grants Program**

Council identified seven priorities for the Community Support Grants funding for 2018:

- Activate public spaces for inclusive positive social activities and events.
- Encourage respect and reconciliation between indigenous and non-indigenous Australians.
- Events and programs that are inclusive of residents from all walks of life whatever their age, culture, background and abilities.
- Strengthen young people's sense of community belonging.
- Promote healthy lifestyles and encourage active participation, in particular, for the most disadvantaged and vulnerable to minimize social isolation.
- Increase opportunities for the community to engage with the history and cultural heritage of Greater Dandenong.
- Increase opportunities for community arts participation.

These priorities were factors which were considered during the assessment process for grants.

The Community Support Grants Program Round One was opened online from 1-28 February 2018.

The round was highly promoted via electronic and printed material, newspapers, Council networks, on social media and in physical and audio-visual displays in key Council locations.

Council officers provided five grant information and writing workshops to assist interested organisations develop strong applications to the program. Community organisations were offered opportunity for one-on-one grant support during and out of regular office hours.

A total of 107 applications were submitted to Round One of the Community Support Grants Program.

Of these a total of 81 applications were deemed eligible to be assessed for funding by officers. Total funding sought is \$866,438.

At the Councillor Briefing Session of 4 June 2018, Councillors reviewed advice regarding funding from officers. Following this it is recommended that 58 applications be funded to a total amount of \$284,474.

A list of all applications recommended for funding through the Community Support Grants Program is provided in Attachment One.

**2.6.1 Community Funding Program - Round 1 (Cont.)****Sponsorships Program**

Seven applications from six organisations were received for Council's Sponsorships Program. These seven applications were deemed eligible to be assessed for funding by officers. Total funding sought is \$293,000.

At the Councillor Briefing Session of 4 June 2018, Councillors reviewed the advice regarding funding from officers. Following this it is recommended that seven applications be funded to a total amount of \$177,500.

A list of all applications recommended for funding through the Sponsorships Program is provided in Attachment Two.

**Proposal**

It is proposed that Council endorse the recommendations as shown in Attachments One and Two for funding through the following programs:

- Attachment One - Community Support Grants Program 2018 Round One
- Attachment Two - Sponsorships Program Round 2018 Round One

For the Community Support Grants Program 2018 Round One there are 58 applications recommended for funding as listed in Attachment One.

For the Sponsorships Program 2018 Round One there are seven applications recommended for funding as listed in Attachment Two.

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

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

**Community Plan 'Imagine 2030'****People**

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

**Place**

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe

### **2.6.1 Community Funding Program - Round 1 (Cont.)**

#### 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

#### **Related Council Policies**

- Community Support Grants Policy
- Sponsorships Policy

#### **Victorian Charter of Human Rights and Responsibilities**

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

#### **Financial Implications**

The resource requirements associated with this report are \$461,974 compared to the annual budget allocation of \$541,928 for this purpose.

#### **Consultation**

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

Officers conducted extensive checks of applications including compliance documentation, financial records, past grants acquittal history and other matters. Where required, organisations have been contacted for further information to assist with the assessment process.

All eligible applications were presented at a Councillor Briefing Session on 4 June 2018 for consideration. Following this the recommended funding allocations under the Community Support Grants Program and the Sponsorships Program have been formulated and are presented for endorsement.

**2.6.1 Community Funding Program - Round 1 (Cont.)**

**Conclusion**

This report contains the recommendations arising from the Councillor Briefing Session for funding through the following funding programs:

- Community Support Grants Program 2018 Round One
- Sponsorships Program Round 2018 Round One

These recommendations are presented to Council for endorsement.

**Recommendation**

**That Council:**

1. **endorses the recommendations as detailed in Attachment One of the report titled “Community Support Grants Program 2018 Round One List of Recommended Applications” for allocation of a total of \$284,474 to 58 applications for the Community Support Grants 2018 Round One; and**
2. **endorses the recommendations as detailed in Attachment Two of the report titled “Sponsorships Program 2018 Round One List of Recommended Applications” for allocation of a total of \$177,500 to seven applications for the Sponsorships Program 2018 Round One.**



**2.6.1 Community Funding Program - Round 1 (Cont.)**

**OTHER**

**COMMUNITY FUNDING PROGRAM – ROUND 1**

**ATTACHMENT 1**

**COMMUNITY SUPPORT GRANTS PROGRAM  
2018 ROUND ONE LIST OF RECOMMENDED  
APPLICATIONS**

**PAGES 6 (including cover)**

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

## 2.6.1 Community Funding Program - Round 1 (Cont.)

**Community Support Grants Program****2018 Round 1****Recommended Applications**

Applicant Name	Project Title	Recommendation
TRY Australia	TRY Build	\$15,000
Springvale Monash Legal Service Inc.	"Express Your Rights Art project"	\$8,000
River Jiang Arts Inc.	2018 Instrumental and Strings Concert Show	\$1,700
ERMHA Limited	Women's Talk	\$5,136
Springvale Rise Primary School	Community and Collaboration With Computers at Springvale Rise Community Hub	\$9,228
Mind Australia Limited	Mind Games Youth Group	\$5,407
Wellsprings for Women Inc.	Supported Cycling for CALD Women	\$6,140
The Australian Indian Innovations Inc.	AIII - Diwali 'Festival of Colours'	\$5,000
Daughters of Jerusalem Support Agency Incorporated	The Learning Space	\$5,000
Dandenong Low Vision Group	Dandenong Low Vision Group	\$1,750
Cleeland United Soccer Club Incorporated	To Engage the Youth through Sports and Women through Zumba.	\$5,280

**2.6.1 Community Funding Program - Round 1 (Cont.)**

Dandenong South Primary School	Women's Health and Wellbeing Expo	\$2,962
Reading Out of Poverty Inc.	Let's Read	\$8,000
Action on Disability Within Ethnic Communities Inc.	Understanding Different Cultures and Traditions	\$2,600
Somaliland Union of Victoria Inc.	Youth Empowering Youth, Greater Dandenong Tournament and Festival	\$5,000
Jesuran Welfare Services Inc.	Pathways to Hope	\$5,000
Southern Migrant and Refugee Centre Inc.	Unity in Diversity Festival	\$10,000
Vasudeva Kriya Yoga Inc.	International Day of Yoga 2019	\$1,000
Antiochian Community Support Association Inc.	Celebrating Middle Eastern Culture in Dandenong: Welcoming Syrian & Iraqi Refugees	\$5,000
Carers Victoria Inc.	Carers Victoria's Dandenong Mingle 2018	\$3,000
Springvale Lion Dance Group	Lion Dance Project	\$1,400
Keysborough Soccer Club Inc.	Developing Soccer Champions Program Clinics	\$3,000
Hazara Australian Community Association of Victoria Inc	Ramazan Eid	\$1,000
Stand Up: Jewish Commitment to a Better World Ltd	A Sudanese Food Odyssey, Sharing Stories Through the Generations	\$7,500

**2.6.1 Community Funding Program - Round 1 (Cont.)**

<b>South Sudan Child First Education (SSCFE) Incorporated</b>	<b>South Sudan Voice - A Dialogue Theatre Project</b>	<b>\$8,273</b>
<b>Springvale Mandarin Network Inc.</b>	<b>2018 Springvale Tai Chi Healthy Festival</b>	<b>\$2,000</b>
<b>Maya Dance Group - School of Dance</b>	<b>Homage to El Salvador 2018</b>	<b>\$2,000</b>
<b>Polish Community Council of Victoria Inc.</b>	<b>100th Anniversary of Polish Independence Concert</b>	<b>\$5,500</b>
<b>Al-Emaan Women's Organisation Inc.</b>	<b>Ladies Night</b>	<b>\$2,000</b>
<b>Community in Abundance Incorporated</b>	<b>Community Education and Integrated Family Violence Program Response</b>	<b>\$3,000</b>
<b>Springvale Neighbourhood House Inc.</b>	<b>Harmony Day Festival 2019</b>	<b>\$10,000</b>
<b>Australian Vietnamese Women's Association Inc.</b>	<b>Gambling Prevention for Vulnerable Vietnamese</b>	<b>\$5,700</b>
<b>Australian Vietnamese Women's Association Inc.</b>	<b>Intellectual Vietnamese Senior Group</b>	<b>\$2,000</b>
<b>Tamil Women's Group Dandenong</b>	<b>Women's Health and Welfare</b>	<b>\$2,000</b>
<b>The Friends of Rowan Park Club Inc.</b>	<b>The Centenary Remembrance Poppy Day Peace Concert</b>	<b>\$2,500</b>
<b>Xinjiang Chinese Association of Australia Inc.</b>	<b>Ongoing Weekly Activities for Elderlies</b>	<b>\$4,500</b>
<b>Nadham Dandenong Inc.</b>	<b>Nadham Srishti Kids Fest 2016 2018 (SKF18)</b>	<b>\$1,500</b>

**2.6.1 Community Funding Program - Round 1 (Cont.)**

<b>Victorian Afghan Associations Network Incorporated</b>	<b>The Nawroz Festival 2019</b>	<b>\$9,500</b>
<b>Casey Tamil Manram Inc</b>	<b>Thai Pongal - Thanks Giving to Nature (Harvesting Festival)</b>	<b>\$4,500</b>
<b>The Association of Hazaras in Victoria Inc.</b>	<b>Health for Refugees</b>	<b>\$2,000</b>
<b>Asylum Seeker Resource Centre Inc.</b>	<b>ASRC Education Program</b>	<b>\$10,000</b>
<b>Multiple Sclerosis Limited</b>	<b>Dandenong: Discovering Wellness for People with MS and Neurological Conditions</b>	<b>\$3,238</b>
<b>Noble Park Football Club Inc.</b>	<b>Noble Park Football Club Centenary Celebrations</b>	<b>\$7,000</b>
<b>Somalian Cultural Youth Group</b>	<b>Together and Active</b>	<b>\$1,950</b>
<b>Concern Australia Welfare Inc.</b>	<b>Cars and Community – turning 10,000 lives around</b>	<b>\$3,000</b>
<b>Women's Health in the South East Inc.</b>	<b>Connecting Women</b>	<b>\$2,000</b>
<b>South Eastern Melbourne Vietnamese Associations Council (SEMVAC Inc.)</b>	<b>Lantern Festival Open to All</b>	<b>\$6,000</b>
<b>South Eastern Melbourne Vietnamese Associations Council (SEMVAC Inc.)</b>	<b>Clean up Australia Day</b>	<b>\$1,000</b>
<b>Connection Arts Space Inc.</b>	<b>'Art for a better world' Exhibition Project</b>	<b>\$11,000</b>
<b>South Eastern Melbourne Vietnamese Associations Council (SEMVAC Inc.)</b>	<b>COMMUNITY SERVICE INFORMATION DAY</b>	<b>\$2,000</b>

**2.6.1 Community Funding Program - Round 1 (Cont.)**

<b>Cambodian Association of Victoria Inc.</b>	<b>Cambodian Singing Contest</b>	<b>\$2,250</b>
<b>El Hokamaa Senior Citizens</b>	<b>El Hokamaa Senior Citizens Social Connection</b>	<b>\$1,000</b>
<b>Victorian YMCA Youth and Community Services Inc.</b>	<b>CALD Water Safety Program</b>	<b>\$9,000</b>
<b>AA Combined Groups at Palm Plaza</b>	<b>Dandenong Alcoholics Anonymous Support Project</b>	<b>\$12,060</b>
<b>Thai Information and Welfare Association (TIWA) Inc.</b>	<b>Improving Wellbeing of the Thai Women Through Awareness Training</b>	<b>\$6,300</b>
<b>South Eastern Melbourne Vietnamese Associations Council (SEMVAC Inc.)</b>	<b>Community Concert</b>	<b>\$2,500</b>
<b>Greek Orthodox Community of Dandenong &amp; Districts</b>	<b>Dandenong Greek Festival</b>	<b>\$4,000</b>
<b>Springvale Neighbourhood House Inc.</b>	<b>Safety for the Community</b>	<b>\$10,100</b>
<b>58 applications</b>		<b>\$284,474</b>

**2.6.1 Community Funding Program - Round 1 (Cont.)**

**OTHER**

**COMMUNITY FUNDING PROGRAM – ROUND ONE**

**ATTACHMENT 2**

**SPONSORSHIPS PROGRAM 2018 ROUND  
ONE - RECOMMENDED APPLICATIONS**

**PAGES 2 (including cover)**

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

**2.6.1 Community Funding Program - Round 1 (Cont.)****Sponsorships Program****2018 Round 1****Recommended Applications**

Applicant Name	Project Title	Recommendation
Dandenong Basketball Association	Dandenong Jayco Rangers Women's National Basketball League (WNBL) 2018/19 Season	\$30,000
September Latin Festival Incorporated	Sandown September Latin Festival 2018	\$20,000
Dandenong Agricultural & Pastoral Society Inc.	147th Annual Dandenong Show	\$30,000
September Latin Festival Incorporated	Dandenong September Latin Festival 2018	\$12,500
LIONS CLUB OF NOBLE PARK KEYSBOROUGH INC	2019 ANNUAL SUMMER COMMUNITY FESTIVAL	\$25,000
Springvale Asian Business Association Inc	2019 Springvale Lunar New Year Festival	\$35,000
Vietnamese Community in Australia/Vic Chapter	TET Festival	\$25,000
7 applications		\$177,500



## **2.6.2 Leave of Absence - Cr Angela Long**

File Id:

Responsible Officer:

Director Corporate Services

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### **Report Summary**

Councillor (Cr) Angela Long requests a Leave of Absence from 14 July to 31 August 2018. This Leave of Absence would include the Ordinary Meetings of Council scheduled for 23 July, 13 August and 27 August 2018.

### **Recommendation Summary**

This report recommends that a Leave of Absence be granted to Cr Long for the period requested.

**2.6.2 Leave of Absence - Cr Angela Long (Cont.)**

**Background**

This Leave of Absence has been requested for personal reasons.

This report is submitted in conjunction with Council's current Meeting Procedure Local Law and section 66B of the *Local Government Act 1989* (the Act). Further, under section 69(2) of the Act, Council must not unreasonably refuse to grant leave.

This Leave of Absence would include the scheduled Ordinary Meetings of Council of 23 July, 13 August and 27 August 2018, the scheduled Pre-Council Meetings of 23 July, 13 August and 27 August 2018 and the scheduled Councillor Briefing Sessions of 30 July (if held), 6 August and 20 August 2018.

**Victorian Charter of Human Rights and Responsibilities**

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

**Financial Implications**

There are no financial implications associated with this report.

**Conclusion**

It is proposed that Cr Long's request for a Leave of Absence from 14 July to 31 August 2018 inclusive be granted. If granted, it will be inclusive of three Ordinary Meetings of Council dated the 23 July, 13 August and 27 August 2018.

**Recommendation**

**That Council grants a Leave of Absence to Cr Angela Long for the period 14 July to 31 August 2018 (inclusive) which includes the Ordinary Meetings of Council scheduled for 23 July, 13 August and 27 August 2018 and notes Cr Long's apology for these meetings.**

### **2.6.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 28 May & 4 June 2018**

File Id: fA25545

Responsible Officer: Director Corporate Services

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#### **Report Summary**

As part of Council's ongoing efforts to improve transparency in Council processes, matters discussed at Councillor Briefing Sessions & Pre-Council Meetings (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 & Pre-Council Meetings on 28 May & 4 June 2018.

#### **Recommendation Summary**

This report recommends that the information contained within it be received and noted.

**2.6.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 28 May & 4 June 2018 (Cont.)****Matters Presented for Discussion**

Item		Briefing Session
<b>1</b>	<p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> <li>a) Screening of “All these Creatures” – Winner of Cannes Short Film Category.</li> <li>b) Update on Springvale Precinct Project.</li> <li>c) Update on Team 11 activities</li> <li>d) Proposed Annual Budget 2018-2019 Public Submissions Hearing</li> <li>e) Agenda items for the Council meeting of 28 May 2018.</li> </ul>	<b>28 May 2018</b>
<b>2</b>	<p><b><i>Community Funding Programs – Round One</i></b></p> <p>Councillor consideration was sought of the officer recommendations for the awarding of funding through the:</p> <ul style="list-style-type: none"> <li>• Community Support Grants Program 2018 Round One.</li> <li>• Sponsorships Program 2018 Round One.</li> </ul> <p>A report seeking Council endorsement of the recommendations will be presented to the Ordinary Council Meeting of 25 June 2018.</p>	<b>4 June 2018</b>
<b>3</b>	<p><b><i>Community Feedback – “Greening Our City” Urban Tree Strategy 2018-2028</i></b></p> <p>Final Councillor feedback was sought on the Strategy in order for it to be finalised and presented in a future Council Report for its formal adoption.</p>	<b>4 June 2018</b>
<b>4</b>	<p><b><i>Strategic Property Register (CONFIDENTIAL)</i></b></p> <p>Councillor Tim Dark and Cr Sean O’Reilly declared Conflicts of Interest in parts of this item.</p>	<b>4 June 2018</b>
<b>5</b>	<p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> <li>a) Notices of Motion.</li> <li>b) Dandenong RSL additional gaming machine application.</li> <li>c) Agenda items for the Council meeting of 12 June 2018.</li> </ul>	<b>4 June 2018</b>

**2.6.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 28 May & 4 June 2018 (Cont.)**

**Apologies**

- Councillor Youhorn Chea submitted an apology for the Pre-Council Meeting on 28 May 2018.
- Councillor Youhorn Chea submitted an apology for the Councillor Briefing Session on 4 June 2018.

**Recommendation**

**That the information contained in this report be received and noted.**

#### **2.6.4 List of Registered Correspondence to Mayor and Councillors**

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 21 May – 1 June 2018

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#### **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 21 May – 1 June 2018.

#### **Recommendation**

**That the listed items provided in Attachment 1 for the period 21 May – 1 June 2018 be received and noted.**

**2.6.4 List of Registered Correspondence to Mayor and Councillors (Cont.)**

**OTHER**

**LIST OF REGISTERED CORRESPONDENCE TO MAYOR AND  
COUNCILLORS**

**ATTACHMENT 1**

**CORRESPONDENCE RECEIVED 21 MAY – 1  
JUNE 2018**

**PAGES 2 (including cover)**

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

**2.6.4 List of Registered Correspondence to Mayor and Councillors (Cont.)****Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

**Correspondences addressed to the Mayor and Councillors received between 21/05/18 & 01/06/18 - for officer action - total = 1**

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Complaint from user of Oasis Swimming Pool regarding lack of dedicated family friendly change rooms at the centre.	18-May-18	24-May-18	FA142985	Mayor & Councillors Office

**Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

**Correspondences addressed to the Mayor and Councillors received between 21/05/18 & 01/06/18 - for information only - total = 3**

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Letter from the State Member for Dandenong advising the Mayor of new Victorian community grants initiative called Pick My Project - Applications open until 24/06/2018	23-May-18	28-May-18	A5007227	Mayor & Councillors Office
Letter to Mayor regarding nominations for the 2018 Victorian Learn Local Awards - Nominations close 08/06/2018	23-May-18	28-May-18	A5007228	Mayor & Councillors Office
Letter of acknowledgement from the Ahmadiyya Muslim Community regarding Mayor's letter of 08/02/2018	19-Feb-18	28-May-18	A5007231	Mayor & Councillors Office

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.



### **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](http://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](http://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.