



GREATER
DANDENONG
City of Opportunity

AGENDA

ORDINARY COUNCIL MEETING

MONDAY 12 NOVEMBER 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

Cr Matthew Kirwan (Leave of Absence)

Cr Heang Tak (Leave of Absence)

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 Sr Wijeyavani (Vani) Wijeyakumar from the Brahma Kumaris World Spiritual University, a member of the Greater Dandenong Interfaith Network.

1.3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 22 October 2018.

Recommendation

That the minutes of the Ordinary Meeting of Council held 22 October 2018 be confirmed.

1.4 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 18 October to 7 November 2018:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
22/10/18	Pre-Council Meeting	Roz Blades, Tim Dark, Matthew Kirwan, Jim Memeti, Sean O'Reilly, Maria Sampey (part), Loi Truong	Apologies - Heang Tak (LA), Youhorn Chea, Angela Long, Zaynoun Melhem	<ul style="list-style-type: none"> - Councillor's capital improvement program bids. - Team 11 update. - Outstanding Victoria Police debt from existing hirer of Council facility. - Planning amendments called in and approved by Minister for Planning. - Proposed Kaufland developments across Melbourne and Minister's process for dealing with these permit applications. - Agenda items for the Council Meeting of 22 October 2018.
25/10/18	Cultural Heritage Advisory Committee	Matthew Kirwan		<ul style="list-style-type: none"> - Cultural Heritage Advisory Committee Meeting
29/10/18	Councillor Briefing Session	Roz Blades, Tim Dark (part), Matthew Kirwan, Angela Long, Jim Memeti, Sean O'Reilly, Maria Sampey (part)	Apologies- Youhorn Chea, Heang Tak (LA), Zaynoun Melhem, Loi Truong	<ul style="list-style-type: none"> - Change of name of Stakeholder magazine - Naming of Redeveloped Baseball Pavilion (Booth Reserve) - Master Plan process for Barry J Powell and Wal Turner Reserves in Noble Park - CGD Logo Refresh - City Improvement Program Bids - Recent award nominations for Suburban event and CGD Playgroups - Upcoming Metropolis Forum - Donation to Farmer Relief Appeal - Agenda items for the Council Meeting of 12 November 2018

29/10/18	Multicultural Advisory Committee	Matthew Kirwan	- Multicultural Advisory Committee Meeting
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Recommendation

That the assemblies of Council listed above be noted.

1.5 DISCLOSURES OF INTEREST

Any interest that a Councillor or staff member has deemed to be significant and has disclosed as either a direct or an indirect interest is now considered to be a conflict of interest. Conflict of Interest legislation is detailed in sections 77A, 77B, 78, 78A-E & 79 of the Local Government Act 1989. This legislation can be obtained by contacting the Greater Dandenong Governance Unit on 8571 5216 or by accessing the Victorian Legislation and Parliamentary Documents website at www.legislation.vic.gov.au.

If a Councillor discloses any interest in an item discussed at any Council Meeting (whether they attend or not) they must:

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

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

2 OFFICERS' REPORTS

2.1 DOCUMENTS FOR SEALING

2.1.1 Documents for Sealing

File Id: A2683601

Responsible Officer: Director Corporate Services

Report Summary

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

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

Recommendation Summary

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

2.1.1 Documents for Sealing (Cont.)

Item Summary

There are two [2] items being presented to Council's meeting of 12 November 2018 for signing and sealing as follows:

1. A commercial lease between Greater Dandenong City Council and Safari Haidari Pty Ltd for 238 Thomas Street, Dandenong; and
2. A commercial lease between Greater Dandenong City Council and Home Love Pty Ltd for 1-4, 303 Springvale Road, Springvale

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

Report Summary

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

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

Recommendation Summary

This report recommends that the listed items be received.

2.2.1 Documents for Tabling (Cont.)

List of Reports

Author	Title
Tennis Victoria	Annual Report 2017/18

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

Recommendation

That the listed items be received.

2.2.2 Petitions and Joint Letters

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

Report Summary

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

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

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

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

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

2.2.2 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received no new petitions and one joint letter prior to the Council Meeting of 12 November 2018 as follows:

- A joint letter was received from 20 Keysborough South residents regarding parking and traffic issues in the area. This joint letter has been forwarded to the relevant Council Business Unit/s for consideration.

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
10/10/18	A new petition signed by nine proponents to address their concerns regarding objectionable activities in Ann Street, Dandenong which may present a risk to their properties and personal safety. This petition has been forwarded to the relevant Council business unit for consideration.	9	In Progress	<p>Tabled at 22 October 2018 Council Meeting.</p> <p>Sent to City Planning, Design and Amenity Directorate for action.</p> <p>Acknowledgment letter sent to head Petitioner.</p> <p>Reply emailed 23/10/18:</p> <p>I am pleased to advise that in reference to your petition the building has now been demolished and the matter is now resolved.</p>

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

2.2.2 Petitions and Joint Letters (Cont.)**Other/Submissions**

Date Received	Content	No of Co-Signatures	Status	Officer Response
30/10/18	<p>PETITION FOR MORE PARKING AND RESTRICTED SPEED LIMITS AROUND KOTIKO ROAD AND TREBILCO AVENUE, OAK GARDENS, KEYSBOROUGH SOUTH 3173.</p> <p>We would like more parking, on Trebilco Avenue, our proposal would be for a cut into the nature strips, opposite our homes, streets are too narrow to carry traffic, which is going to get worse with the building of some 30 more houses on Newson Street, potentially another 60 cars around this area.</p> <p>I am a corner resident and feel a cut in on our nature strip, also would ease tensions that have built up between our neighbours, some are constantly contacting Council re parking infringements, this would also help through traffic. I would also like a speed limit sign for cars going around this corner, and or speed bumps, as its very dangerous for us getting out of our driveway, which is also hindered by parking opposite our driveway, hence a cut in the nature strip, would help all residents on this point.</p>	20		<p>Tabled at 12 November 2018 Council Meeting.</p> <p>Sent to Engineering Services Directorate for action.</p> <p>Acknowledgment letter sent to head Petitioner 30/10/18</p>

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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2.2.2 Petitions and Joint Letters (Cont.)

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2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630)

File Id:	348390
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Submitted Plans Location of objectors Clause 22.09 assessment Clause 52.06 assessment Clause 55 assessment

Application Summary

Applicant:	David Wollermann c/o Alpha Project Management
Proposal:	The development of the land for five dwellings (four double storey dwellings and one single storey dwelling to the rear)
Zone:	General Residential Zone – Schedule 1
Overlay:	No overlays applicable
Ward:	Paperbark Ward

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 dwellings (four double storey dwellings and one single storey dwelling to the rear. A permit is required pursuant to Clause 32.08-6 of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.

Objectors Summary

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

- Urban design and neighbourhood character;
- Overdevelopment;
- Privacy;
- Amenity impacts;

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

- Capacity of infrastructure;
- Safety;
- Traffic and parking;
- Health;
- Housing diversity;
- Overshadowing;
- Access to Cleal Court;
- Thoroughfare through the site; and
- Verbal agreement that no dwellings would be constructed to face Cleal Court.

Assessment Summary

As assessed, the current application is considered appropriate for approval. The subject site is located within an established residential area that is developing over time. The site is identified within the Incremental Change Area under Clause 22.09-3.3, which is expected to contain a greater proportion of well-designed and site responsive medium density residential developments.

The proposal would meet Council's expectations for medium 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.

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Subject Site and Surrounds

Subject Site

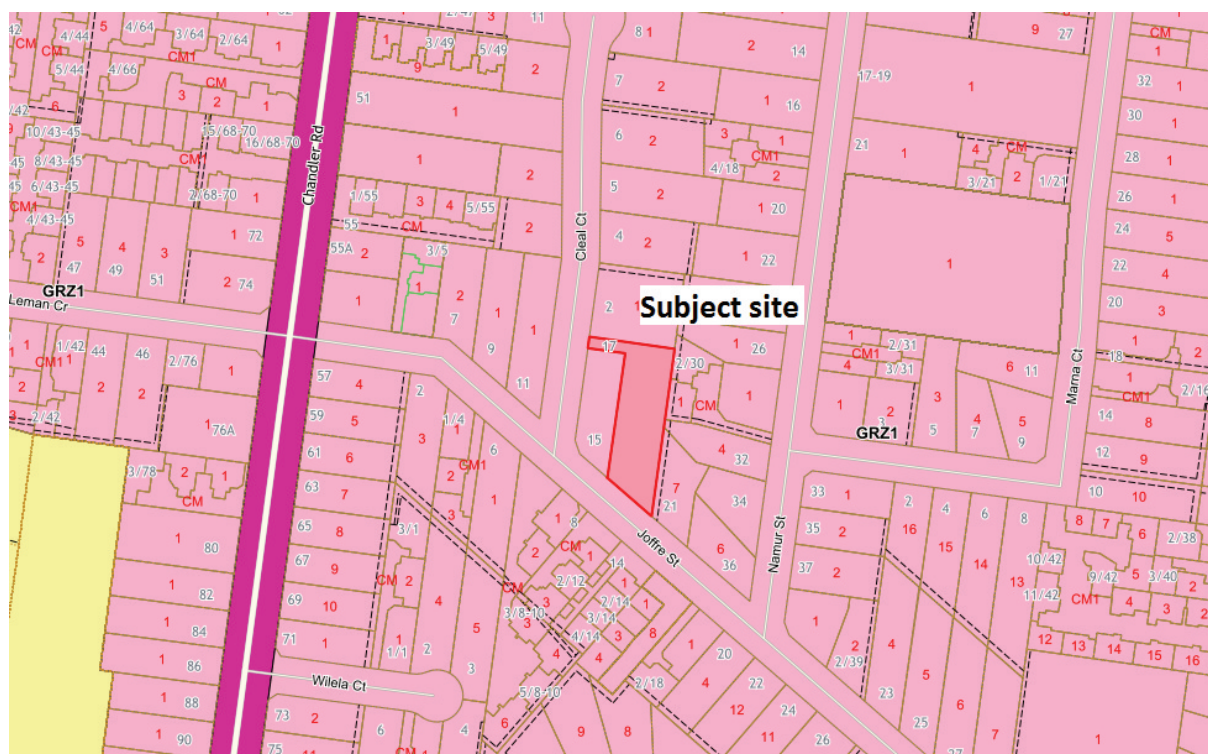
- The subject site is located to the northern side of Joffre Street and the eastern side of Cleal Court;
- The site is irregular in shape and has a total area of 1,301sqm, with a 23.76 metre frontage, and a maximum 68.73 metre sideage. The site has an additional strip of land extending towards Cleal Court serving as a secondary frontage, with a width of 4.57 metres. From an aerial perspective, it visually appears like a “handle bar”;
- The subject site is oriented on a north-south axis, has a rise of approximately 3.5 metres from the site frontage to the rear and is scattered with a mixture of small and medium sized trees and shrubbery;
- The site is currently accessed via an existing concrete crossover of standard residential proportions, located to the western side of the property frontage. There is no existing access to the Cleal Court interface; and
- The site is currently developed with a single storey brick house and a swimming pool to the rear.

Surrounding Area

- The surrounding area is located within the General Residential Zone – Schedule 1, within an established residential area;
- 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 is shifting towards the identified future character preferences sought by the Incremental Change Area;
- The surrounding area is characterised by steep allotments, with a significant rise across the established subdivision area from the south;
- The directly adjoining sites are noted as follows:
 - North: a public park;
 - East: a single storey brick dwelling with an accessway and garage located to the western property boundary;
 - West: a single storey brick dwelling with an accessway and garage located to the western property boundary; facing Cleal Court; and
- A number of community facilities are located within proximity of the site, including but not limited to Yarraman Oaks Primary School, Noble Park Secondary School, a mixed education centre and various public recreation facilities.

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Locality Plan



Background

Previous Applications

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

- PLN13/0673: The development of land for ten double storey dwellings. The application was refused by Council on ground of neighbourhood character, safety, accessibility, landscaping, overlooking, dwelling entry, design detail, common property and car parking standards. The refusal was upheld at the Tribunal.

The key differences with this proposal is the reduced number of dwellings from ten to five, and the overall building design, which is more of a traditional housing style, the at-grade parking and larger setbacks available for planting and open space.

Proposal

The application proposes the development of the land for five dwelling, comprising of four double storey dwelling and one single storey dwelling to the rear. Details of the proposal are as follows:

Type of proposal	Multi-dwelling development
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2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Number of dwellings	Five (5) dwellings in total
Levels	Dwellings 1 to 4: double storey Dwelling 5: single storey
Height	Maximum height of 7.8 metres
Orientated to	Dwelling 1 and 2: oriented to Joffre Street Dwelling 3, 4 and 5: oriented to the shared internal accessway
External materials	Ground floor: face brick and rendered finish First floor: rendered finish and horizontal cladding Garage: panel lift door Pillars: Brick and render
Setbacks	North (rear): 1.3m minimum setback East (side): 1.6m minimum setback South (front): 7.5m minimum setback West (side): 3.4m minimum setback West (side – Cleal Court): 5.4m minimum setback
Private open space type	Dwelling 1: 44.4sqm of SPOS to the rear of the dwelling with a minimum dimension of 5m with additional POS within the front yard Dwelling 2: 40sqm of SPOS to the rear of the dwelling with a minimum dimension of 5m with additional POS within the front yard Dwelling 3: 51.5sqm of SPOS to the rear of the dwelling with a part of that including a minimum 30sqm area with a minimum dimension of 5m Dwelling 4: 51.6sqm of SPOS to the rear of the dwelling with a part of that including a minimum 30sqm area with a minimum dimension of 5m Dwelling 5: 95sqm of SPOS to the rear of the dwelling with a part of that including a minimum 30sqm area with a minimum dimension of 5m (not including land adjacent or to the front of the dwelling 5 carport)

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Number of car parking spaces required	Two (2) car parking spaces required for each three or more bedroom dwelling, plus one (1) visitor car parking space for visitors to every 5 dwellings for developments of 5 or more dwellings. A total of 11 car parking spaces are required
Number of car parking spaces provided	A total of 11 car parking spaces are provided for the dwellings, thus a reduction in the visitor car parking space is not required
Type of car parking	Dwelling 1: single garage and tandem space Dwelling 2: single garage and tandem space Dwelling 3: single garage and tandem space Dwelling 4: single garage and tandem space Dwelling 5: single carport and tandem space
Access	The existing crossover to the western side of the frontage will be retained with two additional crossovers proposed: <ul style="list-style-type: none"> • 3m wide concrete crossover to the eastern side of the frontage provided access to dwelling 1; and • 3m wide concrete crossover to Cleal Court providing access to dwelling 5.
Front fence	No front fence is proposed
Garden area required	455.35 square metres and 35%
Garden area provided	463.80 square metres and 35.65%

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)**Planning Scheme and Policy Frameworks**

Pursuant to the Greater Dandenong Planning Scheme, a planning permit is required to construct two or more dwellings on a lot pursuant to Clause 32.08-6 of the General Residential Zone.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a General Residential Zone, as is the surrounding area. The purpose of the General Residential Zone outlined at Clause 32.08 is:

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

Pursuant to Clause 32.08-6 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 7.5 metres, whichever is the lesser;
- Standard B9 (Permeability) – Minimum of 30%; [only valid for GRZ1, not GRZ2];
- Standard B13 (Landscaping) – 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees [only valid for GRZ1, not GRZ2];
- Standard B28 (Private Open Space) – An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres, and a minimum dimension of 5 metres and convenient access from a living room; or a balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; and
- Standard B32 (Front Fence Height) – Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.

Overlay Controls

No overlays affect the subject site or surrounding area.

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)**State Planning Policy Framework**

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

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

Settlement (Clause 11)

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

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

Built Environment and Heritage (Clause 15)

Planning should achieve high quality urban design and architecture that:

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

Housing (Clause 16)

Clause 16 – Housing – contains the following relevant objectives:

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

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

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

- *Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.*
- *Encourage the development of well-designed medium-density housing which:*
 - *Respects the neighbourhood character.*
 - *Improves housing choice.*
 - *Makes better use of existing infrastructure.*
 - *Improves energy efficiency of housing.*
- *Support opportunities for a wide range of income groups to choose housing in well serviced locations.*

Clause 18 - Transport

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

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

Local Planning Policy Framework

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

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

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

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

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

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

Clause 21.04-1 Housing and community

- *Greater Dandenong's population is expected to rise by 22 percent, from 147,000 to 179,000 in the decade to 2024, placing pressure on transport networks, infrastructure, services and public open space.*
- *Approximately 9,950 new households will need to be accommodated across the municipality by 2024 (Greater Dandenong Housing Strategy 2014-2024).*
- *Supporting urban consolidation and providing housing in existing areas close to activity centres means that people do not need to travel as far to work, shop or to take part in sports/leisure activities thus reducing the environmental impacts of transport.*
- *Increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.*
- *Encourage the provision of housing that is adaptable to support the needs of the changing needs of present and future residents.*
- *Encourage innovative redevelopment and renewal of deteriorating housing stock and older styled higher-density apartments and multi-unit developments.*
- *Encourage new residential development that incorporates adequate space for the planting and the long term viability and safe retention of canopy trees.*
- *Respecting the valued, existing neighbourhood character within incremental and minimal change areas.*
- *Requiring medium-density developments to be site and locality responsive and to respect existing and proposed neighbourhood character.*

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

- *To facilitate high quality building design and architecture.*
 - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
 - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
 - *Encourage innovative architecture and building design.*

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

- *To facilitate high quality development, which has regard for the surrounding environment and built form.*
 - *Promote views of high quality landscapes and pleasing vistas from both the public and private realm.*
 - *Promote all aspects of character – physical, environmental, social and cultural.*
 - *Encourage planting and landscape themes, which complement and improve the environment.*
 - *Encourage developments to provide for canopy trees.*
 - *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*
- *To protect and improve streetscapes*
 - *Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.*
 - *Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.*
- *To ensure landscaping that enhances the built environment*
 - *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
 - *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*

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

- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
- *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.*
- *To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.*
- *To facilitate high quality, well designed residential development and on-site landscaping.*
- *To promote a range of housing types to accommodate the future needs of the municipality's changing population.*
- *To ensure that residential development uses innovative, responsive and functional siting and design solutions that:*

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

- *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.*

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

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

- *Preferred housing type – The preferred housing type for the Incremental Change Area is medium density.*
- *Building Height – The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.*
- *Landscaping – Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.*
- *Setbacks, front boundary and width – Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carport and garages in the street.*
- *Private Open Space – Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.*
- *Bulk – Residential development should:*
 - *Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;*
 - *Provide separation between dwellings at upper level;*
 - *Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;*

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

- *Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.*
- *The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.*
- *Two storey dwellings to the rear of a lot may be considered where:*
 - *The visual impact of the building bulk does not adversely affect the identified future character of the area;*
 - *Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;*
 - *The building bulk does not adversely affect the planting and future growth of canopy trees to maturity;*
 - *Sufficient side and rear boundary landscaping can be provided to screen adjoining properties;*
 - *Upper storey components are well recessed from adjoining sensitive interfaces.*
- *Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.*

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

The purposes of this provision, Clause 52.06, are:

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

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

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

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

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

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

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

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

- *To construct two or more dwellings on a lot.*

The purposes of this clause are:

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

A development:

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

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

General Provisions

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

Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

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

Diversity (Access & Equity)

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

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)**Community Safety**

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

Referrals

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

Internal

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

Internal Referrals	
Civil Development	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 land.
- Placing two signs on site facing Joffre Street and Cleal Court.

The notification has been carried out correctly and a statutory declaration was received on 08/02/2018.

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 29/03/2018, with the applicant, objectors and a Council representative in attendance. Whilst the issues were discussed at length there was no resolution and the objections stand as received.

Summary of Grounds of Submissions/Objections

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

Urban design and neighbourhood character

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Concerns have been raised by objectors that the proposal is of a poor urban design and inconsistent with the character of the area. Council officers note that the proposal is generally in accordance with the existing and future identified character of the area, noting that the proposal affords adequate front, side and rear setbacks, provides landscaping opportunities and is of a built form outcome that respects the amenity of the adjoining allotments.

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.

Privacy

Concerns have been raised regarding a loss of privacy. Council officers note that the required screening mechanisms in accordance with Standard B22 are provided at first floor level to limit overlooking impacts, thus achieving compliance with the objective.

Amenity impacts

Concerns have been raised regarding a loss of amenity. Council officers note that the proposal complies with the amenity standards of Clause 55.04, ensuring that the amenity of adjoining residents is not unreasonably impacted.

Capacity of infrastructure

Concerns have been raised regarding the capacity of existing infrastructure. Council officers note that the application has been referred to Civil Development which has not raised any concerns with regards to stormwater or drainage capacity.

Safety

Concerns have been raised regarding safety. Council officers agree that there are some minor non-compliances with the safety requirements of the Planning Scheme, due to information lacking on the submitted plans. Council officers find that permit conditions will improve site safety to minimise these concerns.

Traffic and parking

Concerns have been raised with respect to an increase in car parking and 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 or other traffic issues.

Health

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Concerns have been raised with respect to health. Council officers note that no additional details have been provided, and are unable to make an assessment on the objection. It is noted however, that health is not a planning decision guideline for an application of this nature.

Housing diversity

Concerns have been raised with respect to a lack of housing diversity. Council officers note that in accordance with Standard B3, diversity provisions are only considered where there is a development of ten or more dwellings, and as such this is not a relevant consideration for an application of this nature.

Overshadowing

Concerns have been raised regarding overshadowing. Council officers have reviewed the submitted shadow diagrams and note that shadows do not unreasonably impact the amenity of adjoining allotments, noting that the proposal complies with the overshadowing provisions of Standard B21, thus achieving compliance with the objective.

Access to Cleal Court

Concerns have been raised that by opening access to Cleal Court that it will change the nature of the court, and result in safety impacts. Council officers have reviewed the access arrangements and find that the additional accessway to Cleal Court would not result in any safety concerns, noting that permit conditions will be required for internal fencing to enclose the dwelling 5 secluded private open space area.

Thoroughfare through the site

Concerns have been raised regarding safety and in particular thoroughfares through the site, which are discussed further in the Assessment section. Council officers acknowledge this issue, and find that permit conditions will improve site safety to minimise these concerns.

Verbal agreement that no dwellings would be constructed to face Cleal Court

Two objections have noted that there were verbal agreements in place when they purchased properties, indicating that no dwellings would be constructed to face Cleal Court. This is not substantiated in fact, noting that there are no restrictions on Title that would limit site access to Cleal Court. As such, the proposed access to Cleal Court is considered acceptable, subject to the relevant assessments.

Assessment

The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including:

- State and Local Planning Policy Framework
- Clause 32.08 General Residential Zone – Schedule 1
- Clause 22.09 Residential Development and Neighbourhood Character Policy
- Clause 55 Two or more dwellings on a lot and residential buildings

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

- Clause 52.06 Car Parking

State and Local Planning Policy Framework

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

The objectives of Clause 15.01 *Urban Environment* and Clause 21.05-1 *Built Form* outline the key considerations in which a development must respond to urban design, character, streetscapes and landscape issues. It is considered that the proposal would provide an adequate building design that is respectful to the broader character of the area and the preferred future character of the area. The proposal affords substantial side and rear setbacks for landscaping availabilities, a strong design theme and has adequately considered the adjoining context to limit visual amenity impacts through visual bulk, overlooking, overshadowing or the like.

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.

General Residential Zone – Schedule 1**Garden area**

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

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

As the subject lot is greater than 650sqm in area (total site area of 1,301sqm), the minimum percentage set aside as garden area is to be 35%. A total of 455.35sqm is therefore to be set aside as garden area.

A calculation undertaken by Council officers shows that that approximately 460.10sqm of area is set aside as garden area (or 35.36%), thus meeting the garden area requirements in its current form.

Neighbourhood character objectives

The following neighbourhood character objectives are applicable to the General Residential Zone:

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

- *To ensure the scale, built form and setbacks of residential developments respond to the existing site circumstances by respecting the predominant built form, façade and street patterns.*
- *To provide appropriate front, side and rear setbacks, garden areas and significant private open space to allow for substantial high quality landscaping and canopy trees to protect the amenity of adjoining properties and to create a landscape character.*
- *To maximise the opportunities to create high quality landscaping, through minimal paving and the use of permeable ground surfaces.*
- *To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.*
- *To ensure that residential development achieves high quality useable private open space outcomes for future residents, including the provision of secluded private open space at the side or rear of each dwelling.*

The proposed dwelling respects the existing and preferred future built form character of the area appropriately siting the footprint to minimise visual impact to the adjoining allotments. The first floor footprint is appropriately recessed through visual recessions, material usage, and visual separation at first floor, textures and colours.

The proposal affords generous front, side and rear setbacks to allow for substantial canopy planting across the site and seeks to improve the landscape character of the area. Canopy trees will need to be used within the secluded private open space area of each dwelling to soften the built form. A landscape plan will be required through a condition of permit.

Each dwelling will have access to large secluded private open space areas, with good direct northern access to sunlight.

Car parking areas for dwellings 1 to 4 are either recessed from the frontage (for dwelling 1) or located towards the rear of the site away from the streetscape. The car parking area for dwelling 5 is positioned within the strip of land extending towards Cleal Court from the rear of the site.

Schedule requirements

The proposal complies with all requirements of Schedule 1 of the GRZ.

Two or more dwellings on a lot and residential buildings

The proposal complies with all requirements of Clause 55, except in the following instances:

Clause 55.03-7 Safety objective

Relevant objective:

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

Standard B12

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

In accordance with the Standard, private spaces within developments should be protected from inappropriate use as public thoroughfares. The proposal fails to meet the standard with conditions required to alleviate said issues.

The subject site fails to nominate any internal fencing, and in some instances no internal fencing has been provided resulting in potential thoroughfare through private spaces. Condition 1.1 will require all internal fencing areas to be shown to ensure that private spaces cannot be used as public thoroughfares.

Clause 55.03-9 Access objective

Relevant objective:

- *To ensure the number and design of vehicle crossovers respects the neighbourhood character.*

Standard B14

In accordance with the standard, the width of accessways should not exceed 33% of the street frontage or if the accessway is less than 20 metres, 40% of the street frontage. The proposal technically fails to meet the standard to the Cleal Court interface, as the crossover/accessway would certainly exceed the 40% minimum.

Whilst the proposal fails to meet this requirement, it is only due to the unusual context of the site, noting that the proposed accessway, together with that of the adjoining site at 15 Joffre Street would be the only crossovers/accessways along Cleal Court for the first 70m, with the street being relatively free from access points up until a certain point. A variation is considered to be acceptable in this instance.

Clause 55.03-10 Parking location objective

Relevant objective:

- *To provide convenient parking for resident and visitor vehicles.*
- *To protect residents from vehicular noise within developments.*

Standard B15

In accordance with the standard, car parking facilities should be reasonably close and convenient to dwellings and residential buildings. In addition, shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms to minimise vehicular noise.

The proposal fails to meet the standard as the dwelling 4 tandem car parking space is inappropriately located directly abutting the dwelling 3 living room window, which is likely to impact the amenity of that dwelling. A condition of permit (Condition 1.2) will require that the car parking space is relocated in front of the dwelling 4 garage, and the accessway landscaping removed to accommodate the turning circle of the visitor car parking space. This has been reviewed by Council's transport planning department with no further concerns raised.

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

In addition to the above, the dwelling 5 parking location does not allow convenient access to the dwelling entry from the accessway, as it would be blocked off by the visitor car parking space. This is only due to the unusual site context, and conditions of permit will allow for convenient access from the rear secluded private open space area, which is considered to be acceptable.

Clause 55.05-2 Dwelling entry objective

Relevant objective:

- *To provide each dwelling or residential building with its own sense of identity.*

Standard B26

In accordance with the standard, dwelling entries should be visible and easily identifiable from streets and other public access areas. The proposal fails to meet the standard as the dwelling 3 entry is hidden behind the dwelling frontage and not visible from the accessway or the street.

To ensure that the standard and objective is met, a condition of permit (Condition 1.3) will require that the ground floor arrangement be mirrored so that the dwelling 3 entry faces the accessway and street, with minor alterations made at first floor level to accommodate the change.

The dwelling 4 and 5 entries are located under the roofline, which juts out from the building footprint. This provides a sense of personal address to ensure visibility from the streetscape.

Residential Development and Neighbourhood Character Policy

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 22.09-3.3 for Incremental Change Areas, including housing type, building height, bulk and built form, landscaping and private open space. The preferred housing type for Incremental Change Areas is medium density, which is characterised by well-designed and site responsive medium density residential developments.

An assessment against the design principles of Clause 22.09 is included at the end of this report. This proposal provides a design response which is consistent with the preferred character envisaged by Clause 22.09.

Car Parking

The proposal complies with all requirements of Clause 52.06, except in the following instance:

Design Standard 1 – Accessways

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

In accordance with the standard, an accessway should 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.

The proposal fails to provide the required corner splays, which are necessary for safety purposes. Council's Transport Planning department have requested this as a planning permit condition (Condition 1.8).

Miscellaneous items

- All proposed crossovers must be shown on the ground floor plan, and must include widths (Condition 1.4).
- Clear Court elevations are to be provided (Condition 1.5).
- The location of the dwelling 5 letterbox (Condition 1.6)
- All above bonnet storage to be removed and relocated into the private open space area for each dwelling (Condition 1.7)
- An internal fence between the dwelling 5 garage and the northern side boundary. Access to be provided from the garage to the private open space area (Condition 1.8).

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 17 Joffre Street NOBLE PARK VIC 3174, for the development of the land for five dwelling (four double storey dwellings and one single storey dwelling to the rear) in accordance with the plans submitted with the application subject to the following conditions:

1. **Before the development starts, one (1) copy 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. **All internal fencing to be annotated on the ground floor plan at a minimum height of 1.8 metres.**

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

- 1.2. The dwelling 4 tandem car parking space to be repositioned to the front of the dwelling 4 garage. The landscaping strip opposite this garage is to be removed.**
- 1.3. The dwelling 3 ground floor footprint mirrored to ensure that the dwelling 3 entry is visible to the accessway. The necessary changes at first floor level must also be accommodated.**
- 1.4. All crossovers to be retained, removed or proposed are to be correctly identified on the ground floor plan.**
- 1.5. Elevation plans for the Cleal Court interface.**
- 1.6. The location of the dwelling 5 letterbox.**
- 17. All above bonnet storage to be relocated into the private open space area for each dwelling, and not encroach on the 30sqm (6mx5m) secluded private open space area.**
- 1.8 An internal enclosing fence located between the front of the dwelling 5 garage with a minimum height of 1.8 metres. Access arrangements from the dwelling 5 garage to the private open space and dwelling are to be shown.**
- 1.9. Landscape plans in accordance with Condition 2.**
- 1.10. 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 Greater Dandenong Planning Scheme.**

All to the satisfaction of the Responsible Authority.

- 2. Before the approved development starts, and before any trees or vegetation are removed, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and one (1) copy must be provided. The landscape plan must be generally in accordance with the plans submitted with the application but modified to show:**
 - 2.1. Plans to accord with Condition 1 of this permit.**
 - 2.2. The site at a scale of 1:100, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks.**
 - 2.3. Details of the proposed layout, type and height of fencing.**

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

- 2.4. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn.**
- 2.5. At least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space areas each dwelling; and two (2) advance canopy trees within the frontage of Dwelling 1.**
- 2.6. Medium sized shrubs to be planted along the shared accessway.**
- 2.7. Any paving or deck areas within the secluded open space area of the proposed dwellings on a permeable base.**
- 2.8. Any trees that are to be retained must be nominated with tree protection measures detailed.**

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

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

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

- 3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 4. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 5. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.**
- 6. The connection of the internal drainage infrastructure to the Legal Point of Discharge must be to the satisfaction of the Responsible Authority.**
- 7. Collected stormwater must be retained onsite and discharged into the drainage system at pre development peak discharge rates as stated in the Legal Point of Discharge approval letter. Approval of drainage plan including any retention system within the property boundary is required.**
- 8. Prior to the drainage plans being approved, a plan checking fee of 0.75% and supervision fee of 2.5% of the estimated cost of works is to be paid to Council.**
- 9. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority.**

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

- 10. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan must not be altered or modified.**
- 11. Before the approved buildings are occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**
- 12. Before the approved buildings are occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**
- 13. All glazing must at all times be maintained to the satisfaction of the Responsible Authority.**
- 14. All piping and ducting above the ground floor storey of the building, except for downpipes and spouting, shall be concealed to the satisfaction of the Responsible Authority.**
- 15. Before the approved buildings are occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.**
- 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.**

Permit notes

A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Approval of any retention system within the property boundary is required by the relevant building surveyor.

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

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

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

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

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

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.

**2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - 17 JOFFRE STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0630)**

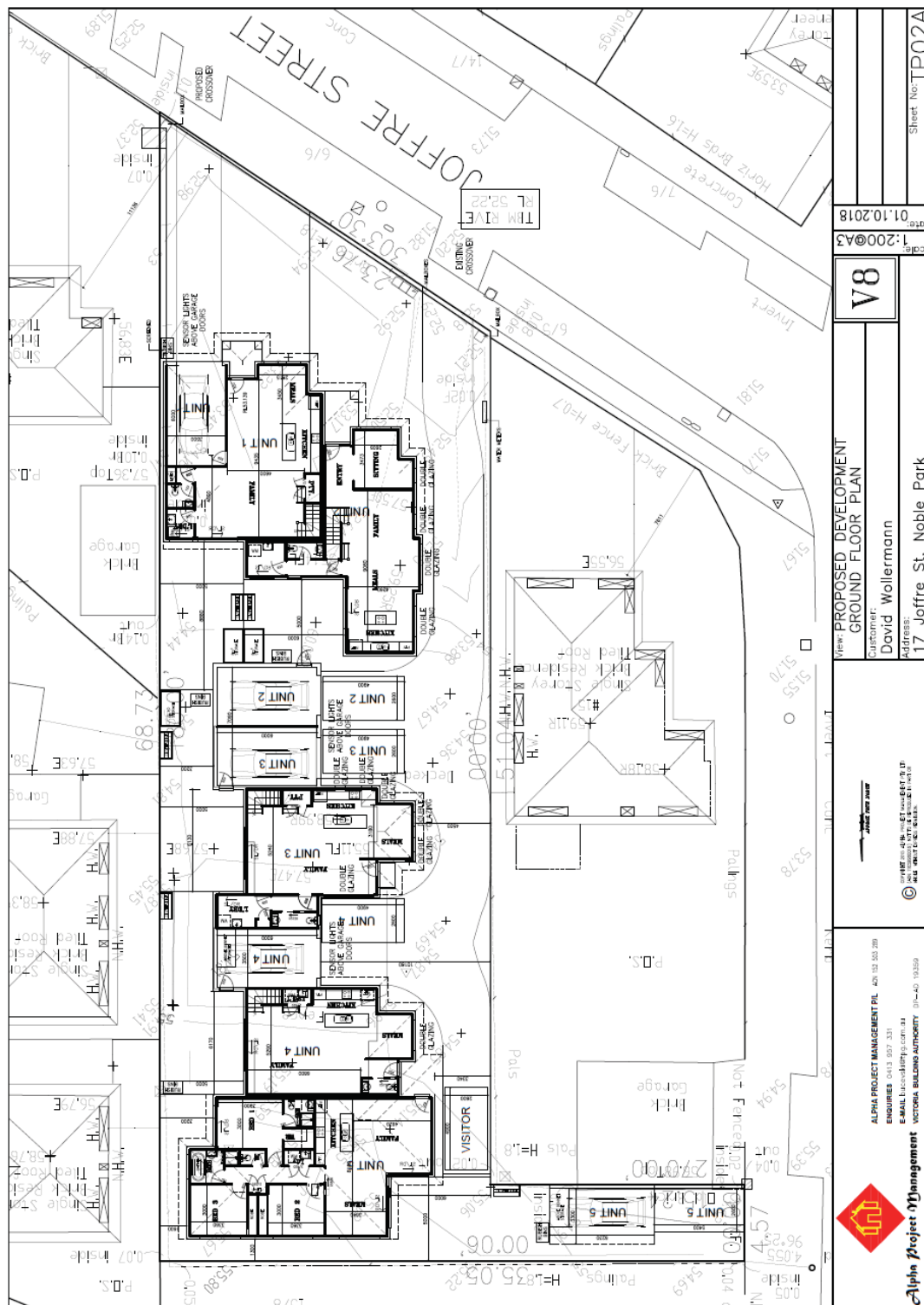
ATTACHMENT 1

SUBMITTED PLANS

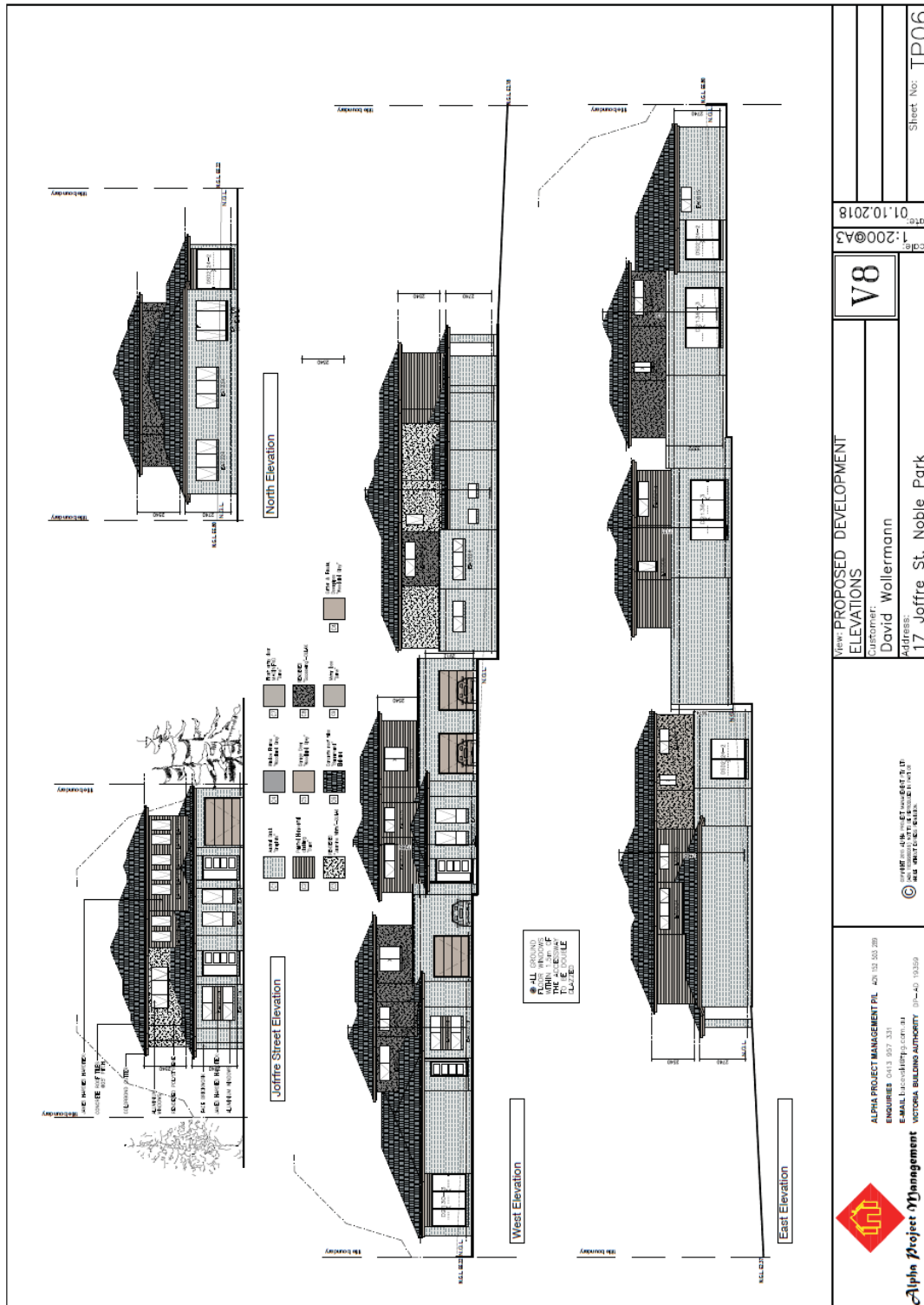
PAGES 8 (including cover)

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

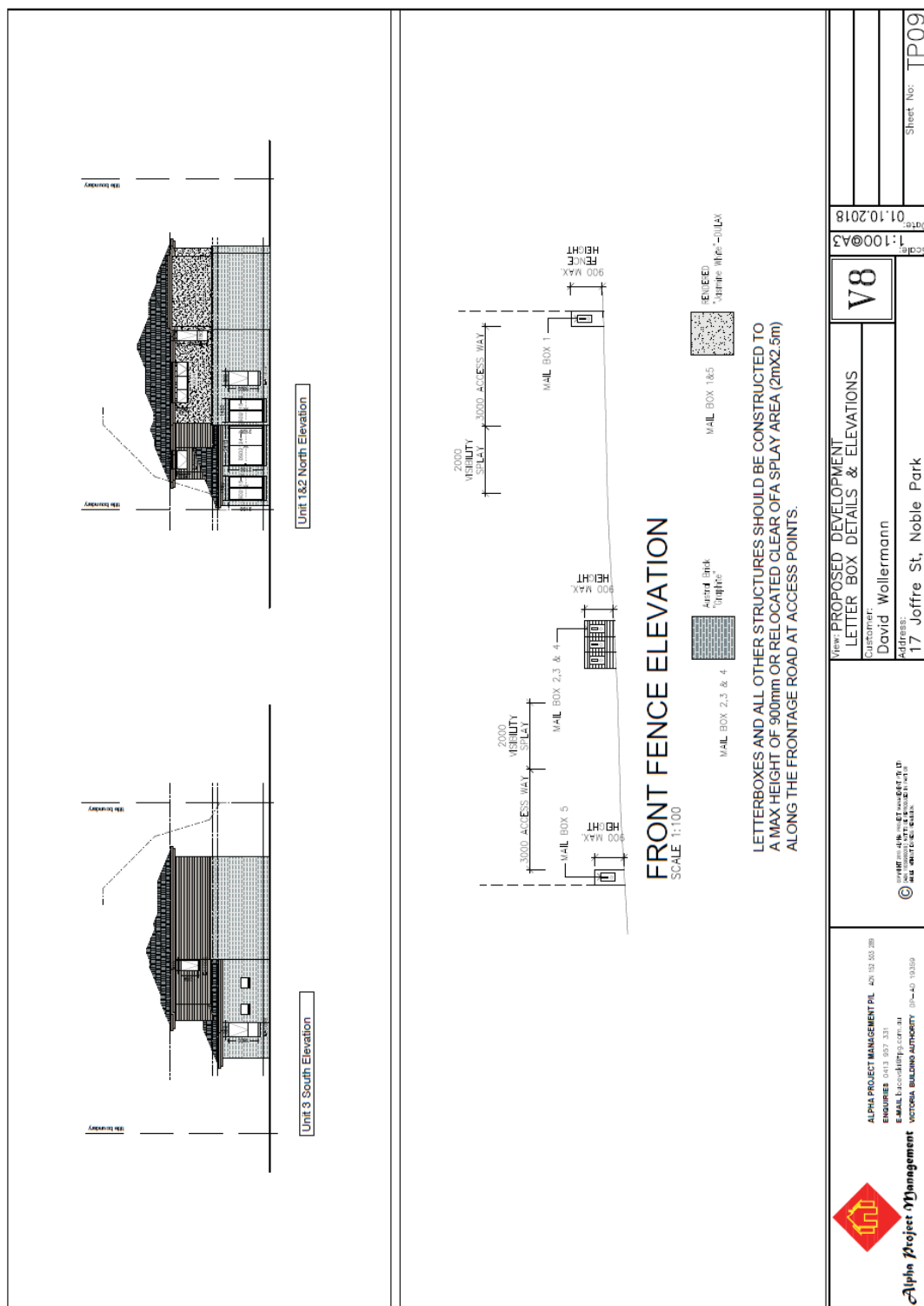
2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)



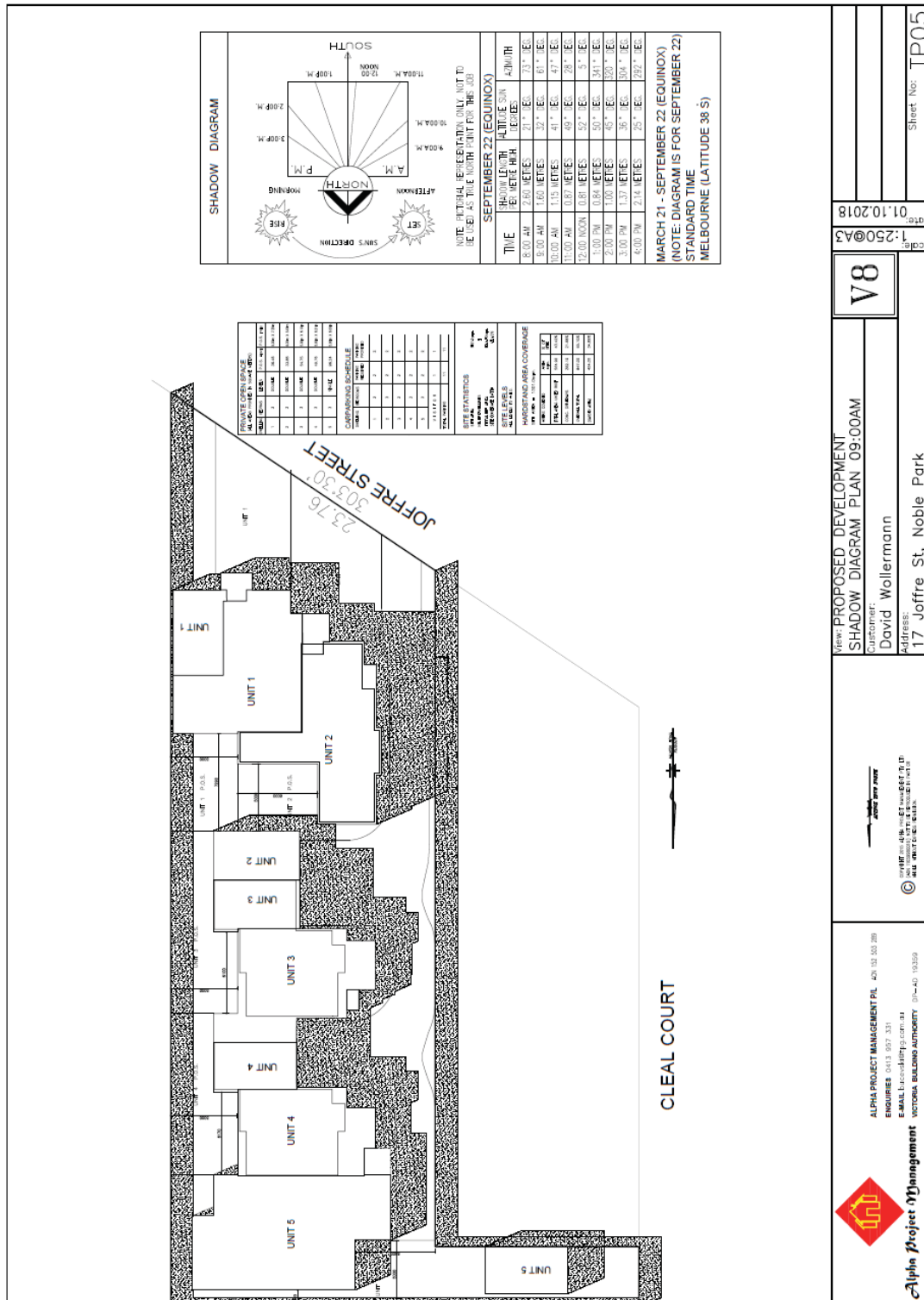
2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)



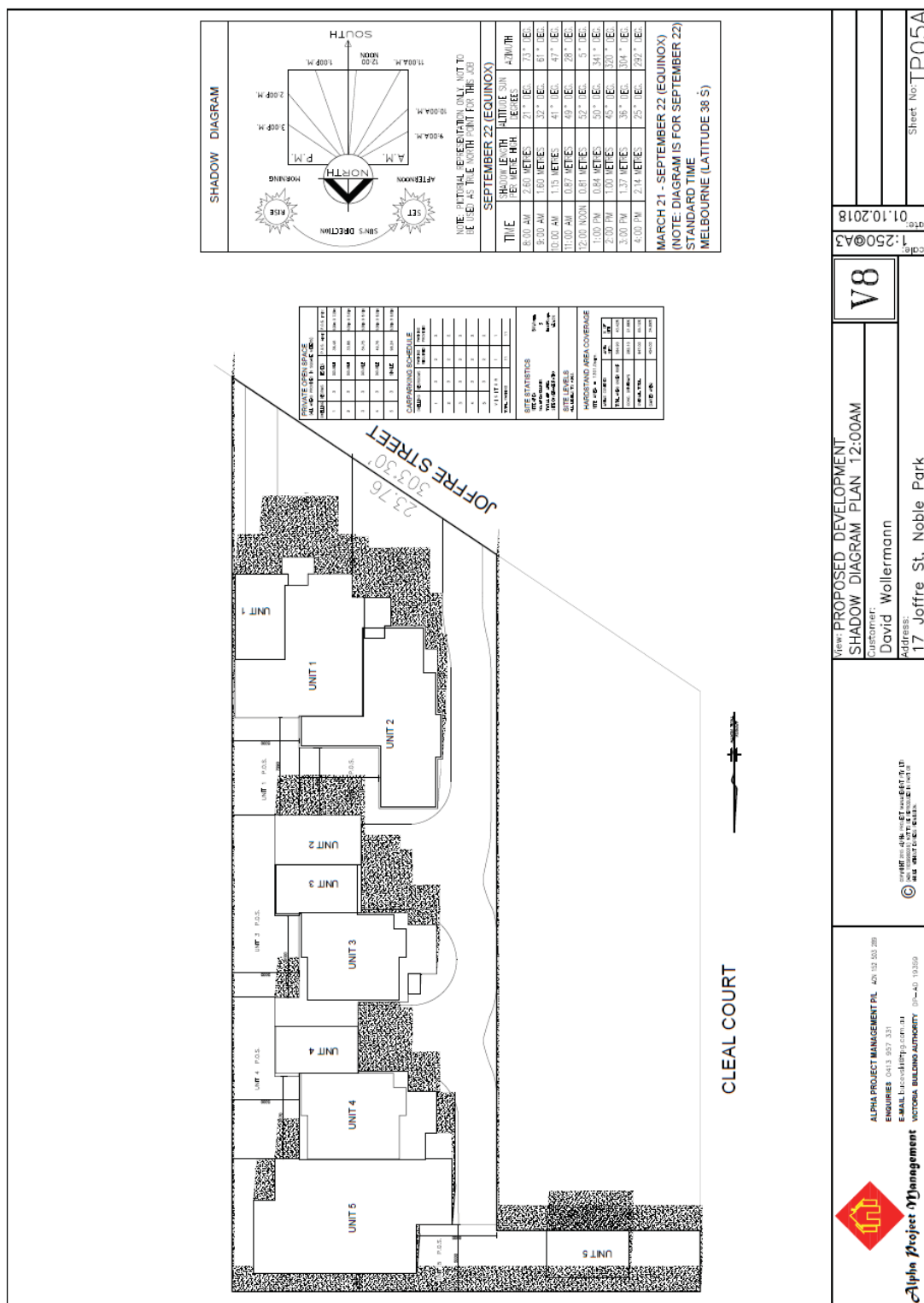
2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)



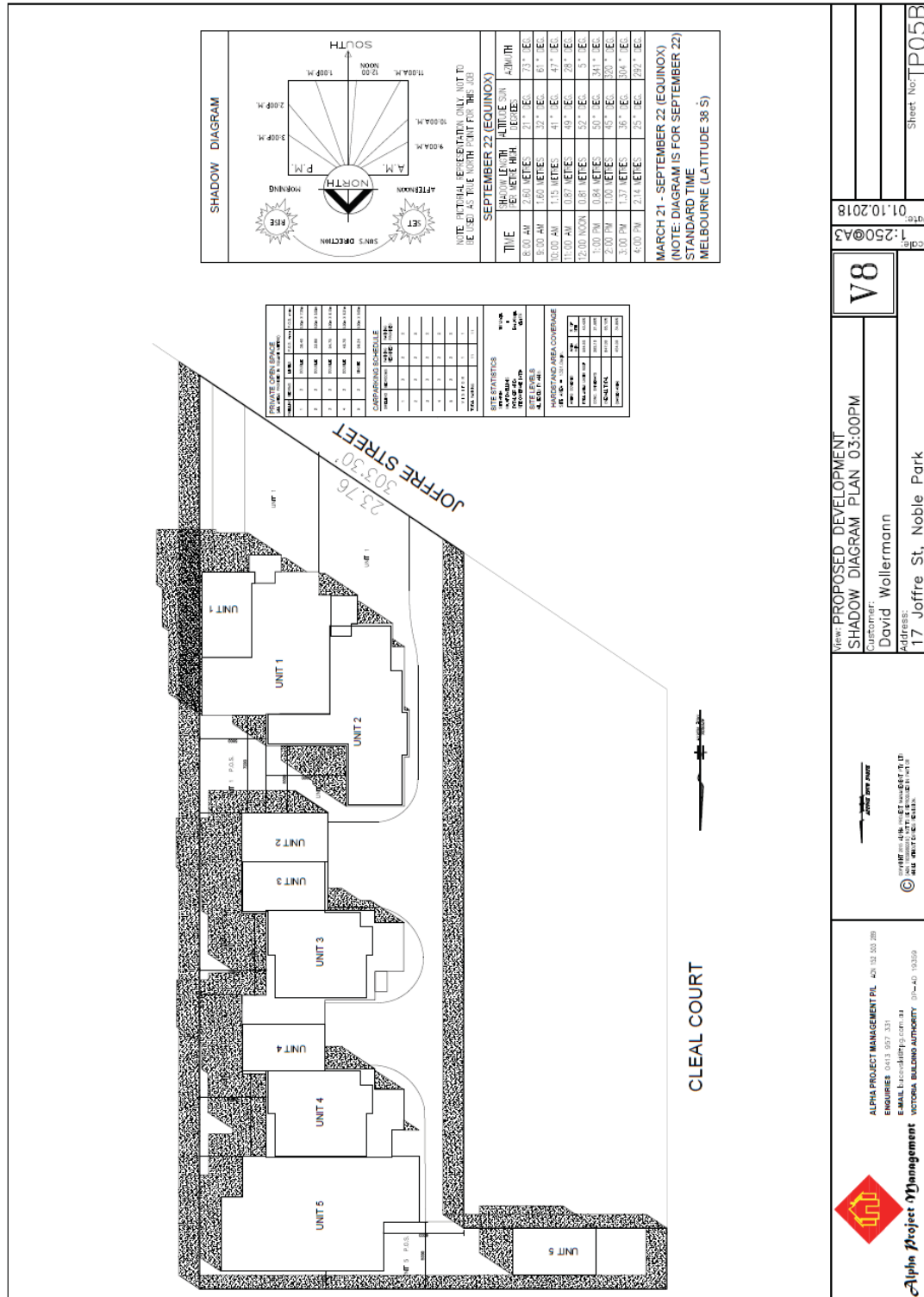
2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)



2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)



2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)



**2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - 17 JOFFRE STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0630)**

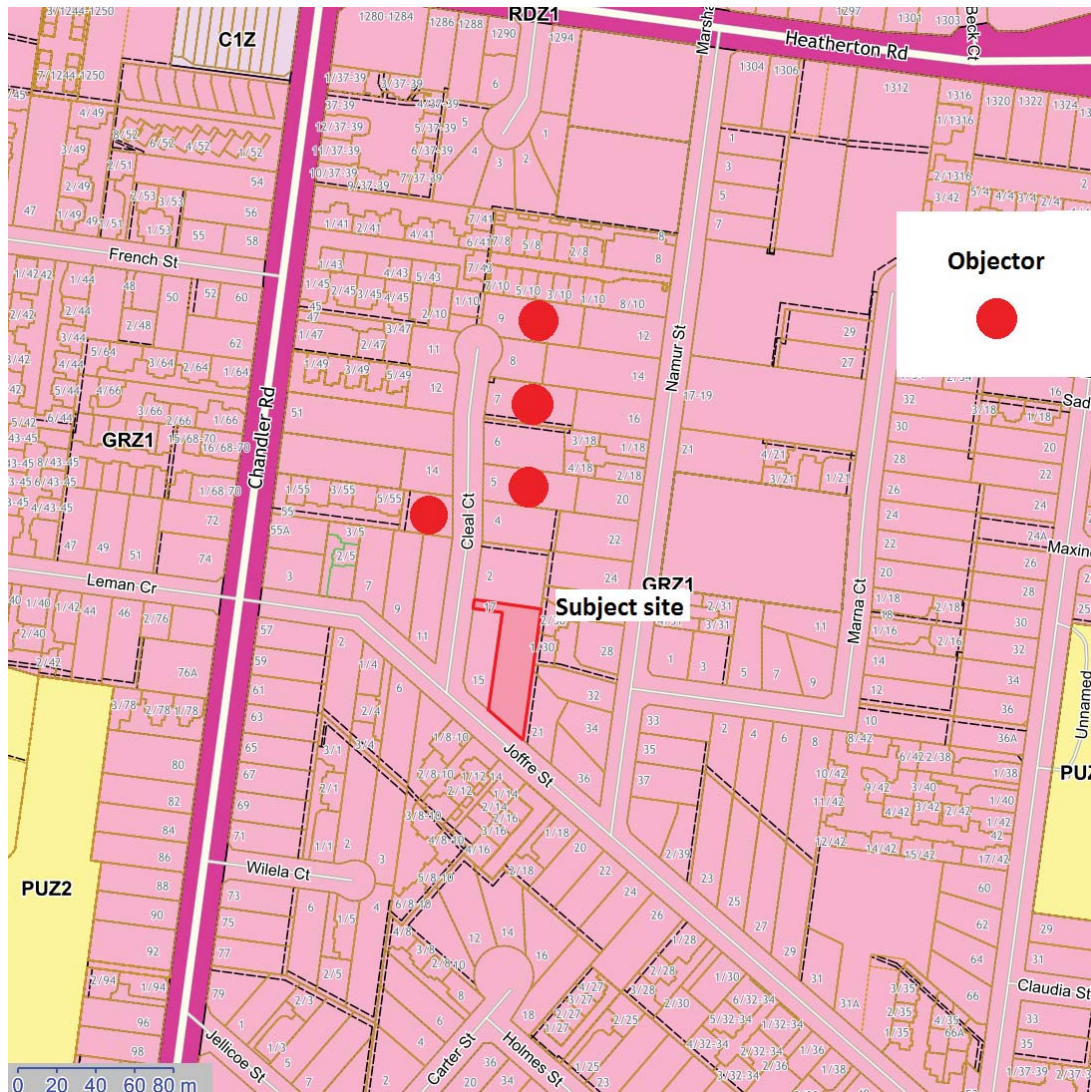
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)



**2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - 17 JOFFRE STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0630)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 5 (including cover)

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

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Assessment against Clause 22.09		
The subject site is located within the 'incremental change' area at Clause 22.09-3.5 Map 1 – Future Change Areas.		
Clause 22.09 requires all residential developments to be assessed against the design principles, in addition to those specific to each future Change area.		
The overarching Design Principles at Clause 22.09-3.1 are as follows:		
Objective	Design Principle	Response
Safety	<p>To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:</p> <ul style="list-style-type: none"> • Incorporate active frontages including ground floor habitable room windows. • Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas. • Use semi-transparent fences to the street frontage. • Light communal spaces including main entrances and car parking areas with high mounted sensor-lights. • Ensure that all main entrances are visible and easily identifiable from the street. • Locate non-habitable rooms such as bathrooms, away from entrances and street frontage. 	<p>X Does not Comply – Conditions required</p> <p>There are concerns regarding private spaces being used as public thoroughfares and dwelling entrances being visible from the accessway.</p> <p>These matters are addressed under Standard B12 and Standard B26, with conditions required</p>
Landscaping	<p>Residential development should:</p> <ul style="list-style-type: none"> • Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries. • Provide substantial, high quality landscaping along vehicular accessways. • Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area. • Planting trees that are common to and perform well in the area. • Avoid the removal of existing mature trees by incorporating their retention into the site design. • Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties. • Ensure that landscaping also addresses the Safety Design Principles. <p>Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.</p> <p>Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p> <p>Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.</p>	<p>✓ Complies</p> <p>The intent to provide good landscaping is clear with well-proportioned front side and rear setbacks which will seek to soften the proposed buildings</p> <p>Additional landscaping can be accommodated along the accessway with adequate pockets of green space available</p> <p>A condition of permit will require a landscape plan under condition 2</p>
Car parking	<p>The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.</p> <p>On-site car parking should be:</p> <ul style="list-style-type: none"> • well integrated into the design of the building, • generally hidden from view or appropriately screened where necessary, • located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level, 	<p>✓ Complies</p> <p>On-site car parking is well integrated into the design of the building and recessed from the dwellings front walls to minimise dominance to the street</p>

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

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

	<p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> fully located within the site boundary; and capable of fully accommodating a vehicle between a garage or carport and the site boundary. <p>Developments with basement car parking should consider flooding concerns where applicable.</p>	
Setbacks, front boundary and width	<p>Residential developments should:</p> <ul style="list-style-type: none"> Provide a front setback with fence design and height in keeping with the predominant street pattern. Maintain the apparent frontage width pattern. Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity. Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting. 	<p>✓ Complies</p> <p>The proposed dwellings and associated garages maintain the general frontage width pattern, provided appropriate setbacks to the boundaries to allow for substantial planting, and provide open frontages to allow a visual connection between landscaping in front gardens and street tree planting</p>
Private open space	<p>All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.</p> <p>Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the usability of the space.</p> <p>Private open space should be positioned to maximise solar access.</p> <p>Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.</p> <p>Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.</p>	<p>✓ Complies</p> <p>All dwellings afford good quality secluded private open space, directly accessed from living areas with strong solar access</p>
Bulk & Built Form	<p>All residential developments should respect the dominant façade pattern of the streetscape by:</p> <ul style="list-style-type: none"> Using similarly proportioned roof forms, windows, doors and verandahs; and Maintaining the proportion of wall space to windows and door openings. <p>Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.</p> <p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or The retention of the existing dwelling detracts from the identified future character. <p>On sites adjacent to identified heritage buildings infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> Not exceeding the height of the neighbouring significant building; Minimising the visibility of higher sections of the new building; and Setting higher sections back at least the depth of one room from the frontage. 	<p>✓ Complies</p> <p>Similar proportioned roof forms, windows, doors and porches are used along the frontage to provide a level of consistency with the streetscape.</p>
Site Design	<p>Residential development should:</p> <ul style="list-style-type: none"> Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties. Maximise thermal performance and energy efficiency of the built form by addressing 	<p>✓ Complies</p> <p>The amenity of adjoining dwellings has been considered through responsive site design, with limited amenity impact.</p> <p>Each dwellings main living areas and bedrooms will have access to daylight through north, east and western facing windows.</p>

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

2.3.1 Town Planning Application - 17 Joffe Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

	<p>orientation, passive design and fabric performance.</p> <ul style="list-style-type: none"> Ensure that building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening. Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees. Provide suitable storage provisions for the management of operational waste. Appropriately locate suitable facilities to encourage public transport use, cycling and walking. 	<p>Building massing and articulation responds sensitively to existing residential interfaces with adequate setbacks provided to accommodate the future growth of new trees</p> <p>Storage and waste provisions provided within the private open space of each dwelling and located outside of the primary SPOS area.</p>
Materials & Finishes	<p>Residential development should:</p> <ul style="list-style-type: none"> Use quality, durable building materials and finishes that are designed for residential purposes. Avoid the use of commercial or industrial style building materials and finishes. Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials. Use a consistent simple palette of materials, colours, finishes and architectural detailing. Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building. 	<p>✓ Complies</p> <p>Overall, the first floor is designed with a mixture of materials including rendered cladding, horizontal cladding and vertical cladding to provide visual interest and articulation. Brick has been provided at ground floor level.</p> <p>A condition of permit will be required to fix material anomalies on the plans as they are not correctly shown.</p>
Domestic services normal to a dwelling and Building services	<p>In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:</p> <ul style="list-style-type: none"> Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties. Be designed to avoid the location of domestic and building services: <ul style="list-style-type: none"> within secluded private open space areas, including balconies; and where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. 	<p>✓ Complies</p> <p>All domestic services are provided within the SPOS of each dwelling, away from the site frontage, and outside of the primary recreational (5m x 6m) area</p>
Internal Amenity	<p>Residential development should:</p> <ul style="list-style-type: none"> Ensure that dwelling layouts have connectivity between the main living area and private open space. Be designed to avoid reliance on borrowed light to habitable rooms. Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening. Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5. 	<p>✓ Complies</p> <p>The dwellings afford good internal amenity, with strong access to light, and functional internal spaces</p>

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

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Assessment Table for Clause 22.09-3.3 Incremental change areas		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Preferred housing types	The preferred housing type for the Incremental Change Area is medium density.	✓ Complies Medium density housing proposed
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	✓ Complies Two storey dwellings proposed
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.	✓ Complies The landscape plan provided demonstrates the intent to provide a good landscape outcome on the site, with canopy trees provided within the front and rear setback areas
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	✓ Complies Parking, paving and car access is either located away from Joffre Street or recessed from view to limit streetscape dominance. The Joffre Street frontage provides space for landscaping to soften the building form
Private open space	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing	✓ Complies All secluded private open space provided to the rear of each dwelling with good access to daylight
Bulk & Built Form	<p>Residential development should:</p> <ul style="list-style-type: none"> ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape; provide separation between dwellings at the upper level; retain spaces of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space; position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot. <p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space. Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> the visual impact of the building bulk does not adversely affect the identified future character of the area; overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; the building bulk does not adversely affect the planting and future growth of canopy trees to maturity; sufficient side and rear boundary landscaping can be provided to screen adjoining properties; upper storey components are well recessed from adjoining sensitive interfaces. <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, and colours.</p>	<p>✓ Complies</p> <p>The built form of each dwelling is consistent with new multi-dwelling developments in the area and provides a level of articulation through visual recessions, materials usage, textures, colours and the like. Each first floor element has an appropriate level of visual separation to minimise the extent of building mass.</p> <p>Given the width of the block and the recession/stepping back across the frontage, the two side by side dwellings are considered to be appropriate within the context of the site and surrounds. The use of varied materials ensures that the dwellings present individually, without appearing as visually bulky or continuous</p>

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

**2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - 17 JOFFRE STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0630)**

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 4 (including cover)

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

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Car Parking Assessment Table for Clause 52.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Parking Provision To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.	Car parking for residents should be provided as follows: <ul style="list-style-type: none"> One space for each one or two bedroom dwelling. Two spaces for each three or more bedroom dwelling, with one space under cover. Studies or studios that are separate rooms must be counted as bedrooms. <ul style="list-style-type: none"> One space for visitors to every 5 dwellings for developments of 5 or more dwellings 	✓ Complies All car parking spaces provided to each dwelling and visitors. The location of the visitor car parking space however is inappropriately and conditions of permit will be required to amend this.
	Design Standard 1 Accessways The provision of car parking should meet the design requirements of this Clause.	✓ Complies Each accessway has a minimum width of 3m
	Accessways should: <ul style="list-style-type: none"> Be at least 3 metres wide. Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. 	✓ Complies Each vehicle within the primary accessway can access the site in a forwards direction as confirmed by Council's Transport Planning department
	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. Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone.	- N/A Not required

2.3.1 Town Planning Application - 17 Joffe Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

	Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided.	<p>* Does not comply – Condition required</p> <p>A condition of permit will require the provision of corner splay areas</p>
Design Standard 2 Car parking spaces Car parking spaces and accessways should have minimum dimensions.	Minimum car park and accessway dimensions: <ul style="list-style-type: none"> Parallel – 2.3m x 6.7m with a accessway width of 3.6m 45 degrees – 2.6m x 4.9m with a accessway width of 3.5m 60 degrees – 2.6m x 4.9m with a accessway width of 4.9m 90 degrees – 2.6m x 4.9m with a accessway width of 6.4m (refer to the table in 55.06 for more details)	✓ Complies
	A building may project into the space if it is at least 2.1 metres above the space.	✓ Complies
	Car spaces in garages, carports or otherwise constrained by walls should:- <ul style="list-style-type: none"> Single garage 3.5m x 6m Double garage 5.5m x 6 	✓ Complies
Design Standard 3 Gradients Accessways to ensure safety for pedestrians and vehicles.	Accessway grades should not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. Ramps (except within 5 metres of the frontage) should have the maximum grades of: <ul style="list-style-type: none"> 20 metres or less 1:5 (20%) Longer than 20 metres 1:6 (16.7%) 	✓ Complies All accessways within the specified gradients
Design Standard 4 Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none"> At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation. The design and operation is to the satisfaction of the responsible authority. 	- N/A No mechanical parking provided
Design Standard 5 Urban Design	Ground level car parking, garage doors and accessways should not visually dominate public space.	✓ Complies Garages do not dominate the streetscape

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

	Car parking within buildings (including visible portions of partly submerged basements) should be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ Complies
Design Standard 6 Safety	Car parking should be well lit and clearly signed.	✓ Complies High-mounted sensor lighting provided above dwellings garage
	The design of car parks should maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Complies Each dwelling adjoining the primary accessway will have opportunities for passive surveillance. Whilst the dwelling 5 car park will not have opportunities for passive surveillance, it is noted that this is due to the unusual context and pattern of the site, and that this portion of the land will always essentially be a "blind spot". An enclosing fence will be required through permit conditions to minimise public thoroughfare into private space
Design Standard 7 Landscaping	The layout of car parking areas should provide for water sensitive urban design treatment and landscaping.	✓ Complies Landscaping provided to the site frontage to soften the car parking areas
	Landscaping and trees should be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ Complies Landscaping provided to the site frontage to soften the car parking areas
	Ground level car parking spaces should include trees planted with flush grilles. Spacing of trees should be determined having regard to the expected size of the selected species at maturity.	- N/A Not required

**2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - 17 JOFFRE STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN17/0630)**

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 17 (including cover)

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

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Assessment Table - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)		
Neighbourhood Character & Infrastructure - Clause 55.02		
Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
B1 Neighbourhood Character To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area.	The design response must be appropriate to the neighbourhood and the site.	✓ Complies Consideration has been given to the features of the site and surrounding area to ensure consistency with the neighbourhood character and to limit any amenity impacts through visual bulk, overlooking, overshadowing or the like

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (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
	The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	<p>✓ Complies</p> <p>The proposal respects elements of the existing and preferred neighbourhood character with respect to setbacks, landscaping, open space, bulk and built form, materials, car parking areas and the like.</p> <p>The proposal affords significant front, side and rear setbacks which ensures consistency with the streetscape pattern, and provides opportunities for significant landscaping across the site with opportunity to establish to maturity.</p> <p>The private open space of each dwelling is located to the rear of each dwelling and provides a good square metre area of private open space, which allows for site services, recreation, landscaping and good solar access.</p> <p>The built form of each dwelling is consistent with new multi-dwelling developments in the area and provides a level of articulation through recessions, materials usage, textures, colours and the like..</p> <p>No front fencing is proposed along the street frontage.</p> <p>Whilst the car parking arrangement for dwelling 5 is unusual, this is due to the atypical site context.</p> <p>Overall Council find that the proposal finds a balance in respecting the existing character whilst forming new character elements in accordance with the preferred outcomes of Clause 22.09.</p>

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (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
B2 Residential Policy To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	✓ Complies The application is accompanied by a written statement demonstrating compliance with the SPPF and LPPF
B3 Dwelling Diversity To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	- N/A 5 dwellings proposed only
B4 Infrastructure To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	✓ Complies
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ Complies
	In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	✓ Complies
B5 Integration with the Street To integrate the layout of development with the street.	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ Complies
	Development should be oriented to front existing and proposed streets.	✓ Complies The development is oriented to Joffre Street and the shared internal accessway. There is no scope to orient to the dwelling towards Cleal Court given the width of the additional land strip
	High fencing in front of dwellings should be avoided if practicable.	✓ Complies No front fence proposed to both Joffre Street or Cleal Court

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (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
	Development next to existing public open space should be laid out to complement the open space.	✓ Complies The land adjacent the rear SPOS will include an open setback area that can incorporate significant planting to complement the adjoining public open space

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B6 Street Setback To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	Walls of buildings should be set back from streets: the distance specified in Table B1. <i>Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i> <i>Within the General Residential Zone schedule:</i> As per B6 or 7.5 metres, whichever is the lesser.	✓ Complies 7.5m front setback proposed to Joffre Street
B7 Building Height To ensure that the height of buildings respects the existing or preferred neighbourhood character.	The maximum building height should not exceed 13.5 metres in the Residential Growth Zone (as per Clause 32.07-7), 8 meters in the Neighbourhood Residential Zone (as per Clause 32.09-8) and 9 metres in all other zones (unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 1 metres higher than the maximum prescribed for the relevant zone). Changes of building height between existing buildings and new buildings should be graduated.	✓ Complies ✓ Complies

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B8 Site Coverage To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	The site area covered by buildings should not exceed 60%.	✓ Complies 43.42% site coverage proposed
B9 Permeability To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.	At least 20% of the site should not be covered by impervious surfaces. Within the GRZ1 schedule - 30%	✓ Complies 34.90% permeability proposed
B10 Energy Efficiency To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	Buildings should be: <ul style="list-style-type: none"> ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	✓ Complies All dwellings are oriented to make appropriate use of solar energy, and given the site orientation does not unreasonably reduce the thermal performance on adjoining allotments
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ Complies Living areas and private open space areas have good access to daylight, improving on-site thermal performance
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ Complies Solar access to north facing windows is maximised where practicable
B11 Open Space To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	If any public or communal open space is provided on site, it should: <ul style="list-style-type: none"> ▪ Be substantially fronted by dwellings, where appropriate. ▪ Provide outlook for as many dwellings as practicable. ▪ Be designed to protect any natural features on the site. ▪ Be accessible and usable. 	- N/A No public or communal open space proposed
B12 Safety To ensure the layout of development provides for the safety and security of residents and property.	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	✓ Complies
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ Complies
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ Complies

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	X Does not Comply – Conditions required Enclosing fences have not been shown on ground floor plans. A condition of permit will require these to be provided
B13 Landscaping To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.	The landscape layout and design should: <ul style="list-style-type: none"> Protect any predominant landscape features of the neighbourhood. Take into account the soil type and drainage patterns of the site. Allow for intended vegetation growth and structural protection of buildings. In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. Provide a safe, attractive and functional environment for residents. 	✓ Complies The plans provided demonstrates the intent to provide a good landscape outcome on the site, with canopy trees provided within the front, side and rear setback areas. Permit conditions will require the provision of a landscape plan with significant canopy planting
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	✓ Complies
	Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	✓ Complies
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	✓ Complies
	In the GRZ1 and RGZ1 schedule, 70% of ground level front setback planted with substantial landscaping and canopy trees.	✓ Complies 72% front setback landscaping provided

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B14 Access To ensure vehicle access to and from a development is safe, manageable and convenient. To ensure the number and design of vehicle crossovers respects the neighbourhood character.	The width of accessways or car spaces should not exceed: 33% of the street frontage; or if the width of the street frontage is less than 20 metres, 40% of the street frontage.	! Variation required Accessways proposed within the required street frontage percentage width of Joffre Street Whilst this does not comply with Cleal Court interface, this is only due to the unusual context of the land, and given the site adjoins a large public open space area with no crossovers, the accessway (that adjoining at 15 Joffre) would not cumulatively result in an impact to the character of the streetscape
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ Complies
	The location of crossovers should maximise the retention of on-street car parking spaces.	✓ Complies Where possible, on-street car parking spaces have been retained
	The number of access points to a road in a Road Zone should be minimised.	✓ Complies
	Developments must provide for access for service, emergency and delivery vehicles.	✓ Complies

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B15 Parking Location To provide convenient parking for resident and visitor vehicles. To avoid parking and traffic difficulties in the development and the neighbourhood. To protect residents from vehicular noise within developments.	Car parking facilities should: <ul style="list-style-type: none"> Be reasonably close and convenient to dwellings and residential buildings. Be secure. Be designed to allow safe and efficient movements within the development. Be well ventilated if enclosed. Large parking areas should be broken up with trees, buildings or different surface treatments. 	X Does not comply – Conditions required Whilst the garage and tandem space for dwelling 5 are not conveniently located to access the front of the dwelling, this is due to the unusual site context. The dwelling can still be accessed via the rear secluded private open space. The car parking area has opportunity for direct access to the private open space, and therefore is easily accessible to and from the car parking spaces to the dwelling. A condition of permit will require the provision of access from the garage to the private open space area of dwelling 5 All other garages have convenient access to their respective dwelling. The major concern is the location of the dwelling 4 tandem space adjacent the dwelling 3 living room window. This is not appropriate and conditions of permit will be required to relocate this space due north in front of the dwelling 4 garage
	Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	✓ Complies Double glazing provided to all windows interfacing with the accessway

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Amenity Impacts - Clause 55.04		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B17 Side and Rear Setbacks To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	<p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>✓ Complies</p> <p>All dwellings comply with Standard B17 side and rear setback requirements, noting significant setbacks afforded across the site</p>

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B18 Walls on Boundaries To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</p> <ul style="list-style-type: none"> ▪ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or ▪ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200m from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>✓ Complies</p> <p>Wall of dwelling 1 located to the eastern boundary within the allowable length</p> <p>Wall of proposed dwelling 5 garage (as a result of permit conditions) would also be within the allowable length</p>
B19 Daylight to Existing Windows To allow adequate daylight into existing habitable room windows.	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p>	<p>✓ Complies</p> <p>All existing windows to receive adequate daylight</p>

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	<p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	✓ Complies

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B20 North Facing Windows To allow adequate solar access to existing north-facing habitable room windows.	If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.	- N/A No north facing windows
B21 Overshadowing Open Space To ensure buildings do not significantly overshadow existing secluded private open space.	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	✓ Complies The shadow diagrams prepared indicate that overshadowing to open space is limited and that the standard and objective has been achieved
B22 Overlooking To limit views into existing secluded private open space and habitable room windows.	A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the <u>secluded private open space</u> or <u>habitable room window</u> of an existing dwelling (horizontal 9m rule and from a height of 1.7m above ffl). A habitable room window, balcony, terrace, deck or patio with a direct view should be either: <ul style="list-style-type: none"> Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. Have sill heights of at least 1.7 metres above floor level. Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	✓ Complies All windows with potential for overlooking have been obscured in accordance with Standard B22 to limit overlooking
	Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.	✓ Complies

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Site Layout and Building Massing - Clause 55.03		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	<p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. Permanent, fixed and durable. Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	<p>- N/A</p> <p>No external screens used</p>
B23 Internal Views To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	✓ Complies
B24 Noise Impacts To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Complies
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.	✓ Complies
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ Complies

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

On-Site Amenity and Facilities - Clause 55.05		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B25 Accessibility To encourage the consideration of the needs of people with limited mobility in the design of developments.	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	✓ Complies All dwellings are either accessible or made easily accessible to people with limited mobility
B26 Dwelling Entry To provide each dwelling or residential building with its own sense of identity.	Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> Be visible and easily identifiable from streets and other public areas. Provide shelter, a sense of personal address and a transitional space around the entry. 	X Does not comply – Condition required Dwelling 4 and 5 utilise a shared porch feature that provides a sense of identity along the accessway. The dwelling 3 entry is hidden from the accessway, but a condition of permit to essentially mirror the dwelling 3 layout will improve the entry arrangement to face the shared internal accessway.
B27 Daylight to New Windows To allow adequate daylight into new habitable room windows.	A window in a habitable room should be located to face: <ul style="list-style-type: none"> An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or A verandah provided it is open for at least one third of its perimeter, or A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	✓ Complies All windows have direct access to daylight

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

On-Site Amenity and Facilities - Clause 55.05		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B28 Private Open Space To provide adequate private open space for the reasonable recreation and service needs of residents.	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p> <p><i>Within the General Residential Zone schedule:</i> With 30 square metres of secluded private open space at ground level having a minimum dimension of 5 metres.</p>	<p>✓ Complies</p> <p>Each dwelling provides a secluded private open space area which includes a 30sqm area with a minimum dimension of 5m and a total area in excess of 50sqm private open space</p>
B29 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.	The private open space should be located on the north side of the dwelling or residential building, if appropriate.	<p>✓ Complies</p> <p>All SPOS have good access to daylight</p>
	The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2+0.9h) metres, where 'h' is the height of the wall.	<p>✓ Complies</p> <p>All setbacks to southern boundary of SPOS comply with Standard B29</p>
B30 Storage To provide adequate storage facilities for each dwelling.	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	<p>✓ Complies</p> <p>6cbm of storage provided for each dwelling</p>

2.3.1 Town Planning Application - 17 Joffre Street, Noble Park (Planning Application No. PLN17/0630) (Cont.)

Detailed Design - Clause 55.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B31 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.	The design of buildings, including: <ul style="list-style-type: none"> ▪ Facade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, ▪ Should respect the existing or preferred neighbourhood character. 	✓ Complies
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ Complies
B32 Front Fences To encourage front fence design that respects the existing or preferred neighbourhood character.	The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.	✓ Complies No front fence proposed
	A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> ▪ 2m if abutting a Road Zone, Category 1. ▪ 1.5m in any other streets. <p><i>Within all residential zone schedules:</i> Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.</p>	✓ Complies No front fence proposed
B33 Common Property To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	Developments should clearly delineate public, communal and private areas.	✓ Complies
	Common property, where provided, should be functional and capable of efficient management.	✓ Complies
B34 Site Services To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	✓ Complies The proposal shows all relevant domestic services, located within the rear SPOS area of each dwelling, but outside of the primary area
	Bin and recycling enclosures, mailboxes and other site facilities should be accessible, adequate in size, durable, waterproof and blend in with the development.	✓ Complies
	Mailboxes should be provided and located for convenient access as required by Australia Post.	X Does not Comply – Condition required Letterboxes provided adjacent the accessway for each dwelling with the exception of dwelling 5, which has not been shown and should be located adjacent the dwelling 5 garage

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520)

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Attachments:

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

Application Summary

Applicant:	Mr Fei Chau, FYC Architects
Proposal:	Development of the land for two (2) double storey dwellings & one (1) single storey dwelling
Zone:	General Residential Zone – Schedule 1 (GRZ1)
Overlay:	None
Ward:	Lightwood

The application proposes the development of the land for two (2) double storey dwellings and one (1) single storey dwelling. A permit is required pursuant to Clause 32.08-6 of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.

Objectors Summary

The application was advertised to the surrounding area through the erection of one (1) on-site notice facing Blissington Street 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 neighbourhood character, overshadowing, traffic, noise and overlooking.

Assessment Summary

As assessed, the current application is considered appropriate for approval. The subject site is located within an established residential area and identified as an 'Incremental Change Area' under Clause 22.09-3.3. These areas are expected to contain a greater proportion of well-designed and site responsive medium density residential developments.

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

The proposal is consistent with expectations for medium density development, which is guided by the policies, objectives and design principles of Clause 22.09 (Residential Development and Neighbourhood Character) and Clause 55 (Two or more dwellings on a lot), as well as other relevant state and local policies.

Overall it is considered that the development exhibits a good standard of design and would provide residents with an appropriate level of amenity without being unreasonably detrimental to the amenity of the surrounding area.

Recommendation Summary

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

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

Subject Site and Surrounds

Subject Site

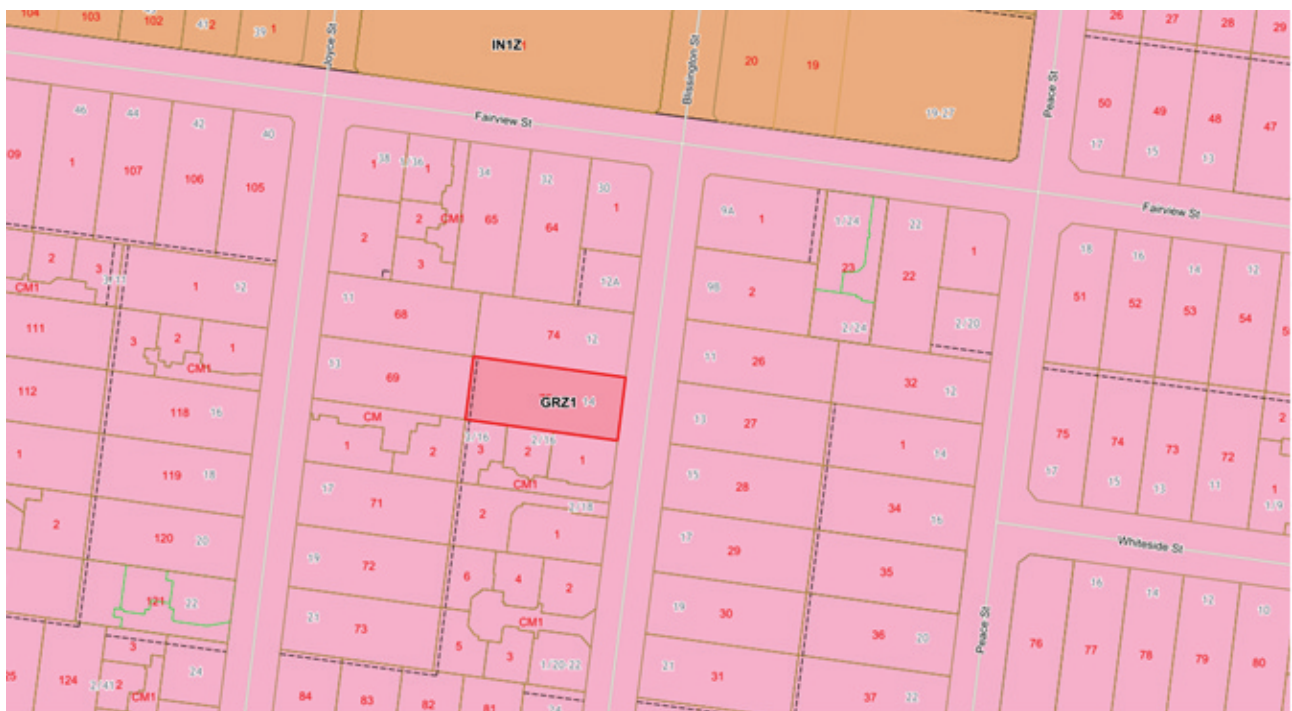
- The subject site is identified as Lot 75 on Plan of Subdivision 10063, or more generally known as 14 Blissington Street, Springvale.
- The subject site is located on the western side of Blissington Street in a residential area of Springvale. It is located approximately 66 metres to the south of Fairview Street and 116 metres to the north of Hope Street.
- The site is rectangular in shape, with a street frontage of approximately 18.29 metres and a maximum site depth of approximately 44.12 metres. The area of the site is approximately 808.2 square metres.
- The site slopes gently from the north-east to the south-west, with levels ranging between approximately 57 metres and 56 metres to AHD.
- The site currently contains a single-storey detached dwelling and associated outbuildings and structures. The dwelling is setback approximately 9.14 metres from Blissington Street, approximately 1 metre from the southern side boundary and approximately 6 metres from the northern side boundary.
- A low timber picket fence extends along the Blissington Street frontage, with timber paling fences along all other boundaries.
- The site does not contain any significant vegetation coverage, with planted shrubs and lawn within the front setback and fruit trees and vegetables in the rear.
- Access to the site is via a concrete vehicle crossover from Blissington Street, which is located towards the eastern side of the southern boundary. A concrete driveway extends along the eastern boundary to the outbuilding at the rear.
- An approximate 1.2-metre-wide drainage easement identified as E-1 and in favour of the City of Greater Dandenong extends along the rear boundary

Surrounding Area

- The site is located in an established residential area of Springvale, with adjoining and surrounding properties zoned General Residential – Schedule 1.
- The site is bounded by an approximate 808-square metre allotment to the north, which has been developed with a single-storey detached dwelling and associated outbuildings.
- The site is bounded by an approximate 808-square metre site to the south, which has recently been developed with three dwellings (including 2 two-storey dwellings) and associated common property.
- The site is bounded by an approximate 808-square metre allotment to the west, which has been developed with a single-storey detached dwelling and associated outbuildings.
- The site is bounded by Blissington Street to the east, and opposite is an approximate 808-square metre allotment, which has been developed with a single-storey detached dwelling.
- The area predominantly consists of detached single storey dwellings. However newer development generally consists of higher density housing, with two to three dwellings on a lot, including examples of two-storey development.

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

- The older housing stock in the area generally consists of brick or weatherboard cladding with concreted tiled hipped roofing. Newer development consists of brick cladding and tiled roofs. The streetscape is generally open and spacious, with mostly low front fencing and landscaped front gardens.
- An established industrial area is located approximately 90 metres to the north and the commercial centre of Springvale is located approximately 1.5 kilometres to the south-east.
- Springvale Road is located approximately 320 metres to the east and Princes Highway is located approximately 480 metres to the north-east.
- The closest public transport services include a bus stop at the corner of Fairview Street/Springvale Road (approximately 330 metres to the east). Springvale Station is located approximately 1.5 kilometres to the south-east.

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 PLN14/0556 for the development of the land for 3 double storey dwellings and 1 single storey dwelling was refused by Council on 28 May 2015 for reasons including its lack of response to the preferred neighbourhood character and its reduced front setback, excessive first-floor bulk, insufficient private open space, lack of appropriate landscaping,

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

unsafe entry points and shared accessways being too close to habitable windows.. The decision was upheld by VCAT in an order dated 24 March 2016. The current application differs from the refused application as it involves one less dwelling, greater front and rear setbacks and improved separation between dwellings.

- Planning Permit Application PLN17/0120 for the development of the land for 2 double storey dwellings and 1 single storey dwelling lapsed on 9 May 2017 as further information was not submitted before the lapse date.

Proposal

The application proposes the development of the land for two (2) double storey dwellings and one (1) single storey dwelling.

The details of the proposal are as follows:

Type of proposal	Multi-dwelling development	
Number of dwellings	Three (3) dwellings in total	
Levels	Two (2) new double-storey dwellings and one (1) new single storey dwelling	
Height	Maximum height of 7.74 metres	
Orientated to	Blissington Street and the internal driveway	
Changes to existing dwelling	Existing dwelling to be removed	
External materials	Ground floor:	Face brickwork with rendered paint highlights Metal panel garage doors Powdercoated window frames
	Upper floor:	Painted compressed fibre cement cladding Powdercoated window frames
	Roof:	Charcoal terracotta tiled roofing Colorbond gutters and downpipes
	Other:	Stained timber decking Corrugated roof sheeting over garages 1 and 2

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

Setbacks	Unit 1:	<u>Ground floor:</u> <ul style="list-style-type: none"> 7.83 metres from east boundary (Blissington Street)(excluding porch) 4.225 metres from southern (side) boundary 1.105 metres from northern (side) boundary <u>First floor:</u> <ul style="list-style-type: none"> 7.975m from east boundary (Blissington Street) 4.260 metres (approx.) from southern (side) boundary 3.025 metres from northern (side) boundary
	Unit 2:	<u>Ground floor:</u> <ul style="list-style-type: none"> 5.190 metres from southern (side) boundary (excluding porch) 1.105 metres from northern (side) boundary <u>First floor:</u> <ul style="list-style-type: none"> 5.260 metres (approx.) from southern (side) boundary 3.025 metres from northern (side) boundary
	Unit 3:	<u>Ground floor:</u> <ul style="list-style-type: none"> Carport constructed on boundary 2.34 metres from western (rear) boundary 2.725 metres from northern (side) boundary
Private open space type	Unit 1:	Private open space of 111 square metres located within the front setback and 41 square metres of secluded private open space located to the side (north) of the dwelling
	Unit 2:	Secluded private open space of 53 square metres located at the rear (north) side of the dwelling
	Unit 3:	Secluded private open space of 75.3 square metres located at the rear and side (north and west) of the dwelling.
Number of car parking spaces required	Five (5) car parking spaces (two spaces each for units 1 and 2 and one space for unit 3)	

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

Number of car parking spaces provided	A total of five (5) car parking spaces are provided
Type of car parking	Units 1 and 2 are each provided with a single garage and tandem car space Unit 3 is provided with a single carport
Access	The existing crossover which connects to Blissington Street is to be removed. New crossover to Blissington Street located toward the southern end of the eastern boundary. Proposed driveway to extend along southern boundary and provide access to car spaces of all units
Front fence	No front fencing
Garden area required	282.87 square metres (35% of the site area)
Garden area provided	290.7 square metres (35.9% of the site area)

A copy of the submitted plans (as advertised) is included as Attachment 5.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- Under 32.08-6 (General Residential Zone) to construct two (2) or more dwellings on a lot.

The relevant controls and policies are as follows:

Zoning Controls

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

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

- To implement the Municipal Planning Strategy and the Planning Policy Framework.

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations *offering good access to services and transport*.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.08-6 a permit is required to construct two or more dwellings on a lot. The development must also provide a minimum garden area of 35% pursuant to Clause 32.08-4 as the lot exceeds 650 square metres.

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 7.5 metres, whichever is the lesser;
- Standard B9 (Permeability) – Minimum of 30%; [only valid for GRZ1, not GRZ2];
- Standard B13 (Landscaping) – 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees [only valid for GRZ1, not GRZ2];
- Standard B28 (Private Open Space) – An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres, and a minimum dimension of 5 metres and convenient access from a living room; or a balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; and
- Standard B32 (Front Fence Height) – Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.

Overlay Controls

No overlays affect the subject site or surrounding area.

State Planning Policy Framework

The **Operation of the Planning Policy Framework** outlined at Clause 72.02 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.*

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

(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.

Settlement (Clause 11)

Settlement is outlined at Clause 11, with Clause 11.02 relating to Managing Growth. The objective of this Clause include:

- *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

Built Environment and Heritage (Clause 15)

Planning should promote excellence in the built environment and create places that:

- *Are enjoyable, engaging and comfortable to be in.*
- *Accommodate people of abilities, ages and cultures.*
- *Contribute positively to local character and sense of place.*
- *Reflect the particular characteristics and cultural identity of the community.*
- *Enhance the function, amenity and safety of the public realm.*

Housing (Clause 16)

Clause 16 – Housing – contains the following relevant objectives:

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

Clause 16.01-3S – Housing Diversity – contains the following strategies:

- *Ensure housing stock matches changing demand by widening housing choice.*
- *Facilitate diverse housing that offers choice and meets changing household needs through:*
 - *A mix of housing types.*
 - *Adaptable internal dwelling design.*
 - *Universal design.*

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

- *Encourage the development of well-design medium-density housing that:*
 - *Respects the neighbourhood character.*
 - *Improves housing choice.*
 - *Makes better use of existing infrastructure.*
 - *Improves energy efficiency of housing.*
- *Support opportunities for a range of income groups to choose housing in well serviced locations.*
- *Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.*

Clause 18 - Transport

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

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

Local Planning Policy Framework

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

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

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

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

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

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

Clause 21.04-1 Housing and community

- *Greater Dandenong's population is expected to rise by 22 percent, from 147,000 to 179,000 in the decade to 2024, placing pressure on transport networks, infrastructure, services and public open space.*
- *Approximately 9,950 new households will need to be accommodated across the municipality by 2024 (Greater Dandenong Housing Strategy 2014-2024).*
- *Supporting urban consolidation and providing housing in existing areas close to activity centres means that people do not need to travel as far to work, shop or to take part in sports/leisure activities thus reducing the environmental impacts of transport.*
- *Increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.*
- *Encourage the provision of housing that is adaptable to support the needs of the changing needs of present and future residents.*
- *Encourage innovative redevelopment and renewal of deteriorating housing stock and older styled higher-density apartments and multi-unit developments.*
- *Encourage new residential development that incorporates adequate space for the planting and the long term viability and safe retention of canopy trees.*
- *Respecting the valued, existing neighbourhood character within incremental and minimal change areas.*
- *Requiring medium-density developments to be site and locality responsive and to respect existing and proposed neighbourhood character.*

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

- *To facilitate high quality building design and architecture.*
 - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
 - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
 - *Encourage innovative architecture and building design.*
- *To facilitate high quality development, which has regard for the surrounding environment and built form.*

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

- *Promote views of high quality landscapes and pleasing vistas from both the public and private realm.*
- *Promote all aspects of character – physical, environmental, social and cultural.*
- *Encourage planting and landscape themes, which complement and improve the environment.*
- *Encourage developments to provide for canopy trees.*
- *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*
- *To protect and improve streetscapes*
 - *Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.*
 - *Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.*
- *To ensure landscaping that enhances the built environment*
 - *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
 - *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*

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

- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
- *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.*
- *To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.*
- *To facilitate high quality, well designed residential development and on-site landscaping.*
- *To promote a range of housing types to accommodate the future needs of the municipality's changing population.*
- *To ensure that residential development uses innovative, responsive and functional siting and design solutions that:*
 - *Achieve high quality internal amenity and private open space outcomes for future residents;*
 - *Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;*

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

- *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.*

An assessment against Clause 22.09 is included as Attachment 2.

Particular Provisions

Car Parking (Clause 52.06)

Clause 52.06 needs to be considered to determine the appropriateness of the car parking provision of the development. The purpose of this Clause is:

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

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

- One (1) car parking space to each one (1) or two (2) bedroom dwelling; and
- Two (2) car parking spaces to each three (3) or more bedroom dwelling; plus
- One (1) car parking space for visitors to every five (5) dwellings for developments of five (5) or more dwellings.

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

An assessment against this Clause 52.06 is included as Attachment 3

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

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

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

- *To construct two or more dwellings on a lot.*

The purposes of this clause are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

A development:

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

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

An assessment against Clause 55 is included as Attachment 1

General Provisions

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

Restrictive Covenants

The land is not affected by any restrictive covenants.

Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

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

Diversity (Access & Equity)

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

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)**Community Safety**

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

Safe Design Guidelines

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

Referrals

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

Internal

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

Civil Development	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 land.
- Placing one (1) sign on site facing Blissington 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 5.

Consultation

A consultative meeting has not been held.

Summary of Grounds of Submissions/Objections

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

- **Privacy and overlooking**

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

The test for overlooking is set by Clause 55.04-6 – Overlooking objective (Standard B22) which requires any habitable room window or balcony with a direct view into an existing habitable room window or secluded private open space area within a horizontal distance of 9m from ground level to be screened in accordance with Standard B22.

The proposal meets the requirements of Clause 55.04-6, with all relevant windows appropriately positioned or screened to avoid overlooking impacts. It is noted that the dwelling to the rear is single storey with minimum 1.8 metre high boundary fencing providing a barrier between adjoining properties.

- **Noise and pollution**

The land is zoned General Residential Zone and the use of the land for a dwelling is an-of-right use, which means that any consideration of (either for or against) issues associated with the use is not applicable to this assessment. However, it is noted that design can potentially exacerbate noise and pollution issues, and in this case, it is considered that the application includes appropriate setbacks, fencing, landscaping and design measures to minimise any noise and pollution impacts.

- **Overshadowing**

The land complies with all relevant standards of Clause 55 relating to solar access and overshadowing. The submitted shadow diagrams demonstrate that existing dwellings will still retain reasonable access to sunlight. The development does not impinge upon daylight to existing windows.

- **Impact on neighbourhood character**

The proposal is generally in accordance with the existing and future identified character of the area, noting that the proposal affords adequate front, side and rear setbacks, provides landscaping opportunities and is of a built form outcome that respects the amenity of the adjoining allotments.

- **Traffic and road impacts**

The proposal meets the requirements of Clause 52.06 (Car Parking) and no concerns have been identified by Council's Transport Planning Department. The development is of an appropriate scale and intensity that is not expected to result in any significant change to the road network.

Assessment

The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including:

- State and Local Planning Policy Framework
- Clause 32.08 General Residential Zone – Schedule 1
- Clause 22.09 Residential Development and Neighbourhood Character Policy
- Clause 55 Two or more dwellings on a lot and residential buildings

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

- **Clause 52.06 Car Parking**

The subject site is located within an established residential area that is well suited to higher density housing given its zoning as General Residential – Schedule 1, identification as being in an ‘Incremental Change Area’, and its location within reasonable proximity to services and transport. Despite delivering higher density housing, the proposal is complementary to the neighbourhood character of the surrounding area, with a design, footprint, setbacks and landscaping that generally matches the existing and preferred character of the area.

The proposal delivers on the objectives of clauses 15.01 (Urban Environment) and 21.05-1 (Built Form), which require development to respond to urban design, character, streetscape and landscape issues. It is considered that the proposal has considered these issues and responded with a development that includes adequate side and rear setbacks for landscaping opportunities, a strong design theme that reinforces the residential nature of the area and the incorporation of other measures to minimise visual impacts and amenity concerns. These include physical separation between upper levels of dwellings, the use of screening mechanisms on windows and the single-storey form of the proposed rear dwelling.

The proposal supports objectives for increased housing in established areas and in areas with appropriate infrastructure and access to jobs and public transport while delivering an additional form of housing choice. The mix of one and two-storey townhouses provides a form of housing that is not generally available in the area.

The appropriateness of the proposal is further demonstrated by its compliance with clauses 22.09 and 55, which seek to ensure residential development respects the existing or preferred neighbourhood character while also providing reasonable standards of amenity for new and existing residents. The proposal complies with all requirements of these clauses except in the below instances, where variations or conditions are required. A full assessment against the requirements of clauses 22.09 and 55 are attached to this report.

Clause 22.09-3.1 (Design principles - Safety) and 55.03-7 (Safety objective)

These clauses seek to ensure development provides for the safety and security of residents and property. The proposal fails to provide any security lighting to the front of the units. A condition of permit will require the provision of security lighting to be provided to the front of each unit to enable good lighting and visibility of the entrances (see condition 1.4).

Clause 22.09-3.1 (Design principles - Landscaping)

This clause seeks to provide substantial, high quality landscaping along vehicular accessways. While the submitted landscape plan shows landscaping along the accessway, it is considered there are additional landscaping opportunities, particularly around Unit 3. A condition of will require amended plans to show additional landscaping (see condition 2).

Clause 22.09-3.1 (Design principles - Domestic services normal to a dwelling and Building services)

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

This clause seeks to ensure that domestic and building services are visually integrated into the design of the building and appropriately positioned and/or screened to avoid internal and external amenity impacts.

The submitted plans do not show all domestic services shown on plans. A condition of permit will require updated plans to show services in appropriate locations. The bin location for unit 1 is not sufficiently screened or located appropriately and the rainwater tank of unit 3 reduces the usability of the secluded private open space. Conditions of permit will require these to be relocated (see conditions 1.1.4 and 1.3.3).

Clause 22.09-3.1 (Design principles – Materials & Finishes)

This clause seeks to avoid the use of materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials. The proposal incorporates an excessive use of rendered sheeting, with upper floors exclusively consisting of painted compressed fibre cement cladding. A condition of permit will require a change of materials to help break up the excessive use of CFC cladding (see condition 1.11).

Clause 52.06-9 (Design standards for car parking – Design standard 2 – Car parking spaces)

This clause specifies minimum dimensions for car parking spaces and accessways. It states that car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space. Units 1 and 2 comply with this requirement. The carport of Unit 3 is less than 6 metres and therefore does not meet the standard. A condition of permit will require the carport to be extended to 6 metres in length in order to comply with the standard (see condition 1.3.4).

Clause 55.03-4 (Permeability objectives)

This clause requires at least 30 per cent of the site area to be covered by permeable surfaces. It is calculated that approximately 217.2 square metres (or 26.87 per cent) of the 808.2 square metre site is covered by permeable surfaces. A condition of permit will require the amount of permeable surfaces to be increased in order to achieve the 30 per cent required by the standard (see condition 1.7).

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 Lot 75 PS10063, 14 Blissington Street, Springvale 3171, for the purpose of the development of the land for two (2) double storey dwellings & one (1) single storey dwelling in accordance with the plans submitted with the application subject to the following conditions:

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

- 1. Prior to the endorsement of plans, one (1) copy of amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works may 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. The following changes to be made to Unit 1:**
 - 1.1.1 Show the minimum setback of the upper level from the southern boundary;**
 - 1.1.2 Provide at least one (1) window on the southern elevation;**
 - 1.1.3 West elevation to show two (2) windows as shown on floor plans;**
 - 1.1.4 Bin storage area to be relocated from the front setback.**
 - 1.2 The following changes to be made to Unit 2:**
 - 1.2.1 Provide one (1) highlight window along the eastern side of kitchen.**
 - 1.3. The following changes to be made to Unit 3:**
 - 1.3.1 Label bedrooms;**
 - 1.3.2 Provide additional landscaping areas around the entrance, including to the east of the kitchen;**
 - 1.3.3 Rainwater tank to be relocated to western side of building;**
 - 1.3.4 Carport to be extended to meet 6 metre length requirement of Clause 52.06;**
 - 1.3.5 Paving along western boundary to be removed.**
 - 1.4. Security lighting to be provided to the front of each unit.**
 - 1.5. The height, location and materials of all internal fencing to be shown on all relevant plans;**
 - 1.6. Plans to note that existing crossover to be removed and reinstated in accordance with Council's requirements.**
 - 1.7. Plans to show permeability increased to 30 per cent of site area in accordance with Standard B9 of Clause 55.03-4**

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

- 1.8. 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 Design Standard 1 of Clause 52.06-9;**
- 1.9. Water and gas meters to be appropriately screened;**
- 1.10. Elevations to accurately show the location of proposed batten screening;**
- 1.11. Elevations to show a varied range of wall cladding materials at the upper level in accordance with Clause 29.09-3.1;**
- 1.12. Updated colours and materials schedule to reflect changes required by Condition 1.11;**
- 1.13. Location of any domestic services including, but not limited to, hot water service, air conditioning units, etc.;**
- 1.14. Landscape plans in accordance with Condition 2.**

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

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

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

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

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

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

- 3. Before the development starts, drainage plans must be submitted to and approved by the Responsible Authority. 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.**

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

- 3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 4. Except with the prior written consent of the Responsible Authority, the approved buildings must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 5. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 6. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 7. The connection of the internal drainage infrastructure to the legal point of discharge must be to the satisfaction of the Responsible Authority.**
- 8. Before the approved buildings are occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 9. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.**
- 10. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority.**

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

- 11. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 12. 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.**
- 13. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**
- 14. All glazing must at all times be maintained to the satisfaction of the Responsible Authority.**

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

- 15. Before the approved buildings are occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.**
- 16. All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.**
- 17. This permit will expire if:-**
 - 17.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 17.2. 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:

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

Permit Notes

A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.

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

Approval of any retention system within the property boundary is required by the relevant building surveyor.

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

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

2.3.2 Town Planning Application - 14 Blissington Street, Springvale (Planning Application No. PLN17/0520) (Cont.)

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

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

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

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - 14 BLISSINGTON STREET,
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0520)**

ATTACHMENT 1

CLAUSE 55 ASSESSMENT

PAGES 39 (including cover)

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

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

Clause 55.02-1 Neighbourhood character objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B1	The design response must be appropriate to the neighbourhood and the site.	✓ Standard met The development is considered appropriate to the site and surrounding neighbourhood, with a design and layout that reinforces the residential nature of the area.
	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ Standard met The development is considered responsive to the preferred neighbourhood character, with a proposal that is generally consistent with Clause 22.09 and that incorporates design measures to respond to the features of the site and adjoining properties.
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The neighbourhood and site description.	
	The design response.	
Objectives	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.	

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

Clause 55.02-2 Residential policy objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B2	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 SPPF and the LPPF, including the MSS and local planning policies.	✓ Standard met The written assessment submitted with the application adequately assesses the proposal against State and Local Policy and Clause 55.
Decision Guidelines	The SPPF and the LPPF including the MSS and local planning policies. The design response.	
Objectives	To ensure that residential development is provided in accordance with any policy for housing in the SPPF and the LPPF, including the MSS and local planning policies. To support medium densities in areas where development can take advantage of public and community infrastructure and services.	

Clause 55.02-3 Dwelling diversity objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	Not applicable Not applicable as less than 10 dwellings are proposed.
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

Clause 55.02-4 Infrastructure objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B4	<p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>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.</p>	<p>Standard met Site is located in an established residential area with access to all reticulated services.</p> <p>Standard met The development of the land for three dwellings would not unreasonably exceed the capacity of utility services.</p> <p>Standard met Any upgrading of services would be requested by the relevant authorities at the subdivision of land stage.</p>
Decision Guidelines	<p>The capacity of the existing infrastructure.</p> <p>In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the SEPP (Waters of Victoria) under the EPA 1970.</p> <p>If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.</p>	
Objectives	<p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	

Clause 55.02-5 Integration with the street objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ Standard met Each dwelling is provided with direct pedestrian and vehicle access.
	Developments should be oriented to front existing and proposed streets.	✓ Standard met Unit 1 is oriented to Blissington Street while the two internal units are oriented to face the driveway.
	High fencing in front of dwellings should be avoided if practicable.	✓ Standard met No front fencing is proposed.
	Development next to existing public open space should be laid out to complement the open space.	Not applicable The site is not located adjacent to any public open space.
Decision Guidelines	Any relevant urban design objective, policy or statement set out in this scheme. The design response.	
Objective	To integrate the layout of development with the street.	

Clause 55.03-1 Street setback objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA															
<p>Standard B6</p>	<p>Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone:</p> <p>RGZ: 5 metres or as per Table B1, whichever is the lesser.</p> <p>GRZ: 7.5 metres or as per Table B1, whichever is the lesser.</p> <p>NRZ: As per Table B1.</p> <p>Table B1 Street setback</p> <table> <tr> <th data-bbox="459 1402 512 1688">Development context</th><th data-bbox="459 1167 512 1402">Minimum setback from front street (metres)</th><th data-bbox="459 931 512 1167">Minimum setback from a side street (metres)</th></tr> <tr> <td data-bbox="512 1402 651 1688">There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td><td data-bbox="512 1167 651 1402">The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td><td data-bbox="512 931 651 1167">Not applicable</td></tr> <tr> <td data-bbox="651 1402 774 1688">There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td><td data-bbox="651 1167 774 1402">The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td><td data-bbox="651 931 774 1167">Not applicable</td></tr> <tr> <td data-bbox="774 1402 858 1688">There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td><td data-bbox="774 1167 858 1402">6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td><td data-bbox="774 931 858 1167">Not applicable</td></tr> <tr> <td data-bbox="858 1402 1236 1688">The site is on a corner.</td><td data-bbox="858 1167 1236 1402">If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td><td data-bbox="858 931 1236 1167">Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td></tr> </table>	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable	The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.	<p>Standard met</p> <p>Dwelling is setback 7.83 metres from Blissington Street, or approximately 7.48 metres including the front porch. The porch is not an allowable encroachment as the height exceeds 3.6 metres.</p> <p>This compares to:</p> <p>16 Blissington Street, where the front dwelling has a setback of 7.5 metres, or 6.1 metres including the front porch, which is not an allowable encroachment.</p> <p>12 Blissington Street, where the single dwelling has a setback of 7.675 metres.</p> <p>Based on this, the standard requires a 6.89 metre setback. The proposal complies with this requirement.</p>
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)															
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable															
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable															
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable															
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.															

Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.	
	The visual impact of the building when viewed from the street and from adjoining properties.	
	The value of retaining vegetation within the front setback.	
Objective	To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	

Clause 55.03-2 Building height objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B7	<p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p><u>RGZ:</u> 13.5 metres <u>discretionary maximum</u> (refer Clause 32.07-8 for details)</p> <p><u>GRZ:</u> 11 metres / 3 storeys <u>mandatory maximum</u> (refer Clause 32.08-9)</p> <p><u>NRZ:</u> 9 metres / 2 storeys <u>mandatory maximum</u> (refer Clause 32.09-9)</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, 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.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>✓ Standard met</p> <p>The maximum height is 7,425 metres.</p>
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	✓ Standard met
	Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.	
	The design response.	
	The effect of the slope of the site on the height of the building.	
	The relationship between the proposed building height and the height of existing adjacent buildings.	
Objective	The visual impact of the building when viewed from the street and from adjoining properties.	<p>✓ Standard met</p> <p>The hip roofing and recessed upper floor levels provide for an appropriate transition between building heights.</p>
	To ensure that the height of buildings respects the existing or preferred neighbourhood character	

Clause 55.03-3 Site coverage objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B8	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> The maximum site coverage specified in a schedule to the zone, or If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p><u>RGZ1: 70%</u> <u>RGZ2: 70%</u> <u>RGZ3: 70%</u> <u>GRZ1: 60% (none specified)</u> <u>GRZ2: 60% (none specified)</u> <u>NRZ1: 50%</u></p>	<p>✓ Standard met</p> <p>Approximately 292.6 square metres (or 36.20 per cent) of the 808.2 square metre site is covered by buildings. This complies with the Standard.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development or the features of the site.</p> <p>The site coverage of adjacent properties</p> <p>The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</p>	
Objective	To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	

Clause 55.03-4 Permeability objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B9	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> The minimum areas specified in a schedule to the zone, or If no minimum is specified in a schedule to the zone, 20 per cent of the site. <p><u>RGZ1</u>: 20% <u>RGZ2</u>: 20% (<i>none specified</i>) <u>RGZ3</u>: 20% (<i>none specified</i>) <u>GRZ1</u>: 30% <u>GRZ2</u>: 20% (<i>none specified</i>) <u>NRZ1</u>: 40%</p>	<p>★ Standard not met</p> <p>Approximately 217.2 square metres (or 26.87 per cent) of the 808.2 square metre site is covered by permeable surfaces.</p> <p>A condition will require the amount of permeable surfaces to be increased in order to achieve 30 per cent.</p>
Decision Guidelines	<p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p> <p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</p>	
Objectives	<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	

Clause 55.03-5 Energy efficiency objectives

Title & Objective		Standard Met/Standard Not Met/NA
Standards		
Standard B10	Buildings should be:	
	<ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	<p>✓ Standard met</p> <p>The development has been oriented to make appropriate use of solar energy, with private open space and living areas located on the north side of the development. All habitable rooms are provided with windows.</p> <p>The shadow diagrams demonstrate that the energy efficiency of dwellings on adjoining lots will not be unreasonably reduced.</p>
	Living areas and private open space should be located on the north side of the development, if practicable.	<p>✓ Standard met</p> <p>Living areas are located on the north side of each of the dwellings.</p>
	Developments should be designed so that solar access to north-facing windows is maximised.	<p>✓ Standard met</p> <p>Opportunities for north-facing windows have been maximised at ground level. Upper levels incorporate north-facing windows, but also require screening to minimise overlooking.</p>
Decision Guidelines	The design response.	
	The size, orientation and slope of the lot.	
	The existing amount of solar access to abutting properties.	
	The availability of solar access to north-facing windows on the site.	
Objectives	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.	

Clause 55.03-6 Open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B11	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable. 	<p>Not applicable</p> <p>No public or communal open space is proposed.</p>
Decision Guidelines	<p>Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p>	
Objective	<p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	

Clause 55.03-7 Safety objective

Title & Objective		Standards		Standard Met/Standard Not Met/NA
Standard B12		Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.		✓ Standard met Dwelling entries are visible from the street and internal accessways.
		Planting which creates unsafe spaces along streets and accessways should be avoided.		✓ Standard met Low level planting is proposed along the accessways and front boundaries that would not obscure the accessways or cause visual surveillance issues.
		Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.		✓ Standard met The development ensures that car parks and accessways benefit from good visibility and surveillance. Permit conditions will require appropriate lighting.
		Private spaces within developments should be protected from inappropriate use as public thoroughfares.		✓ Standard met The lot boundary for each dwelling is clearly defined and protected from inappropriate use as public thoroughfares.
		The design response.		
Decision Guidelines		To ensure the layout of development provides for the safety and security of residents and property.		
Objectives				

Clause 55.03-6 Landscaping objectives

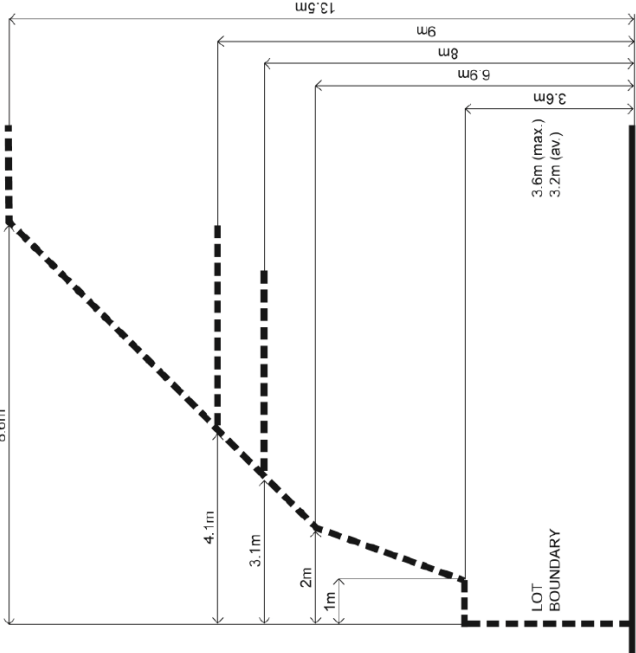
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B13	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p><i>All schedules to all residential zones:</i> <i>"70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."</i></p>	<p>✓ Standard met The submitted landscape plan is considered responsive to the preferred future character, with appropriate building setbacks providing landscaping opportunities along all boundaries, and SPOS of an appropriate size to accommodate canopy trees.</p> <p>✓ Standard met The development provides appropriate opportunities for landscaping.</p> <p>✓ Standard met No significant trees appear to have been removed within the last 12 months.</p> <p>✓ Standard met The landscape plan specifies native plantings and material details.</p> <p>✓ Standard met The plans show that over 70% of the front setback can be utilised for landscaping. The plans also incorporate appropriate side and rear setbacks to provide landscaping opportunities.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any relevant plan or policy for landscape design in the SPPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p> <p>The location and size of gardens and the predominant plant types in the neighbourhood.</p> <p>The health of any trees to be removed.</p> <p>Whether a tree was removed to gain a development advantage.</p>	
Objectives	<p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p>	

	To provide appropriate landscaping.	
	To encourage the retention of mature vegetation on the site.	
Clause 55.03-9 Access objective		
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B14	The width of accessways or car spaces should not exceed:	Standard met The proposal involves one 3-metre wide accessway.
	<ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. 	
	No more than one single-width crossover should be provided for each dwelling fronting a street.	Standard met The proposal involves one 3-metre wide accessway.
	The location of crossovers should maximise retention of on-street car parking spaces.	Standard met The proposal does result in the loss of any on-street car parking.
	The number of access points to a road in a Road Zone should be minimised.	Not applicable The site does not connect to a Road Zone.
Decision Guidelines	Developments must provide for access for service, emergency and delivery vehicles.	Standard met The accessway is a minimum of 3 metres wide and accessible to emergency and delivery vehicles.
	The design response.	
	The impact on neighbourhood character.	
	The reduction of on-street car parking spaces.	
Objectives	The effect on any significant vegetation on the site and footpath.	
	To ensure the number and design of vehicle crossovers respects the neighbourhood character.	

Clause 55.03-10 Parking location objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B15	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>Standard met</p> <p>All car spaces are conveniently located next to their respective dwelling.</p> <p>Standard met</p> <p>There are no shared accessways within 1.5 metres of windows of habitable rooms.</p>
Decision Guidelines	The design response.	
Objectives	To provide convenient parking for residents and visitors vehicles.	
	To protect residents from vehicular noise within developments.	

Clause 55.04-1 Side and rear setbacks objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B17	<p>A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone, or <p>NRZ1: "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres."</p> <ul style="list-style-type: none"> If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Diagram B1 Side and rear setbacks</p>  <p>Diagram B1 Side and rear setbacks</p>	<p>Standard met</p> <p>The side and rear setbacks for each dwelling satisfy this standard.</p> <p>The ground levels of all dwellings are setback a minimum of 1 metre from boundaries while the upper levels are setback at least 3.025 metres from all boundaries.</p>
	<p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes,</p>	<p>Standard met</p>

	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.	There are no encroachments.
	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.	✓ Standard met There are no encroachments.
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.	
	Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.	
Objectives	Whether the wall abuts a side or rear lane.	
	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.	

Clause 55.04-2 Walls on boundaries objective

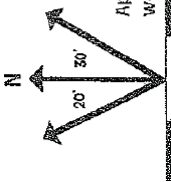
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B18	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> • For a length of more than the distance specified in the schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>Standard met The carport of unit 3 extends along the southern side boundary for a distance of 5.12 metres, which complies with the requirements of the standard.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Standard met The maximum wall height of the carport of unit 3 along the southern boundary does not exceed 3.1 metres in height.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The extent to which walls on boundaries are part of the neighbourhood character.</p> <p>The impact on the amenity of existing dwellings.</p> <p>The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</p> <p>The orientation of the boundary that the wall is being built on.</p> <p>The width of the lot.</p> <p>The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</p> <p>Whether the wall abuts a side or rear lane.</p> <p>The need to increase the wall height to screen a box gutter.</p>	
Objectives	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.	

Clause 55.04-3 Daylight to existing windows objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B19	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Diagram B2 Daylight to existing windows</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>Standard met All existing habitable room windows have a light court in excess of the requirements of the standard.</p> <p>Standard met The development is setback more than required under this standard from all existing habitable room windows.</p>
Decision Guidelines	<p>The design response.</p> <p>The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.</p> <p>The impact on the amenity of existing dwellings.</p> <p>To allow adequate daylight into existing habitable room windows.</p>	
Objective		

Clause 55.04-4 North-facing windows objective

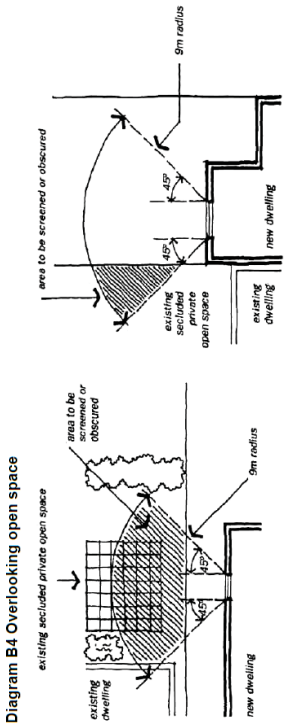
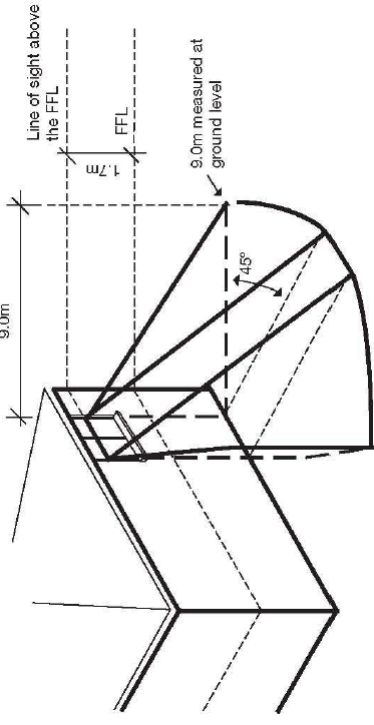
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B20	<p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</p> <p>Diagram B3 North-facing windows</p> <p>Diagram B3 North-facing windows</p> <p>The diagram illustrates the setback requirements for a north-facing habitable room window. A hatched area represents the window. A dashed line indicates the required setback from the south boundary. The setback is 1m for the first 3.6m of height, then increases linearly to 9m at 6.9m height, and remains 9m for heights above 6.9m. Key dimensions shown are: 3m setback from window edge, 1m, 1.1m, 2m, 4.1m, 5.1m, 9.5m, 1.1m, 1.3m, 3.3m, 6.9m, 8m, 9m, and 13.5m.</p>	<p>Standard met</p> <p>The development is setback more than required under this standard from all existing north-facing habitable room windows.</p>
	<p>A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p>	

	 <p>Applies where existing HRW is between 20° west and 30° east from north</p>	
Decision Guidelines	<p>The design response.</p> <p>Existing sunlight to the north-facing habitable room window of the existing dwelling.</p> <p>The impact on the amenity of existing dwellings.</p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p>	
Objective		

Clause 55.04-5 Overshadowing open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B21	<p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a 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 9am and 3pm on 22 Sept.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>Standard met While the development will reduce the amount of sunlight to secluded private open space of existing dwellings will be reduced, the reduction amounts to less than allowed under the standard.</p> <p>Not applicable All existing secluded private open space currently meets the requirement of this standard.</p>
Decision Guidelines	<p>The design response.</p> <p>The impact on the amenity of existing dwellings.</p> <p>Existing sunlight penetration to the secluded private open space of the existing dwelling.</p> <p>The time of day that sunlight will be available to the secluded private open space of the existing dwelling.</p> <p>The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</p>	
Objective	To ensure buildings do not significantly overshadow existing secluded private open space.	

Clause 55.04-6 Overlooking objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B22</p> <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>Diagram B4 Overlooking open space</p>  <p>Diagram B4 Overlooking open space</p> 	<p>Standard met</p> <p>Ground floor windows face fencing at least 1.8 metres in high. All upper floor levels have appropriate screening or sill heights to avoid overlooking.</p>	<p>Standard met</p> <p>As above.</p>
	<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. 	<p>Standard met</p> <p>As above.</p>

	<ul style="list-style-type: none"> Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	
	Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.	✓ Standard met As above.
	Screens used to obscure a view should be: <ul style="list-style-type: none"> Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. Permanent, fixed and durable. Designed and coloured to blend in with the development. 	✓ Standard met As above.
	The 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.	✓ Standard met As above.
Decision Guidelines	The design response.	
	The impact on the amenity of the secluded private open space or habitable room window.	
	The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings.	
	The internal daylight to and amenity of the proposed dwelling or residential building.	
Objective	To limit views into existing secluded private open space and habitable room windows.	

Clause 55.04-7 Internal views objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B23	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.	✓ Standard met The development does not propose any dwellings directly below other dwellings.
Decision Guidelines	The design response.	
Objective	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	

Clause 55.04-8 Noise impacts objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B24	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Standard met Noise sources are considered to be located appropriately.
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account of noise sources on immediately adjacent properties.	✓ Standard met There are no adverse noise sources on the adjoining properties.
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ Standard met The site is not located close to busy roads or industry.
Decision Guidelines	The design response.	
Objectives	To contain noise sources within development that may affect existing dwellings.	
	To protect residents from external noise.	

Clause 55.05-1 Accessibility objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B25	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.	✓ Standard met Dwelling entries are considered directly accessible – or able to be easily made accessible.
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	

Clause 55.05-2 Dwelling entry objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B26	Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> • Be visible and easily identifiable from streets and other public areas. • Provide shelter, a sense of personal address and a transitional space around the entry. 	✓ Standard met Entries to all dwellings are visible and easily identifiable. Each dwelling entry provides shelter, a sense of personal address and transitional space.
Objective	To provide each dwelling or residential building with its own sense of identity.	

Clause 55.05-3 Daylight to new windows objective

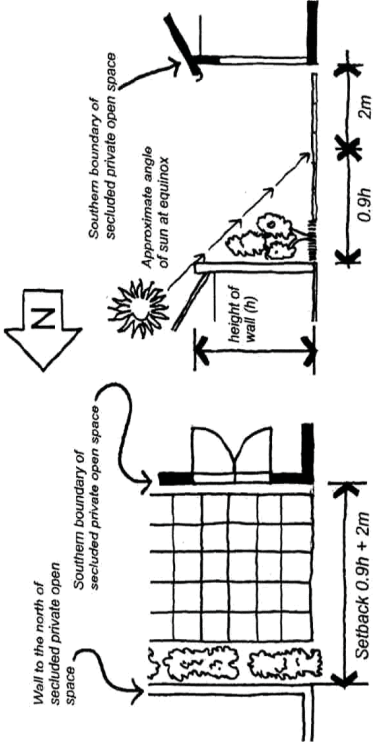
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B27	<p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least on third of its perimeter, or • A carport provided it has two or more open sides and is open for at least on third of its perimeter. 	<p>✓ Standard met</p> <p>All windows meet the requirements of this standard, with habitable room windows facing outdoor spaces that are at least 1 metre clear to the sky and have dimensions exceeding 3 square metres.</p>
Decision Guidelines	<p>The design response.</p> <p>Whether there are other windows in the habitable room which have access to daylight.</p>	
Objective	To allow adequate daylight into new habitable room windows.	

Clause 55.05-4 Private open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B28	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p><u>RGZ1:</u> <i>None specified</i></p> <p><u>RGZ2:</u> <i>"As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from a living room."</i></p> <p><u>RGZ3:</u> <i>"As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</i></p> <p><u>GRZ1:</u> <i>"An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</i></p> <p><i>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</i></p> <p><u>GRZ2:</u> <i>"As per the B28 40 sq m requirement, with the 25 sq m of secluded private open space at ground level having a minimum dimension of 5 metres; or</i></p> <p><i>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</i></p> <p><u>NRZ1:</u> <i>"An area of 60 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 40 square metres with a minimum dimension of 5 metres and convenient access from a living room; or</i></p> <p><i>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</i></p>	<p>✓ Standard met</p> <p>Dwelling 1 has up to 111 square metres of private open space within the front setback of Blissington Street, and 41 square metres of secluded private open space to the side, with a depth of 5.395 metres.</p> <p>Dwelling 2 has 53 square metres of secluded private open space, with a depth of 5.405 metres. It is located to the rear of the dwelling.</p> <p>Dwelling 3 has 85 square metres of secluded space located to the rear and side of the dwelling. At least 40 square metres of this area has minimum dimensions of at least 5 metres.</p> <p>The secluded private open space of all dwellings is directly accessible from the living areas of each respective dwelling.</p>

	<p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	Not applicable
Decision Guidelines	<p>The design response.</p> <p>The useability of the private open space, including its size and accessibility.</p> <p>The availability of and access to public or communal open space.</p> <p>The orientation of the lot to the street and the sun.</p>	
Objective	To provide adequate private open space for the reasonable recreation and service needs of residents.	

Clause 55.05-5 Solar access to open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B29	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p> <p>Diagram B5 Solar access to open space</p> 	<p>Standard met</p> <p>The majority of secluded private open space areas are located on the north side of each dwelling.</p> <p>Standard met</p> <p>There are no walls to the north of the secluded private open space of dwellings 2 and 3. A single storey dwelling is located to the north of the secluded private open space of dwelling 1 but is located more than 10 metres away, which exceeds the requirements of the standard.</p>
Decision Guidelines	<p>The design response.</p> <p>The useability and amenity of the secluded private open space based on the sunlight it will receive.</p>	
Objective	<p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	

Clause 55.05-6 Storage objective

Title & Objective		Standards	Standard Met/Standard Not Met/NA
Standard B30		Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	✓ Standard met Each dwelling is provided with 6 cubic metres of externally accessible storage space within a storage shed.
Objective		To provide adequate storage facilities for each dwelling.	

Clause 55.06-1 Design detail objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B31	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>✓ Standard met</p> <p>The hipped roofs with eaves and articulated first floors s considered responsive to existing neighbourhood character. The proposal involves the use of varied materials and colours which provides visual interest when viewed from the public and private realm.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.</p> <p>Whether the design is innovative and of a high architectural standard.</p>	<p>✓ Standard met</p> <p>The garages of units 1 and 2 are recessed and not visible from the street. They are considered appropriately integrated into the built form.</p> <p>The carport of unit 3 is well integrated with the dwelling.</p>
Objective	To encourage design detail that respects the existing or preferred neighbourhood character.	

Clause 55.06-2 Front fences objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA						
Standard B32	The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.	✓ Standard met No front fencing is proposed.						
	A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none">The maximum height specified in a schedule to the zone, or <p><u>All schedules to all residential zones:</u></p> <p><i>“Maximum 1.5 metre height in streets in Road Zone Category 1 1.2 metre maximum height for other streets”</i></p> <ul style="list-style-type: none">If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table B3 Maximum front fence height</p> <table><tr><th>Street Context</th><th>Maximum front fence height</th></tr><tr><td>Streets in a Road Zone, Category 1</td><td>2 metres</td></tr><tr><td>Other streets</td><td>1.5 metres</td></tr></table>	Street Context	Maximum front fence height	Streets in a Road Zone, Category 1	2 metres	Other streets	1.5 metres	✓ Standard met No front fencing is proposed.
	Street Context	Maximum front fence height						
	Streets in a Road Zone, Category 1	2 metres						
	Other streets	1.5 metres						
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.							
	The design response.							
	The setback, height and appearance of front fences on adjacent properties.							
	The extent to which slope and retaining walls reduce the effective height of the front fence.							
Objective	Whether the fence is needed to minimise noise intrusion.							
	To encourage front fence design that respects the existing or preferred neighbourhood character.							

Clause 55.06-3 Common property objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B33	Developments should clearly delineate public, communal and private areas.	<p>✓ Standard met Common property arrangements would be determined at subdivision stage but private areas are clearly delineated and fenced where appropriate.</p>
Objectives	Common property, where provided, should be functional and capable of efficient management.	<p>✓ Standard met Common areas such as the driveway are functional and capable of efficient management.</p>
	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.	

Clause 55.06-4 Site services objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B34	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.	✓ Standard met The development provides sufficient space for facilities and services.
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	✓ Standard met All services and facilities are considered to be appropriate.
	Bin and recycling enclosures should be located for convenient access by residents.	✓ Standard met Bin and recycling enclosures are located within the rear private open space of each dwelling.
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Standard met Mailboxes are shown along street frontage.
	The design response.	
Decision Guidelines	To ensure that site services can be installed and easily maintained.	
Objectives	To ensure that site facilities are accessible, adequate and attractive.	

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - 14 BLISSINGTON STREET,
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0520)**

ATTACHMENT 2

CLAUSE 22.09 ASSESSMENT

PAGES 10 (including cover)

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

Assessment Table for Clause 22

Clause 22.09-3.1 Design Principles for all residential developments

Title /Objective	Principles	Principle met/Principle not met/NA
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	<p>✓ Principle met</p> <p>The proposal provides windows that are facing accessways and street.</p>
	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.	<p>✓ Principle met</p> <p>The proposal maximises habitable room windows overlooking accessways and street.</p>
	Use semi-transparent fences to the street frontage.	<p>✓ Principle met</p> <p>No front fencing is proposed.</p>
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	<p>✗ Principle not met</p> <p>Not shown on plans. A condition of permit should require the installation of high mounted sensor-lights.</p>
	Ensure that all main entrances are visible and easily identifiable from the street.	<p>✓ Principle met</p> <p>The entrances are facing the street and internal accessways.</p>
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	<p>✓ Principle met</p> <p>The proposal provides non-habitable rooms away from entrances and street frontages</p>
Landscaping	Residential development should:	
	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	<p>✓ Principle met</p> <p>Landscape plan shows the provision of substantial landscaping along front, side and rear setbacks.</p>

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

	Provide substantial, high quality landscaping along vehicular accessways.	<p>✘ Principle not met Landscape plan shows planting along the vehicle accessway. The plans also show there is opportunity for additional landscaping to the front of Unit 3. This will be required via permit condition.</p>
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	<p>✔ Principle met The landscape plan shows two canopy trees within the Blissington Street setback and one canopy tree in each area of SPOS.</p>
	Planting trees that are common to and perform well in the area.	<p>✔ Principle met The selected species are considered appropriate.</p>
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	<p>✔ Principle met The site does not contain any existing mature trees.</p>
	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	<p>✔ Principle met The landscape plans show substantial planting to help soften built form.</p>
	Ensure that landscaping also addresses the Safety Design Principles.	<p>✔ Principle met The landscaping is considered appropriate.</p>
	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	<p>✔ Principle met The canopy trees and their proposed locations are considered appropriate.</p>
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	<p>✔ Principle met The landscaping is considered appropriate to help minimise the impact of increased stormwater runoff.</p>
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	<p>✔ Principle met The landscaping is considered appropriate. Each dwelling includes a rainwater tank.</p>

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

Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	✓ Principle met The site has a frontage exceeding 17 metres and only one crossover is proposed.
	On-site car parking should be: <ul style="list-style-type: none"> Well integrated into the design of the building, Generally hidden from view or appropriately screened where necessary, Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level. 	✓ Principle met The parking facilities are attached and integrated to the design of the dwellings. The tandem spaces for units 1 and 2 are generally hidden.
	Where car parking is located within the front setback it should be: <ul style="list-style-type: none"> Fully located within the site boundary; and Capable of fully accommodating a vehicle between a garage or carport and the site boundary. 	Not applicable No car parking is proposed in the front setback.
	Developments with basement car parking should consider flooding concerns where applicable.	Not applicable No basement car parking is proposed.
	Residential developments should: Provide a front setback with fence design and height in keeping with the predominant street pattern.	✓ Principle met No front fence is proposed. The proposed setback is considered consistent with the predominant street pattern.
Setbacks, front boundary and width	Maintain the apparent frontage width pattern.	✓ Principle met Lot widths remain unchanged. Dwelling 1 will be oriented to the street, with dwellings 2 and 3 to be located at the rear.
	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.	✓ Principle met Setbacks are provided for landscaping along all setbacks.
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	✓ Principle met No front fencing is proposed.

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

Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.	✓ Principle met All dwellings are provided with quality useable private open space.
	Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.	✓ Principle met Landscape plan shows that private open space areas can accommodate landscaping, services and furniture in order to maximise useability.
	Private open space should be positioned to maximise solar access.	✓ Principle met Private open space is located on the northern sides of dwellings.
	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.	✓ Principle met Upper floor levels do not encroach into private open space areas.
	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.	✓ Principle met Upper floor levels do not encroach into private open space areas.
Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: <ul style="list-style-type: none"> Using similarly proportioned roof forms, windows, doors and verandahs; and Maintaining the proportion of wall space to windows and door openings. 	✓ Principle met The proposed dwelling is similar to streetscape in terms of proportion of the dominant façade
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	✓ Principle met No balconies are proposed.
	The development of new dwellings to the rear of existing retained dwellings is discouraged where: <ul style="list-style-type: none"> The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or The retention of the existing dwelling detracts from the identified future character. 	Not applicable Existing dwelling to be removed.

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

	On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by: <ul style="list-style-type: none"> • Not exceeding the height of the neighbouring significant building; • Minimising the visibility of higher sections of the new building; and • Setting higher sections back at least the depth of one room from the frontage. 	Not applicable. The site is not adjacent to any identified heritage buildings.
Site Design	Residential development should: <p>Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.</p> <p>Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance</p> <p>Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.</p> <p>Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.</p> <p>Provide suitable storage provisions for the management of operational waste</p> <p>Appropriately located suitable facilities to encourage public transport use, cycling and walking.</p>	<p>✓ Principle met The proposal incorporates appropriate design techniques, setbacks, landscaping and screening to limit amenity impacts.</p> <p>✓ Principle met Windows are appropriately sized and located to maximise efficiency.</p> <p>✓ Principle met The need for screening has been limited and the impacts of the built form have been addressed with appropriate separation, setbacks and use of varied materials and recessed upper floors.</p> <p>✓ Principle met The proposal includes appropriate setbacks to accommodate growth of future trees.</p> <p>✓ Principle met Provides space for waste storage.</p> <p>✓ Principle met Conveniently located close to bus routes and walking paths.</p>
Materials &	Residential development should:	

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

Finishes	Use quality, durable building materials and finishes that are designed for residential purposes.	<p>✓ Principle met The materials proposed are brickwork, render and tile roofing, which are durable and complementary to existing dwellings.</p>
	Avoid the use of commercial or industrial style building materials and finishes.	<p>✓ Principle met Materials are suited to residential developments.</p>
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.	<p>✗ Principle not met The proposal includes excessive use of rendered sheeting. A condition of permit should require change of materials.</p>
	Use a consistent simple palette of materials, colours finishes and architectural detailing.	<p>✓ Principle met The colour proposed provided a mixture of colours that allow for a simple palette.</p>
	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	<p>✓ Principle met The materials chosen are durable</p>
Domestic services normal to a dwelling and Building services	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:	
	Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.	<p>✗ Principle not met Not all domestic services shown on plans. A condition should require plans to be updated to show services in appropriate locations. Bin location for unit 1 not sufficiently screened or located appropriately. Rainwater tank of unit 3 reduces usability of SPOS.</p>
Internal Amenity	Be designed to avoid the location of domestic and building services: <ul style="list-style-type: none"> • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. 	<p>✗ Principle not met Not all domestic services shown on plans. A condition should require plans to be updated to show services in appropriate locations.</p>
	Residential development should:	

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

	Ensure that dwelling layouts have connectivity between the main living area and private open space.	✓ Principle met Main living areas and SPOS are connected.
	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ Principle met Windows are provided to all habitable rooms
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	✓ Principle met Main living areas overlook the SPOS and are located to reduce screening needs
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	Not applicable All dwellings include ground level living areas.

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

Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)

Titles & Objectives	Principles	Principle met/Principle not met/NA
Preferred housing type	The preferred housing type for the Incremental Change Area is medium density.	✓ Principle met The application consists of medium density housing.
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	✓ Principle met Maximum building height is two storeys.
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties	✓ Principle met The landscape plans shows planting in all open areas, including canopy trees in front setback and SPOS.
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	✓ Principle met No parking within front setback is proposed.
Private open space	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.	✓ Principle met The SPOS of all dwellings is located at the side or rear.
Bulk & Built Form	Residential development should: Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;	✓ Principle met The building responds to the existing streetscape. There are scattered double storey developments in the area. The materials and roof form match other nearby developments.
	Provide separation between dwellings at the upper level;	✓ Principle met Dwellings are separated at the upper levels by 0.85 metres.

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

	Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;	✓ Principle met Sufficient space for maximise landscaping opportunities, with 2.34 metre setback from rear boundary.
	Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.	✓ Principle met Units 1 and 2 located toward front and centre of the site and are two storeys. Unit 3 is located at rear of site and is one storey.
	<p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • Upper storey components are well recessed from adjoining sensitive interfaces. <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.</p>	✓ Principle met Unit 3 is located at rear of site and is one storey.
		✓ Principle met The built form of each dwelling provides a level of articulation through visual recessions, materials usage, textures, colours and the like.

Note: Other requirements also apply. These can be found at the schedule to the applicable zone.

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

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - 14 BLISSINGTON STREET,
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0520)**

ATTACHMENT 3

CLAUSE 52.06 ASSESSMENT

PAGES 6 (including cover)

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

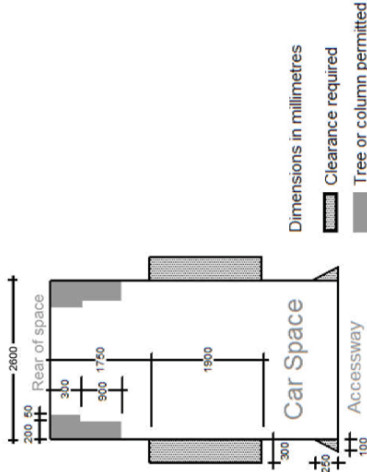
Clause 52.06-9 Design standards for car parking

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise. Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design Standards	Assessment	Requirement met/Requirement not met/NA
Design standard 1 - Accessways	Accessways must:	✓ Standard met The accessway is a minimum of 3 metres wide.
	<ul style="list-style-type: none"> Be at least 3 metres wide. Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. 	✓ Standard met The accessway has a minimum width of 4.2 metres at changes of direction.
	<ul style="list-style-type: none"> 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. 	Not applicable No dead end access in public car park proposed.
	<ul style="list-style-type: none"> Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. 	✓ Standard met No overhangs of 2.1 metres or less in height
	<ul style="list-style-type: none"> If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction. 	✓ Standard met The development includes appropriate space for turning to ensure all vehicles can exit the site in a forward direction.
	<ul style="list-style-type: none"> 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 Road Zone. 	Not applicable The development serves less than 10 spaces and does not connect to a road in a Road Zone.
	<ul style="list-style-type: none"> Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height. 	✓ Standard met There are no obstructions within the splay area.
	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.	Not applicable The development does not connect to a road in a Road Zone.

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

	If entry to the car space is from a road, the width of the accessway may include the road.	Not applicable No car spaces are accessed from the road.																																
Design standard 2 – Car parking spaces	<p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p>Table 2: Minimum dimensions of car parking spaces and accessways</p> <table><tr><th>Angle of car parking spaces to access way</th><th>Accessway width</th><th>Car space width</th><th>Car space length</th></tr><tr><td>Parallel</td><td>3.6 m</td><td>2.3 m</td><td>6.7 m</td></tr><tr><td>45°</td><td>3.5 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>60°</td><td>4.9 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>90°</td><td>6.4 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td></td><td>5.8 m</td><td>2.8 m</td><td>4.9 m</td></tr><tr><td></td><td>5.2 m</td><td>3.0 m</td><td>4.9 m</td></tr><tr><td></td><td>4.8 m</td><td>3.2 m</td><td>4.9 m</td></tr></table> <p><i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i></p>	Angle of car parking spaces to access way	Accessway width	Car space width	Car space length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m		5.8 m	2.8 m	4.9 m		5.2 m	3.0 m	4.9 m		4.8 m	3.2 m	4.9 m	✓ Standard met All spaces meet or exceed the requirements of this standard.
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																															
Parallel	3.6 m	2.3 m	6.7 m																															
45°	3.5 m	2.6 m	4.9 m																															
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	4.8 m	3.2 m	4.9 m																															

	<p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. <p>Diagram 1 Clearance to car parking spaces</p>  <p>Dimensions in millimetres</p> <p>--- Clearance required</p> <p>— Tree or column permitted</p>	<p>✓ Standard met</p> <p>Clearances to car spaces are met.</p>
	<p>Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.</p>	<p>✗ Standard not met</p> <p>The garages are 3.5m x 6.03m which complies with the standard.</p> <p>The carport is 3.6m x 5.12m, which does not comply. A condition will be placed on permit to require the length of the carport to be extended.</p>
	<p>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p>	<p>✓ Standard met</p> <p>Tandem spaces include 500mm between spaces.</p>
	<p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p>	<p>✓ Standard met</p> <p>At least one space of Dwelling 1 and 2 is undercover.</p>

	Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.	Not applicable No disabled spaces required.																
Design standard 3: Gradients	Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	Standard met Grades do not exceed the standard.																
	Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.	Not applicable No ramps are proposed.																
	<table><tr><th colspan="3">Table 3: Ramp gradients</th></tr><tr><th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr><tr><td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr><tr><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr><tr><td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr><tr><td>longer than 20 metres</td><td>1:5 (20%)</td></tr></table>	Table 3: Ramp gradients			Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	
Table 3: Ramp gradients																		
Type of car park	Length of ramp	Maximum grade																
Public car parks	20 metres or less	1:5 (20%)																
	longer than 20 metres	1:6 (16.7%)																
Private or residential car parks	20 metres or less	1:4 (25%)																
	longer than 20 metres	1:5 (20%)																
	Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.	Not applicable No ramps are proposed.																
	Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.	Not applicable																
Design standard 4: Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none">At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.The design and operation is to the satisfaction of the responsible authority.	Not applicable Not applicable Not applicable																
Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	Standard met Car spaces are not dominant and are integrated with development.																

	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	Not applicable
	Design of car parks must take into account their use as entry points to the site.	✓ Standard met The design is compatible with the entry point
	Design of new internal streets in developments must maximise on street parking opportunities.	Not applicable
Design standard 6: Safety	Car parking must be well lit and clearly signed.	✓ Standard met A condition of permit will require appropriate measures for lighting and signage.
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Standard met The design maximises natural surveillance and visibility from adjacent buildings and from the street and accessway.
	Pedestrian access to car parking areas from the street must be convenient.	✓ Standard met Access to car spaces is convenient.
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	Not applicable
Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ Standard met The landscape plan is considered appropriate.
	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ Standard met The landscape plan is considered appropriate.
	Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	✓ Standard met The landscape plan is considered appropriate.

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - 14 BLISSINGTON STREET
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0520)**

ATTACHMENT 4

ADVERTISED PLANS

PAGES 8 (including cover)

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

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Material Schedule

ITEM	LOCATION	DESCRIPTION	NOTES
Roof Tiles	New Roof, Typically	Charcoal Terracotta Roof Tiles	
Metal Roofing	Over Unit 1 & 2 Garage	Corrugated roof sheets in Colorbond Colour Monument	
Gutters and Downpipes	Typically	Colorbond Colour Monument	
Brickwork	Typically	Austral Bricks, The Avenue, Colour: Strattan	
FC Sheet Cladding	Typically	Paint Finish in Dulux Deskau	
Soffit Linings	Typically	Paint Finish in Dulux Lexicon	
Window Frames	Typically	Powdercoat finish to match Colorbond colour Monument	See image Above
Decking	Secluded private open space	Clear stained timber decks	
Driveway		Natural Concrete paving	

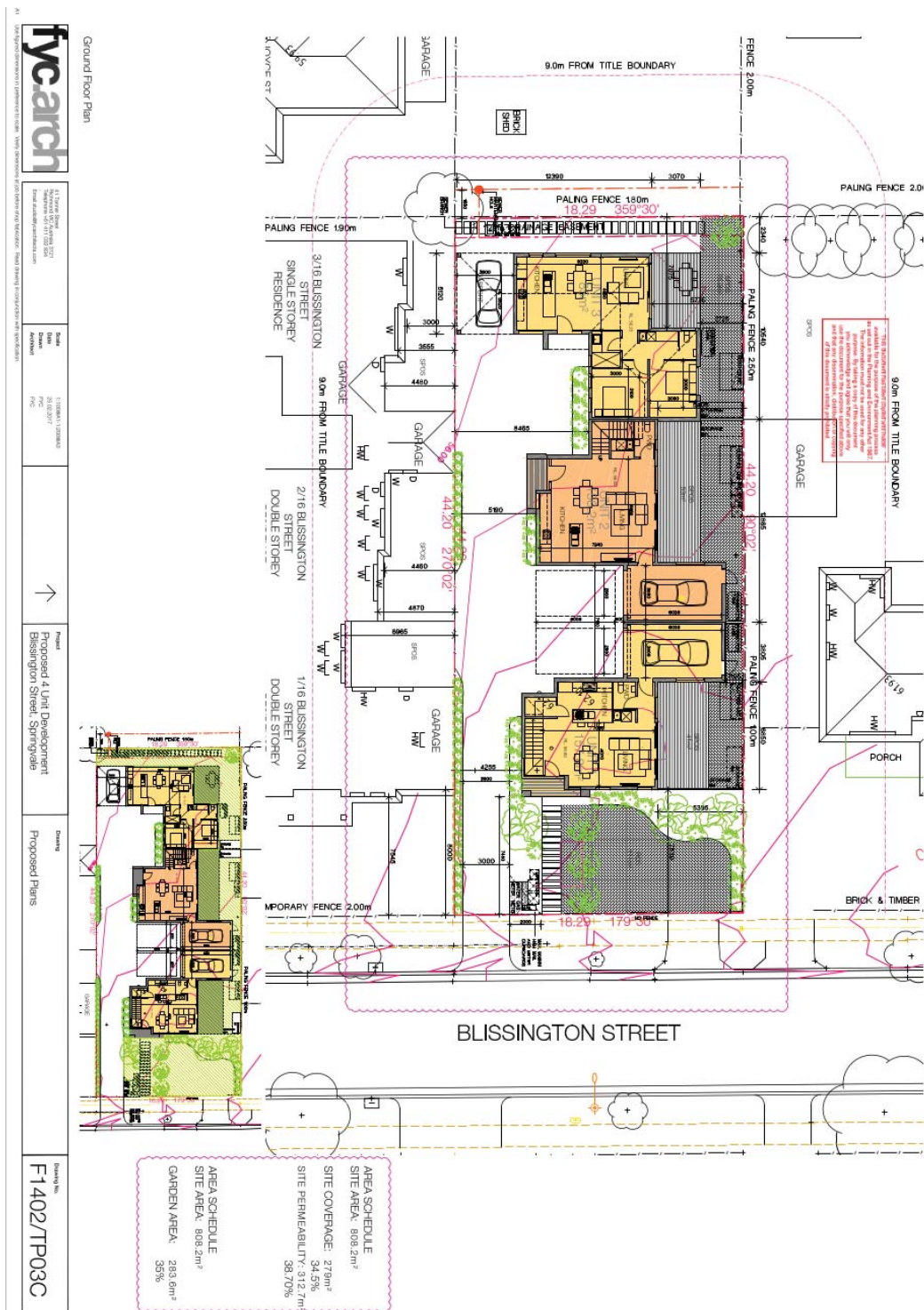
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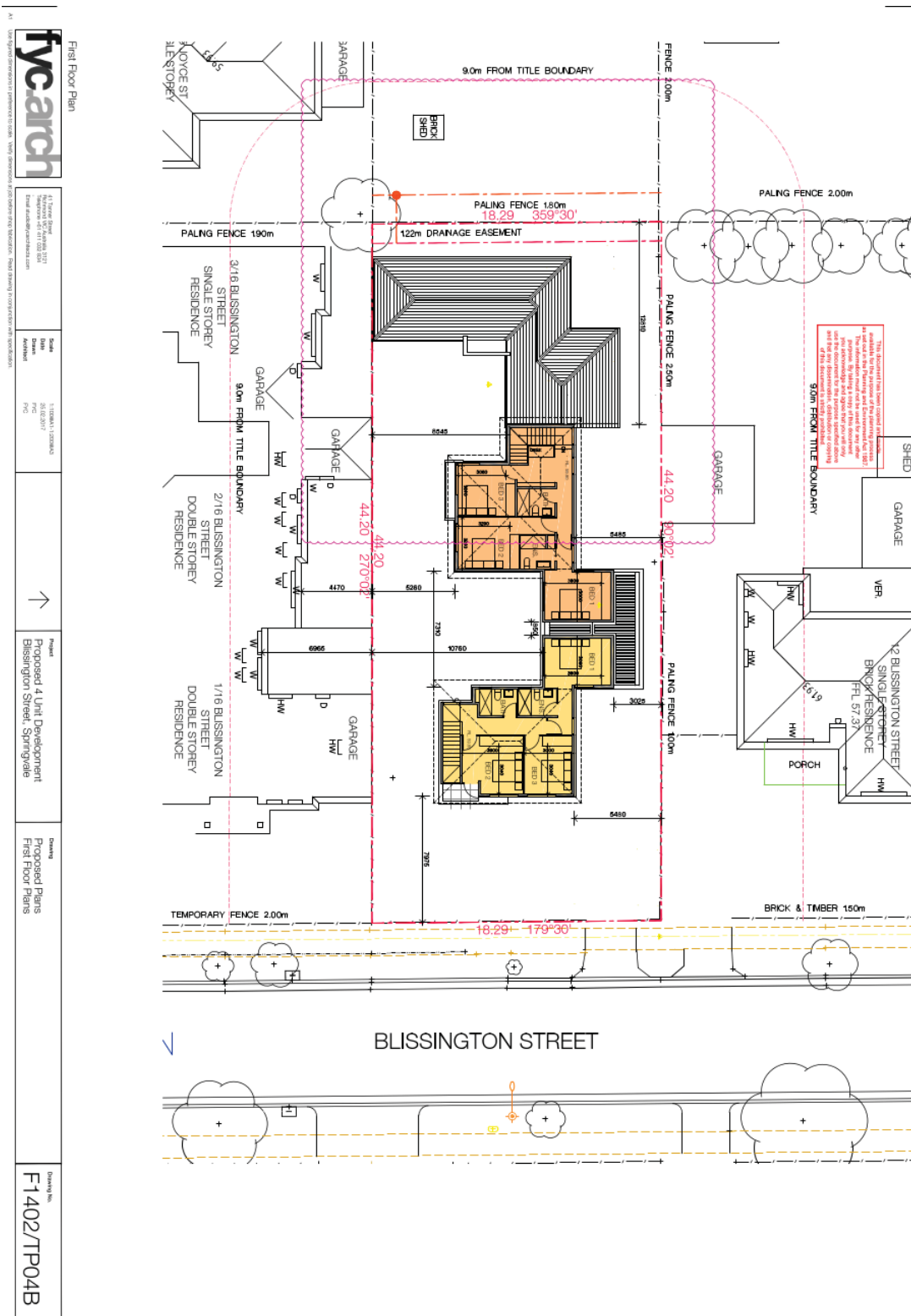
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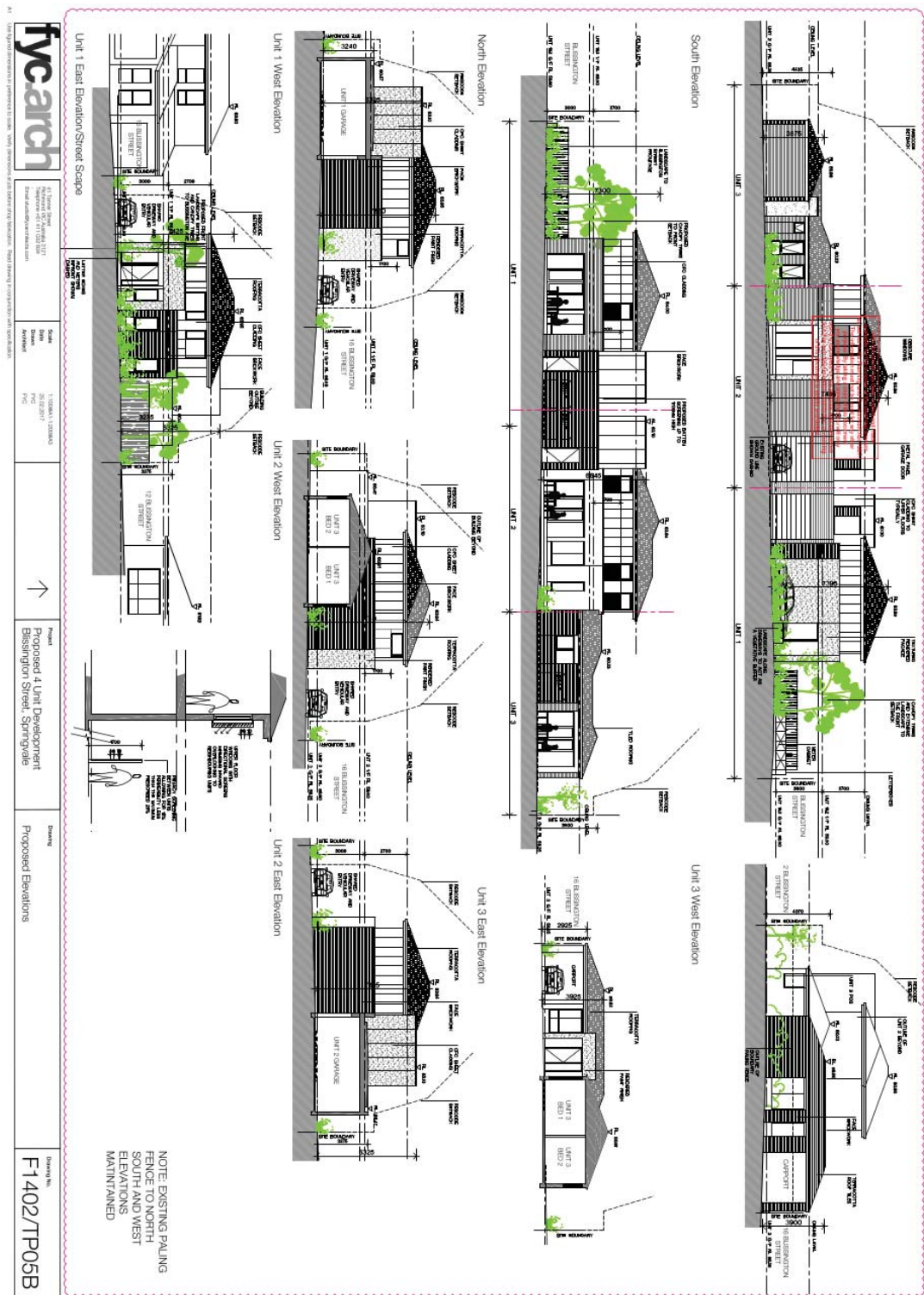
Planning & Design
City of Greater Dandenong

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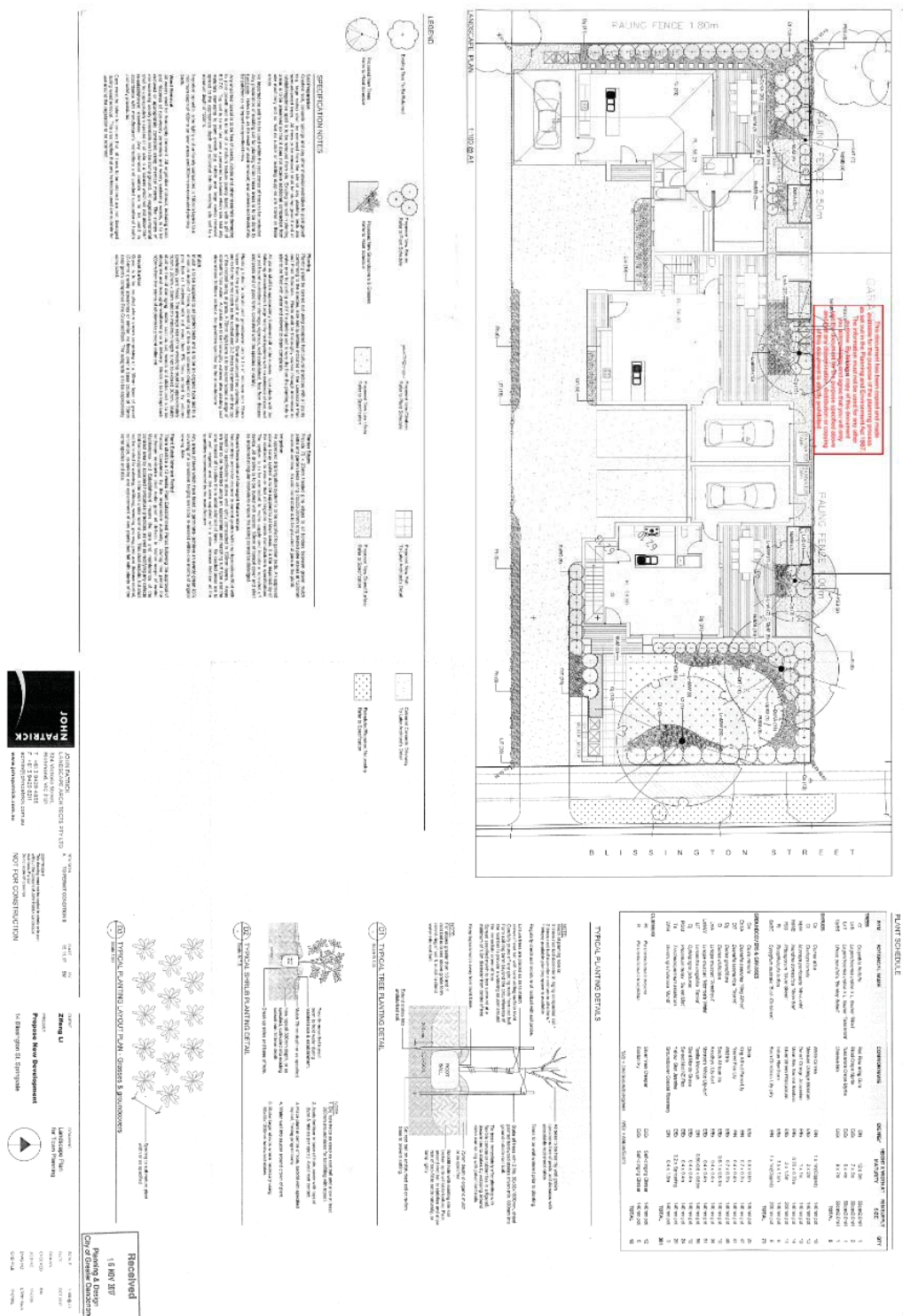












STATUTORY PLANNING APPLICATIONS

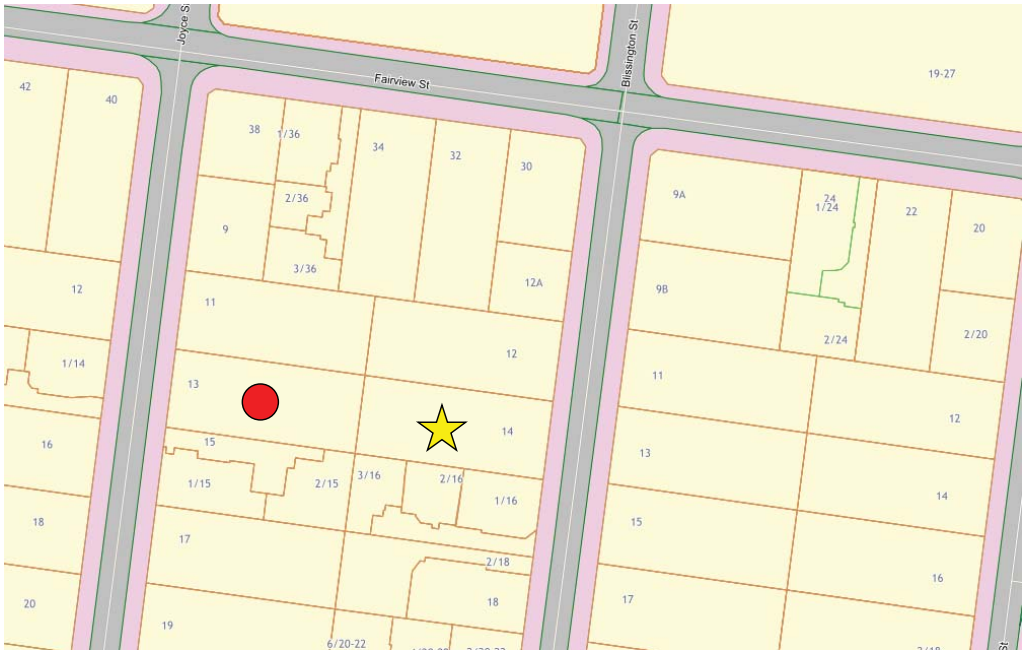
**TOWN PLANNING APPLICATION - 14 BLISSINGTON STREET
SPRINGVALE (PLANNING APPLICATION NO. PLN17/0520)**



ATTACHMENT 5

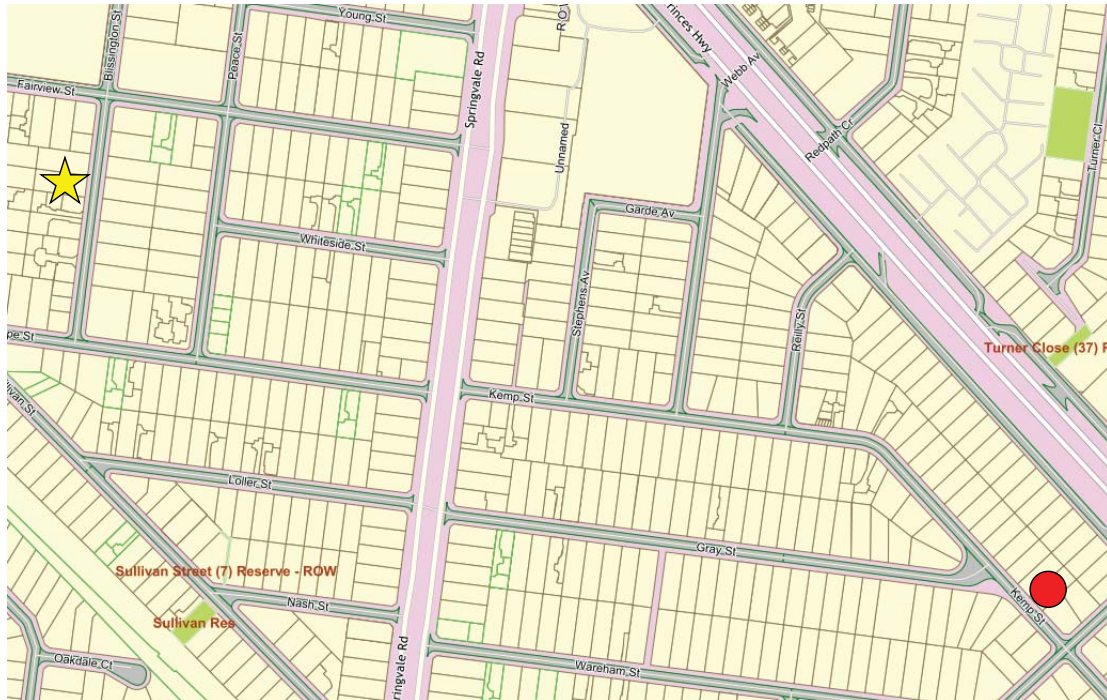
LOCATION OF OBJECTORS



PAGES 3 (including cover)

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



-  **Subject Site**
-  **Objector 1**



-  Subject Site
-  Objector 2

2.4 FINANCE AND BUDGET

2.4.1 Supplementary Valuation Return 2019-2

File Id:	A5287886
Responsible Officer:	Director Corporate Services
Attachments:	Supplementary Valuation List 2019-2

Report Summary

ProVal (Vic) Pty Ltd the contract valuers assigned to Council have assessed Supplementary Valuation Return 2019-2 that comprises a total of 810 supplementary valuations.

Recommendation Summary

This report recommends that Council note the new valuations in Supplementary Valuation Return 2019-2.

2.4.1 Supplementary Valuation Return 2019-2 (Cont.)**Background**

Supplementary valuations are carried out from time to time to reflect the variation in valuation of properties in between General Valuations of the municipality. Supplementary valuations may be made for any of the circumstances referred to in Section 13DF of the Valuation of Land Act 1960 and are to be assessed as at the date prescribed for the current valuation of the municipality ie 1 January 2018. Supplementary valuations in this report have been formally processed and have received certification from the Valuer General. The new values are applied when certification is received.

Proposal

It is proposed that Council note the new valuations listed in Supplementary Valuation Return 2019-2.

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

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

Financial Implications

Most of the supplementary valuations in Return 2019-2 have been made effective from 1 September 2018. The 2018-19 Budget for supplementary rate income is \$1,000,000. The net supplementary rates increase from this Return is approximately \$417,000. The year to date supplementary rates is approximately \$1,512,000.

Consultation

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

Conclusion

It is recommended that Council note the new valuations in Return 2019-2.

Recommendation

That Council note the new valuations in Supplementary Valuation Return No. 2019-2.

2.4.1 Supplementary Valuation Return 2019-2 (Cont.)

FINANCE AND BUDGET

SUPPLEMENTARY VALUATION RETURN 2019-2

ATTACHMENT 1

SUPPLEMENTARY VALUATION LIST 2019-2

PAGES 22 (including cover)

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

2.4.1 Supplementary Valuation Return 2019-2 (Cont.)

Council Report
Supplementary Valuation
SV 2019-02 - 1 September 2018

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
487215	11	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 860,000	\$ 34,000	100	110.2	RAFSL	252 m²
487220	13	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 425,000	\$ 425,000	\$ 21,250	\$ 425,000	\$ 880,000	\$ 34,000	100	110.2	RAFSL	255 m²
487225	15	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 455,000	\$ 455,000	\$ 22,750	\$ 455,000	\$ 750,000	\$ 37,500	100	110.2	RAFSL	281 m²
487230	17	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 415,000	\$ 415,000	\$ 20,750	\$ 415,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	242 m²
487235	19	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 415,000	\$ 415,000	\$ 20,750	\$ 415,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	243 m²
487240	21	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 1,610,000	\$ 1,610,000	\$ 80,000	\$ -	\$ -	\$ -	100	010	RAFSL	1,519 m²
487245	23	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 470,000	\$ 470,000	\$ 23,000	\$ 470,000	\$ 760,000	\$ 29,500	100	110.2	RAFSL	298 m²
487250	26	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 590,000	\$ 29,500	100	110.2	RAFSL	160 m²
487255	28	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 590,000	\$ 29,500	100	110.2	RAFSL	162 m²
487260	30	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	228 m²
487265	32	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 540,000	\$ 27,000	100	110.2	RAFSL	161 m²
487400	33	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	228 m²
487270	34	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 540,000	\$ 27,000	100	110.2	RAFSL	161 m²
487385	35	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 540,000	\$ 27,000	100	110.2	RAFSL	159 m²
487275	36	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 540,000	\$ 27,000	100	110.2	RAFSL	159 m²
487280	38	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 440,000	\$ 440,000	\$ 22,000	\$ -	\$ -	\$ -	100	010	RAFSL	289 m²
487440	40	Abercrombie Avenue	Keysborough	Cancelled - Parent Assessment	01-Sep-2018	\$ 440,000	\$ 440,000	\$ 22,000	\$ -	\$ -	\$ -	100	010	RAFSL	289 m²
487650	42	Abercrombie Avenue	Keysborough	Cancelled - Parent Assessment	01-Sep-2018	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 560,000	\$ 28,000	100	110.2	RAFSL	158 m²
487655	44	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 560,000	\$ 28,000	100	110.2	RAFSL	159 m²
487645	46	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	228
487640	48	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	228
504845	50	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 590,000	\$ 29,500	100	110.2	RAFSL	162 m²
504850	52	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 590,000	\$ 29,500	100	110.2	RAFSL	159 m²
504855	54	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 710,000	\$ 35,500	100	110.2	RAFSL	260
504860	56	Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 165,000	\$ 165,000	\$ 8,000	\$ 165,000	\$ 480,000	\$ 24,500	120.4	120.4	RAFSL	0
487600 123		Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 235,000	\$ 235,000	\$ 12,000	\$ 235,000	\$ 680,000	\$ 34,000	120.4	120.4	RAFSL	0
487615 125		Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 210,000	\$ 210,000	\$ 10,500	\$ 210,000	\$ 530,000	\$ 26,500	120.4	120.4	RAFSL	0
487625 127		Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 225,000	\$ 225,000	\$ 11,250	\$ 225,000	\$ 530,000	\$ 26,500	120.4	120.4	RAFSL	0
508800 140		Abercrombie Avenue	Keysborough	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 165,000	\$ 165,000	\$ 8,000	\$ 165,000	\$ 480,000	\$ 24,500	120.4	120.4	RAFSL	0
508810 142		Abercrombie Avenue	Keysborough	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 510,000	\$ 25,500	120.4	120.4	RAFSL	0
487605 223		Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 1,240,000	\$ 62,000	110.3	110.3	RAFSL	687 m²
487610 225		Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 140,000	\$ 140,000	\$ 7,000	\$ 140,000	\$ 470,000	\$ 23,500	120.4	120.4	RAFSL	504.58 m²
487620 227		Abercrombie Avenue	Keysborough	House Erected	01-Sep-2018	\$ 425,000	\$ 425,000	\$ 21,250	\$ 425,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	256 m²
508805 240		Abercrombie Avenue	Keysborough	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 650,000	\$ 32,500	100	110.2	RAFSL	252 m²
508815 242		Abercrombie Avenue	Keysborough	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 650,000	\$ 32,500	100	110.2	RAFSL	252 m²
291285	25	Albert Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2018	\$ 510,000	\$ 1,220,000	\$ 61,000	\$ 510,000	\$ 510,000	\$ 25,500	120.4	120.4	RAFSL	0
489205	24	Alfred Street	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 140,000	\$ 470,000	\$ 23,500	120.4	120.4	RAFSL	504.58 m²
489210	26	Alfred Street	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 140,000	\$ 470,000	\$ 23,500	120.4	120.4	RAFSL	504.58 m²
489860	3	Appleton Avenue	Keysborough	House Erected	01-Sep-2018	\$ 425,000	\$ 425,000	\$ 21,250	\$ 425,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	256 m²
489850	7	Appleton Avenue	Keysborough	House Erected	01-Sep-2018	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 650,000	\$ 32,500	100	110.2	RAFSL	252 m²

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292640 1		Artula Street	Dandenong	Objection To Valuation	01-Jul-2018	810000	1010000	50500	\$ 810,000	\$ 920,000	\$ 46,000	110.3	110.3	RAFSL	805
131105	5	Ardgower Road	Noble Park	Arithmetical Error	01-Jul-2018	\$ 720,000	\$ 780,000	\$ 39,000	\$ 640,000	\$ 1,280,000	\$ 64,000	110.3	110.3	RAFSL	883 m²
160755	47	Arnold Street	Noble Park	Cancelled - Parent Assessment	01-Sep-2018	\$ 660,000	\$ 640,000	\$ 32,000	\$ -	\$ -	\$ -	110.3	110.3	RAFSL	564 m²
505645 147		Arnold Street	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 270,000	\$ 420,000	\$ 21,000	120.3	120.3	RAFSL	0 m²
505650 247		Arnold Street	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 290,000	\$ 445,000	\$ 22,250	120.3	120.3	RAFSL	0 m²
507155	12	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 600,000	\$ 600,000	\$ 30,000	100	100	RAFL	422
507160	14	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 580,000	\$ 580,000	\$ 28,500	100	100	RAFL	408
507165	16	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500	100	100	RAFL	405
507170	18	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500	100	100	RAFL	407
507175	20	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 580,000	\$ 580,000	\$ 29,000	100	100	RAFL	409
507180	22	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 580,000	\$ 580,000	\$ 29,000	100	100	RAFL	411
507225	24	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 510,000	\$ 510,000	\$ 25,500	100	100	RAFL	349
507220	26	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000	100	100	RAFL	353
507215	28	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000	100	100	RAFL	353
507210	30	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000	100	100	RAFL	353
507205	32	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000	100	100	RAFL	353
507200	34	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000	100	100	RAFL	353
507195	36	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000	100	100	RAFL	355
507190	38	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 540,000	\$ 540,000	\$ 27,000	100	100	RAFL	377
507185	40	Aspect Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500	100	100	RAFL	405
489275	1	Assembly Drive	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018	\$ -	\$ -	\$ -	\$ 3,370,000	\$ 3,370,000	\$ 168,500	0	200	RAFSL	1,002 ha
489280	11	Assembly Drive	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018	\$ -	\$ -	\$ -	\$ 1,570,000	\$ 1,570,000	\$ 78,500	0	200	RAFSL	3,737 m²
489285	21	Assembly Drive	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 1,670,000	\$ 1,670,000	\$ 83,500	200	200	RAFSL	4,603 m²
489290	31	Assembly Drive	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 1,540,000	\$ 1,540,000	\$ 77,000	200	200	RAFSL	4,224 m²
505815	75	Assembly Drive	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 321,000	\$ 860,000	\$ 57,000	310.5	310.5	RAFSL	0 m²
505820	79	Assembly Drive	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 323,000	\$ 870,000	\$ 57,000	310.5	310.5	RAFSL	0 m²
505825	83	Assembly Drive	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 406,000	\$ 1,090,000	\$ 71,000	310.5	310.5	RAFSL	0 m²
489285	85	Assembly Drive	Dandenong South	Cancelled - Parent Assessment	01-Sep-2018	\$ 1,050,000	\$ 1,050,000	\$ 53,000	\$ -	\$ -	\$ -	300	010	RAFSL	3,190 m²
489290	91	Assembly Drive	Dandenong South	Cancelled - Parent Assessment	01-Sep-2018	\$ 1,290,000	\$ 1,290,000	\$ 65,000	\$ -	\$ -	\$ -	300	010	RAFSL	3,916 m²
506175	91	Assembly Drive	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 602,000	\$ 1,560,000	\$ 110,000	310.5	310.5	RAFSL	0 m²
506180	93	Assembly Drive	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 688,000	\$ 1,760,000	\$ 126,000	310.5	310.5	RAFSL	0 m²
504420 85X		Assembly Drive	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018	\$ 5,000	\$ 10,000	\$ 500	\$ 5,500	\$ 5,500	\$ 275,623	623	623	RAFSL	56 m²
489525	7	Auburn Drive	Keysborough	House Erected	01-Sep-2018	\$ 670,000	\$ 670,000	\$ 33,500	\$ 670,000	\$ 1,260,000	\$ 63,000	110.2	110.2	RAFSL	512 m²
500015	17	Auburn Drive	Keysborough	House Erected	01-Sep-2018	\$ 445,000	\$ 445,000	\$ 22,250	\$ 445,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	274 m²
500020	19	Auburn Drive	Keysborough	House Erected	01-Sep-2018	\$ 445,000	\$ 445,000	\$ 22,250	\$ 445,000	\$ 700,000	\$ 35,000	100	110.2	RAFSL	283 m²
489935	20	Auburn Drive	Keysborough	House Erected	01-Sep-2018	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,000,000	\$ 50,000	100	110.2	RAFSL	400 m²
507235	17	Azure Crescent	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 670,000	\$ 670,000	\$ 33,500	638.4	638.4	RAFL	2,286
489595	53	Balbiage Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018	\$ 616,000	\$ 616,000	\$ 30,800	\$ 616,000	\$ 2,090,000	\$ 128,700	300	310.5	RAFSL	2,000 m²
242850	7	Belmont Avenue	Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 540,000	\$ 620,000	\$ 31,000	\$ 540,000	\$ 860,000	\$ 39,400	110.3	130.2	RAFSL	617 m²
489580	2	Belize Way	Keysborough	House Erected	01-Sep-2018	\$ 610,000	\$ 610,000	\$ 30,500	\$ 610,000	\$ 1,080,000	\$ 54,500	100	110.2	RAFSL	432 m²

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508945	9 Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 640,000	\$ 640,000	\$ 32,000	100	100	RAFSL	450 m²
508950	11 Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500	100	100	RAFSL	400 m²
508955	13 Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500	100	100	RAFSL	400 m²
508960	15 Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 640,000	\$ 640,000	\$ 32,000	100	100	RAFSL	450 m²
508965	17 Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 640,000	\$ 640,000	\$ 32,000	100	100	RAFSL	451 m²
508970	19 Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 640,000	\$ 640,000	\$ 32,000	100	100	RAFSL	456 m²
507020	21 Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 640,000	\$ 640,000	\$ 32,000	100	100	RAFSL	453 m²
507025	23 Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 610,000	\$ 610,000	\$ 30,500	100	100	RAFSL	434 m²
489390 21-31	Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018	\$ 12,900,000	\$ 12,900,000	\$ 645,000	\$ -	\$ -	\$ -	101	010	RAFSL	31,190 m²
508425 21-31	Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 7,700,000	\$ 7,700,000	\$ 385,000	101	101	RAFSL	11,790 m²
283240 8-10	Besley Street		Dandenong	Demolition of Improvements	01-Sep-2018	\$ 1,000,000	\$ 1,310,000	\$ 65,500	\$ 1,000,000	\$ 1,280,000	\$ 64,000	110.3	110.3	RAFSL	1,808 m²
104200	38 Bournemouth Avenue		Springvale	Erection/Construction Of Buildings	01-Sep-2018	\$ 680,000	\$ 810,000	\$ 40,500	\$ 680,000	\$ 880,000	\$ 44,500	110.3	110.3	RAFSL	534 m²
485725 14/45-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 58,000	\$ 430,000	\$ 21,500	125.3	125.3	RAFSL	652.61 m²
485770 10/45-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 58,000	\$ 430,000	\$ 21,500	125.3	125.3	RAFSL	652.61 m²
485775 11/45-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 60,000	\$ 435,000	\$ 21,750	125.3	125.3	RAFSL	652.61 m²
485780 12/45-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 60,000	\$ 440,000	\$ 22,000	125.3	125.3	RAFSL	652.61 m²
485785 13/45-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 62,000	\$ 455,000	\$ 22,750	125.3	125.3	RAFSL	652.61 m²
485790 14/45-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 59,000	\$ 445,000	\$ 22,750	125.3	125.3	RAFSL	652.61 m²
485795 15/45-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 62,000	\$ 455,000	\$ 22,750	125.3	125.3	RAFSL	652.61 m²
485800 16/45-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 60,000	\$ 435,000	\$ 21,750	125.3	125.3	RAFSL	652.61 m²
485730 24/5-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 62,000	\$ 445,000	\$ 22,250	125.3	125.3	RAFSL	652.61 m²
485735 34/5-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 58,000	\$ 430,000	\$ 21,500	125.3	125.3	RAFSL	652.61 m²
485740 44/5-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 58,000	\$ 430,000	\$ 21,500	125.3	125.3	RAFSL	652.61 m²
504025 45-49	Brady Road		Dandenong North	Cancelled - Parent Assessment	01-Sep-2018	\$ 970,000	\$ 970,000	\$ 48,500	\$ -	\$ -	\$ -	100	010	RAFSL	1,955 m²
485745 54/5-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 60,000	\$ 440,000	\$ 22,000	125.3	125.3	RAFSL	652.61 m²
485750 64/5-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 60,000	\$ 435,000	\$ 21,750	125.3	125.3	RAFSL	652.61 m²
485755 74/5-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 58,000	\$ 430,000	\$ 21,500	125.3	125.3	RAFSL	652.61 m²
485760 84/5-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 62,000	\$ 465,000	\$ 22,750	125.3	125.3	RAFSL	652.61 m²
485765 94/5-49	Brady Road		Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 58,000	\$ 430,000	\$ 21,500	125.3	125.3	RAFSL	652.61 m²
284145	18 Bryants Road		Dandenong	Demolition of Improvements	01-Sep-2018	\$ 670,000	\$ 700,000	\$ 35,000	\$ 670,000	\$ 670,000	\$ 33,500	110.3	100	RAFSL	780 m²
284040	33 Bryants Road		Dandenong	Cancelled - Parent Assessment	01-Sep-2018	\$ 810,000	\$ 810,000	\$ 40,500	\$ -	\$ -	\$ -	100	010	RAFSL	893 m²
500715 123	Bryants Road		Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 205,000	\$ 435,000	\$ 21,750	120.4	120.4	RAFSL	0
500720 223	Bryants Road		Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 200,000	\$ 425,000	\$ 21,250	120.4	120.4	RAFSL	0
500725 323	Bryants Road		Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 200,000	\$ 425,000	\$ 21,250	120.4	120.4	RAFSL	0
500730 423	Bryants Road		Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 205,000	\$ 435,000	\$ 21,750	120.4	120.4	RAFSL	0
482640	38 Burnham Crescent		Keysborough	House Erected	01-Sep-2018	\$ 730,000	\$ 730,000	\$ 36,500	\$ 730,000	\$ 1,320,000	\$ 66,000	100	110.2	RAFSL	580 m²
194190	23 Burnpike Avenue		Springvale	House Erected	01-Sep-2018	\$ 710,000	\$ 710,000	\$ 35,500	\$ 710,000	\$ 1,230,000	\$ 61,500	100	110.2	RAFSL	626 m²
284430	10 Burrows Avenue		Dandenong	Arithmetical Error	01-Jul-2018	\$ 780,000	\$ 840,000	\$ 47,000	\$ 700,000	\$ 850,000	\$ 49,000	110.3	130.2	RAFSL	715 m²
284370	19 Burrows Avenue		Dandenong	Arithmetical Error	01-Jul-2018	\$ 830,000	\$ 970,000	\$ 48,500	\$ 680,000	\$ 790,000	\$ 39,500	110.3	110.3	RAFSL	765 m²
284505 5-11	Caroline Street		Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018	\$ 26,000,000	\$ 31,500,000	\$ 1,575,000	\$ 26,250,000	\$ 31,500,000	\$ 1,575,000	721.3	721.3	NRSL	84,895 m²

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415800	625-637	Chandler Road	Keysborough	Arithmetical Error	01-Jul-2018	\$ 2,690,000	\$ 134,500	\$ -	\$ -	\$ -	100	010	RAFSL	4,046 m²
205440	140	Chapel Road	Keysborough	Cancelled - Parent Assessment	01-Sep-2018	\$ 15,230,000	\$ 761,500	\$ -	\$ -	\$ -	100	010	RAFSL	23,794 m²
507230	140	Chapel Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018								RANL	12,111 m²
483425	Reserve 128	Chapel Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018	\$ 5,400,000	\$ 270,000	\$ 7,800,000	\$ 7,800,000	\$ 390,000	844	844	RAFSL	16,251 m²
473990	Reserve 152	Chapel Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018	\$ 2,590,000	\$ 129,000	\$ 2,590,000	\$ 2,590,000	\$ 129,000	844	844	RAFSL	80,814 m²
135835	21	Charlotte Avenue	Springvale	Arithmetical Error	01-Jul-2018	\$ 570,000	\$ 33,500	\$ 510,000	\$ 600,000	\$ 30,000	110.3	110.3	RAFSL	572 m²
205720	6	Charlotte Street	Springvale South	Demolition of Improvements	01-Sep-2018	\$ 600,000	\$ 33,000	\$ 600,000	\$ 600,000	\$ 30,000	110.3	100	RAFSL	658 m²
270925	15	Chaim Street	Dandenong North	Demolition of Improvements	01-Sep-2018	\$ 480,000	\$ 30,000	\$ 480,000	\$ 490,000	\$ 24,500	110.3	100	RAFSL	538 m²
270935	19	Chaim Street	Dandenong North	Demolition of Improvements	01-Sep-2018	\$ 490,000	\$ 29,500	\$ 490,000	\$ 1,020,000	\$ 51,000	110.3	110.2	RAFSL	536 m²
501485	27	Chi Avenue	Keysborough	House Erected	01-Sep-2018	\$ 570,000	\$ 28,500	\$ 570,000	\$ 940,000	\$ 47,000	100	110.2	RAFSL	405 m²
501705	42	Chi Avenue	Keysborough	House Erected	01-Sep-2018	\$ 510,000	\$ 25,000	\$ 510,000	\$ 810,000	\$ 40,500	100	110.2	RAFSL	341 m²
501545	51	Chi Avenue	Keysborough	House Erected	01-Sep-2018	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,050,000	\$ 52,500	100	110.2	RAFSL	405 m²
501595	71	Chi Avenue	Keysborough	House Erected	01-Sep-2018	\$ 590,000	\$ 29,500	\$ 590,000	\$ 1,070,000	\$ 53,500	100	110.2	RAFSL	417 m²
501625	83	Chi Avenue	Keysborough	House Erected	01-Sep-2018	\$ 425,000	\$ 21,250	\$ 425,000	\$ 830,000	\$ 41,500	100	110.2	RAFSL	383 m²
501630	85	Chi Avenue	Keysborough	House Erected	01-Sep-2018	\$ 435,000	\$ 21,750	\$ 435,000	\$ 700,000	\$ 35,000	100	110.2	RAFSL	375 m²
502480	91	Chi Avenue	Keysborough	House Erected	01-Sep-2018	\$ 530,000	\$ 26,500	\$ 530,000	\$ 790,000	\$ 39,500	100	110.2	RAFSL	383 m²
502485	93	Chi Avenue	Keysborough	House Erected	01-Sep-2018	\$ 530,000	\$ 26,500	\$ 530,000	\$ 780,000	\$ 39,000	100	110.2	RAFSL	383 m²
503100	134	Church Road	Keysborough	House Erected	01-Sep-2018	\$ 570,000	\$ 28,500	\$ 570,000	\$ 990,000	\$ 49,500	100	110.2	RAFSL	408 m²
503110	136	Church Road	Keysborough	House Erected	01-Sep-2018	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,020,000	\$ 51,000	100	110.2	RAFSL	408 m²
489805	136A	Church Road	Keysborough	House Erected	01-Sep-2018	\$ 360,000	\$ 18,000	\$ 360,000	\$ 600,000	\$ 30,000	100	110.2	RAFSL	279 m²
189455	13	Clarence Avenue	Keysborough	Erection/Construction Of Buildings	01-Sep-2018	\$ 540,000	\$ 33,000	\$ 540,000	\$ 710,000	\$ 35,500	110.3	110.3	RAFSL	543 m²
286030	2	Clement Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 520,000	\$ 26,000	\$ 415,000	\$ 420,000	\$ 21,000	120.3	120.3	RAFSL	0 m²
476335	169	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 44,000	\$ 22,750	\$ 43,000	\$ 380,000	\$ 19,500	120.2	125.3	RAFSL	0 m²
476380	1069	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 47,000	\$ 480,000	\$ 45,000	\$ 410,000	\$ 20,500	120.2	125.3	RAFSL	0 m²
476385	1169	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 44,000	\$ 455,000	\$ 47,000	\$ 425,000	\$ 21,250	120.2	125.3	RAFSL	0 m²
476390	1269	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 44,000	\$ 455,000	\$ 48,000	\$ 425,000	\$ 21,250	120.2	125.3	RAFSL	0 m²
476395	1369	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 43,000	\$ 445,000	\$ 45,000	\$ 415,000	\$ 20,750	120.2	125.3	RAFSL	0 m²
476400	1469	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 48,000	\$ 470,000	\$ 48,000	\$ 445,000	\$ 22,250	120.2	125.3	RAFSL	0 m²
476405	1569	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 47,000	\$ 480,000	\$ 50,000	\$ 465,000	\$ 22,750	120.2	125.3	RAFSL	0 m²
476410	1669	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 48,000	\$ 470,000	\$ 48,000	\$ 440,000	\$ 22,000	120.2	125.3	RAFSL	0 m²
476415	1769	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 45,000	\$ 460,000	\$ 47,000	\$ 435,000	\$ 21,750	120.2	125.3	RAFSL	0 m²
476420	1869	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 48,000	\$ 470,000	\$ 48,000	\$ 445,000	\$ 22,250	120.2	125.3	RAFSL	0 m²
476340	2669	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 39,000	\$ 405,000	\$ 39,000	\$ 360,000	\$ 18,000	120.2	125.3	RAFSL	0 m²
476345	3669	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 43,000	\$ 445,000	\$ 42,000	\$ 380,000	\$ 19,000	120.2	125.3	RAFSL	0 m²
476350	4669	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 46,000	\$ 480,000	\$ 44,000	\$ 405,000	\$ 20,250	120.2	125.3	RAFSL	0 m²
476355	5669	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 47,000	\$ 480,000	\$ 45,000	\$ 410,000	\$ 20,500	120.2	125.3	RAFSL	0 m²
476360	6669	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 44,000	\$ 455,000	\$ 42,000	\$ 385,000	\$ 19,250	120.2	125.3	RAFSL	0 m²
476365	7669	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 44,000	\$ 455,000	\$ 43,000	\$ 380,000	\$ 19,500	120.2	125.3	RAFSL	0 m²
476370	8669	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 45,000	\$ 445,000	\$ 42,000	\$ 380,000	\$ 19,000	120.2	125.3	RAFSL	0 m²
476375	9669	Crow Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 46,000	\$ 470,000	\$ 44,000	\$ 405,000	\$ 20,250	120.2	125.3	RAFSL	0 m²

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Land Area
372845	120	Colemans Road	Dandenong South	Change In Occupancy Affecting the AVPCC	01-Jul-2018	\$ 1,862,000	\$ 1,862,000	\$ 93,100	\$ 1,862,000	\$ 1,862,000	\$ 93,100	303	117	RAFSL	20,234 m²
488415	24	Columbia Court	Dandenong South	Cancelled - Parent Assessment	01-Sep-2018	\$ 2,020,000	\$ 2,020,000	\$ 101,000	\$ -	\$ -	\$ -	300	010	RAFSL	10,650 m²
508865	24	Columbia Court	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 1,146,000	\$ 4,245,000	\$ 341,000	310.5	310.5	RAFSL	0 ha
508890	26	Columbia Court	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 874,000	\$ 3,244,000	\$ 260,000	310.5	310.5	RAFSL	0 ha
138795	36	Comber Street	Noble Park	Demolition of Improvements	01-Sep-2018	\$ 630,000	\$ 690,000	\$ 34,500	\$ -	\$ -	\$ -	110.3	100	RAFSL	587 m²
471320 31-53	Coomoora Road	Coomoora Road	Springvale South	Change In Occupancy Affecting NAV	01-Sep-2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	721	010	NRNL	\$5,750 m²
504300 31-53	Coomoora Road	Coomoora Road	Springvale South	Change of Legal Description and/or Sale of Land	01-Sep-2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0	010	RAFSL	36,280 m²
471325 55-67	Coomoora Road	Coomoora Road	Springvale South	Change of Legal Description and/or Sale of Land	01-Sep-2018	\$ -	\$ -	\$ -	\$ 2,470,000	\$ 2,470,000	\$ 123,500	705	705	NRFS/L	5,000
508940 55-67	Coomoora Road	Coomoora Road	Springvale South	Change of Legal Description and/or Sale of Land	01-Sep-2018	\$ -	\$ -	\$ -	\$ 285,000	\$ 670,000	\$ 33,500	0	120.4	RAFSL	615 m²
501970	18	Cooper Street	Springvale South	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 720,000	\$ 720,000	\$ 36,000	\$ -	\$ -	\$ -	100	010	RAFSL	988 m²
171445	142	Corrigan Road	Noble Park	Cancelled - Parent Assessment	01-Sep-2018	\$ 520,000	\$ 650,000	\$ 32,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	759 m²
171115	313	Corrigan Road	Keysborough	Cancelled - Parent Assessment	01-Sep-2018	\$ 520,000	\$ 650,000	\$ 32,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	759 m²
508135	313	Corrigan Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 560,000	\$ 690,000	\$ 34,500	110.3	110.3	RAFSL	759 m²
488820 11/42	Corrigan Road	Corrigan Road	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 170,000	\$ 590,000	\$ 29,500	120.4	120.4	RAFSL	0 m²
488825 21/42	Corrigan Road	Corrigan Road	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 140,000	\$ 480,000	\$ 24,500	120.4	120.4	RAFSL	0 m²
488830 31/42	Corrigan Road	Corrigan Road	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 140,000	\$ 480,000	\$ 24,500	120.4	120.4	RAFSL	0 m²
488835 41/42	Corrigan Road	Corrigan Road	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 145,000	\$ 500,000	\$ 25,000	120.4	120.4	RAFSL	0 m²
488840 51/42	Corrigan Road	Corrigan Road	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 120,000	\$ 415,000	\$ 20,750	120.3	120.3	RAFSL	0 m²
172535 1	Curawong Street	Curawong Street	Keysborough	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 450,000	\$ 570,000	\$ 30,300	\$ 450,000	\$ 570,000	\$ 28,500	211.2	150.1	RAFSL	532 m²
338715	20	Dalgely Street	Dandenong	Cancelled - Parent Assessment	01-Sep-2018	\$ 630,000	\$ 630,000	\$ 31,500	\$ -	\$ -	\$ -	100	010	RAFSL	802 m²
505335 120	Dalgely Street	Dalgely Street	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 210,000	\$ 425,000	\$ 21,250	120.4	120.4	RAFSL	0 m²
505340 220	Dalgely Street	Dalgely Street	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 215,000	\$ 425,000	\$ 21,250	120.4	120.4	RAFSL	0 m²
505345 320	Dalgely Street	Dalgely Street	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 205,000	\$ 410,000	\$ 20,500	120.4	120.4	RAFSL	0 m²
337135 1-9	Dandenong Street	Dandenong Street	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 1,408,000	\$ 1,150,000	\$ 896,400	\$ -	\$ -	\$ -	221	010	RAFSL	3,134 m²
509335 1-9	Dandenong Street	Dandenong Street	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 1,550,000	\$ 12,290,000	\$ 981,900	221	221	RAFSL	3,134 m²
460300 30/11-9	Dandenong Street	Dandenong Street	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 144,000	\$ 1,140,000	\$ 91,700	\$ -	\$ -	\$ -	220.3	010	RAFSL	0 m²
208550	79	Darren Road	Keysborough	Demolition of Improvements	01-Sep-2018	\$ 550,000	\$ 680,000	\$ 34,000	\$ 550,000	\$ 860,000	\$ 43,000	110.3	110.2	RAFSL	534 m²
508945 46-62	Darren Road	Darren Road	Springvale South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 6,600,000	\$ 6,600,000	\$ 330,000	705	705	NRFS/L	14,470 m²
337770	50	Dawn Avenue	Dandenong	Cancelled - Parent Assessment	01-Sep-2018	\$ 850,000	\$ 850,000	\$ 42,500	\$ -	\$ -	\$ -	100	010	RAFSL	1,453 m²
503515 150	Dawn Avenue	Dawn Avenue	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 110,000	\$ 370,000	\$ 18,500	120.4	120.4	RAFSL	1,444.49 m²
503520 250	Dawn Avenue	Dawn Avenue	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 120,000	\$ 415,000	\$ 20,750	120.4	120.4	RAFSL	1,444.49 m²
503525 350	Dawn Avenue	Dawn Avenue	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 120,000	\$ 415,000	\$ 20,750	120.4	120.4	RAFSL	1,444.49 m²
503530 450	Dawn Avenue	Dawn Avenue	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 116,000	\$ 390,000	\$ 19,500	120.4	120.4	RAFSL	1,444.49 m²
503535 550	Dawn Avenue	Dawn Avenue	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 125,000	\$ 420,000	\$ 21,000	120.4	120.4	RAFSL	1,444.49 m²
503540 650	Dawn Avenue	Dawn Avenue	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 125,000	\$ 420,000	\$ 21,000	120.4	120.4	RAFSL	1,444.49 m²
503545 750	Dawn Avenue	Dawn Avenue	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 125,000	\$ 420,000	\$ 21,000	120.4	120.4	RAFSL	1,444.49 m²
272085	22	Deakin Crescent	Dandenong North	Change Of Rating Category	01-Sep-2018	\$ 500,000	\$ 530,000	\$ 26,500	\$ 500,000	\$ 530,000	\$ 26,500	110.3	110.3	RAFSL	555 m²
174040	14	Dorrit Street	Springvale South	House Erected	01-Sep-2018	\$ 540,000	\$ 650,000	\$ 32,500	\$ 540,000	\$ 860,000	\$ 48,000	110.3	110.2	RAFSL	539 m²
272700	13	Downard Crescent	Dandenong North	House Erected	01-Sep-2018	\$ 490,000	\$ 620,000	\$ 31,000	\$ 490,000	\$ 850,000	\$ 42,500	110.3	110.2	RAFSL	551 m²
140015	86	Dunblane Road	Noble Park	Demolition of Improvements	01-Sep-2018	\$ 590,000	\$ 650,000	\$ 32,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	708 m²

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201020	88	Dunblane Road	Noble Park	Demolition of Improvements	01-Sep-2018	\$ 1,310,000	\$ 65,500	\$ -	\$ -	118	010	RAFSL	1,984 m²
438995 161A		Dunblane Road	Noble Park	Arithmetical Error	01-Jul-2018	\$ 135,000	\$ 32,000	\$ 135,000	\$ 520,000	\$ 26,000	120.4	RAFSL	0 m²
437000 261A		Dunblane Road	Noble Park	Arithmetical Error	01-Jul-2018	\$ 135,000	\$ 630,000	\$ 135,000	\$ 510,000	\$ 25,000	120.4	RAFSL	0 m²
437005 361A		Dunblane Road	Noble Park	Arithmetical Error	01-Jul-2018	\$ 135,000	\$ 31,500	\$ 135,000	\$ 520,000	\$ 26,000	120.4	RAFSL	0 m²
437010 461A		Dunblane Road	Noble Park	Arithmetical Error	01-Jul-2018	\$ 135,000	\$ 31,500	\$ 135,000	\$ 520,000	\$ 26,000	120.4	RAFSL	0 m²
437015 961A		Dunblane Road	Noble Park	Arithmetical Error	01-Jul-2018	\$ 135,000	\$ 31,500	\$ 135,000	\$ 520,000	\$ 26,000	120.4	RAFSL	0 m²
437020 961A		Dunblane Road	Noble Park	Arithmetical Error	01-Jul-2018	\$ 135,000	\$ 31,500	\$ 135,000	\$ 520,000	\$ 26,000	120.4	RAFSL	0 m²
437025 761A		Dunblane Road	Noble Park	Arithmetical Error	01-Jul-2018	\$ 135,000	\$ 32,000	\$ 135,000	\$ 520,000	\$ 26,000	120.4	RAFSL	0 m²
437030 961A		Dunblane Road	Noble Park	Arithmetical Error	01-Jul-2018	\$ 135,000	\$ 32,000	\$ 135,000	\$ 520,000	\$ 26,000	120.4	RAFSL	0 m²
509345 88-88		Dunblane Road	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018			\$ 2,910,000	\$ 2,910,000	\$ 145,000	100	RAFSL	6,154 m²
437035 961A		Dunblane Road	Noble Park	Arithmetical Error	01-Jul-2018	\$ 130,000	\$ 620,000	\$ 130,000	\$ 510,000	\$ 25,500	120.4	RAFSL	0 m²
298890	15	Dunvegan Crescent	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 560,000	\$ 28,000	\$ -	\$ -	100	010	RAFSL	617 m²
504400	15	Dunvegan Crescent	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018			\$ 205,000	\$ 480,000	\$ 24,500	120.4	RAFSL	613.75 m²
504390 17A		Dunvegan Crescent	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018			\$ 180,000	\$ 440,000	\$ 22,000	120.4	RAFSL	613.75 m²
504395 17B		Dunvegan Crescent	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018			\$ 175,000	\$ 425,000	\$ 21,250	120.4	RAFSL	613.75 m²
209295	35	Ealing Crescent	Springvale South	Erection/Construction Of Buildings	01-Sep-2018	\$ 570,000	\$ 670,000	\$ 570,000	\$ 700,000	\$ 35,000	110.3	RAFSL	533 m²
489490	3	Eastbury Street	Keyborough	House Erected	01-Sep-2018	\$ 630,000	\$ 31,500	\$ 630,000	\$ 960,000	\$ 53,500	110.2	RAFSL	442 m²
489510	5	Eastbury Street	Keyborough	House Erected	01-Sep-2018	\$ 650,000	\$ 32,500	\$ 650,000	\$ 1,170,000	\$ 58,500	110.2	RAFSL	477 m²
489575	25	Eastbury Street	Keyborough	House Erected	01-Sep-2018	\$ 670,000	\$ 33,500	\$ 670,000	\$ 1,270,000	\$ 63,500	110.2	RAFSL	504 m²
489595	31	Eastbury Street	Keyborough	House Erected	01-Sep-2018	\$ 640,000	\$ 32,000	\$ 640,000	\$ 1,210,000	\$ 60,500	110.2	RAFSL	451 m²
489590	33	Eastbury Street	Keyborough	House Erected	01-Sep-2018	\$ 345,000	\$ 17,250	\$ 345,000	\$ 560,000	\$ 29,000	100	RAFSL	282 m²
509310	11	Edith Street	Dandenong	Change In Occupancy Affecting NAV	01-Sep-2018			\$ 820,000	\$ 820,000	\$ 41,000	100	RAFSL	884 m²
289850 1/11		Edith Street	Dandenong	Demolition of Improvements	01-Sep-2018	\$ 420,000	\$ 21,000	\$ -	\$ -	120.3	010	RAFSL	0 m²
289855 2/11		Edith Street	Dandenong	Demolition of Improvements	01-Sep-2018	\$ 400,000	\$ 20,000	\$ -	\$ -	120.3	010	RAFSL	0 m²
289270	15	Edward Avenue	Dandenong	Cancelled - Parent Assessment	01-Sep-2018	\$ 610,000	\$ 710,000	\$ -	\$ -	110.3	010	RAFSL	753 m²
504930 1/15		Edward Avenue	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018			\$ 260,000	\$ 430,000	\$ 21,500	120.3	RAFSL	0 m²
504935 2/15		Edward Avenue	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018			\$ 350,000	\$ 570,000	\$ 28,500	120.3	RAFSL	0 m²
108385	12	Elaine Court	Springvale	House Erected	01-Sep-2018	\$ 690,000	\$ 34,500	\$ 690,000	\$ 1,230,000	\$ 61,500	110.2	RAFSL	545 m²
140500 83		Elmdale Road	Noble Park	Objection To Valuation	01-Jul-2018	630000	57500	\$ 630,000	\$ 1,035,000	\$ 51,750	110.2	RAFSL	643
298670	2	Ellie Street	Dandenong	Cancelled - Parent Assessment	01-Sep-2018	\$ 570,000	\$ 28,500	\$ -	\$ -	100	010	RAFSL	585 m²
505685 1/2		Ellie Street	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018			\$ 310,000	\$ 530,000	\$ 26,500	120.4	RAFSL	0
505670 2/2		Ellie Street	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018			\$ 265,000	\$ 460,000	\$ 23,000	120.4	RAFSL	0
506940	14	Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018			\$ 520,000	\$ 520,000	\$ 26,000	100	RAFSL	357 m²
506935	16	Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018			\$ 570,000	\$ 570,000	\$ 28,500	100	RAFSL	403 m²
489570	17	Endeavour Court	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018	\$ 1,450,000	\$ 72,500	\$ 1,450,000	\$ 3,430,000	\$ 246,000	300	RAFSL	5,168 m²
471940 34-46		Evolution Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018	\$ 2,470,000	\$ 123,500	\$ 2,470,000	\$ 6,670,000	\$ 537,000	300	RAFSL	12,330 m²
107875	19	Fairbairn Street	Springvale	Cancelled - Parent Assessment	01-Sep-2018	\$ 630,000	\$ 36,500	\$ -	\$ -	110.3	010	RAFSL	808 m²
489360 1/19		Fairbairn Street	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018			\$ 265,000	\$ 410,000	\$ 20,500	120.3	RAFSL	0 m²
489865 2/19		Fairbairn Street	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018			\$ 360,000	\$ 550,000	\$ 27,500	120.4	RAFSL	793.73 m²

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Land Area
489650		3 Fernleaf Avenue	Keysborough	House Erected	01-Sep-2018	\$ 560,000	\$ 560,000	\$ 28,000	\$ 560,000	\$ 1,020,000	\$ 51,000	100	110.2	RAFSL	388 m²
489655		6 Fernleaf Avenue	Keysborough	House Erected	01-Sep-2018	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 840,000	\$ 42,000	100	110.2	RAFSL	400 m²
489900		9 Fernleaf Avenue	Keysborough	House Erected	01-Sep-2018	\$ 670,000	\$ 670,000	\$ 33,500	\$ 670,000	\$ 1,140,000	\$ 57,000	100	110.2	RAFSL	512 m²
489885		15 Fernleaf Avenue	Keysborough	House Erected	01-Sep-2018	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 970,000	\$ 48,500	100	110.2	RAFSL	400 m²
489875		19 Fernleaf Avenue	Keysborough	House Erected	01-Sep-2018	\$ 630,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 1,200,000	\$ 60,000	100	110.2	RAFSL	448 m²
489700		20 Fernleaf Avenue	Keysborough	House Erected	01-Sep-2018	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 900,000	\$ 45,000	100	110.2	RAFSL	400 m²
489855		21 Fernleaf Avenue	Keysborough	House Erected	01-Sep-2018	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 660,000	\$ 33,000	100	110.2	RAFSL	251 m²
508000		3 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 380,000	\$ 380,000	\$ 19,000	100	100	RAFSL	150 m²
508005		4 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 380,000	\$ 380,000	\$ 19,000	100	100	RAFSL	150 m²
508010		5 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 380,000	\$ 380,000	\$ 19,000	100	100	RAFSL	159 m²
508015		6 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 380,000	\$ 380,000	\$ 19,000	100	100	RAFSL	159 m²
508020		7 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 380,000	\$ 380,000	\$ 19,000	100	100	RAFSL	159 m²
508025		8 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 380,000	\$ 380,000	\$ 19,000	100	100	RAFSL	150 m²
508030		9 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 380,000	\$ 380,000	\$ 19,000	100	100	RAFSL	150 m²
508035		10 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 380,000	\$ 380,000	\$ 19,000	100	100	RAFSL	150 m²
508040		11 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 375,000	\$ 375,000	\$ 18,750	100	100	RAFSL	149 m²
508045		12 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 380,000	\$ 380,000	\$ 19,000	100	100	RAFSL	158 m²
508050		13 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 380,000	\$ 380,000	\$ 19,000	100	100	RAFSL	150 m²
508055		14 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 380,000	\$ 380,000	\$ 19,000	100	100	RAFSL	158 m²
508060		15 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 380,000	\$ 380,000	\$ 19,000	100	100	RAFSL	150 m²
508065		16 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 380,000	\$ 380,000	\$ 19,000	100	100	RAFSL	158 m²
508070		17 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 380,000	\$ 380,000	\$ 19,500	100	100	RAFSL	181 m²
508075		18 Floss Court	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 395,000	\$ 395,000	\$ 19,750	100	100	RAFSL	192 m²
483525 4272-284		Franklin Dandenong Road	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018	\$ 1,140,000	\$ 1,140,000	\$ 57,000	\$ 1,140,000	\$ 3,650,000	\$ 295,000	300	310.5	RAFSL	0 m²
483530 5272-284		Franklin Dandenong Road	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018	\$ 1,150,000	\$ 1,150,000	\$ 57,500	\$ 1,150,000	\$ 3,730,000	\$ 300,000	300	310.5	RAFSL	0 m²
34 1295 60-62		Franklin Dandenong Road	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018	\$ 867,000	\$ 1,350,000	\$ 74,500	\$ -	\$ -	\$ -	310.1	010	RAFSL	2,950 m²
508925 60-62		Franklin Dandenong Road	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 675,000	\$ 1,120,000	\$ 74,500	310.1	310.1	RAFSL	0 m²
108375		15 Funnell Street	Springvale	Demolition of Improvements	01-Sep-2018	\$ 730,000	\$ 730,000	\$ 39,000	\$ 730,000	\$ 730,000	\$ 36,500	110.3	100	RAFSL	731 m²
109090		2 Gainsworthy Street	Springvale	House Erected	01-Sep-2018	\$ 630,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 840,000	\$ 42,000	100	110.2	RAFSL	632 m²
480200		32 Glenfern Street	Keysborough	House Erected	01-Sep-2018	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 980,000	\$ 49,000	100	110.2	RAFSL	400 m²
508930		10 Glenmar Court	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 240,000	\$ 240,000	\$ 12,000	300	300	RAFSL	674 m²
302240		12 Gooding Court	Dandenong	Arithmetical Error	01-Jul-2018	\$ 630,000	\$ 890,000	\$ 44,500	\$ 540,000	\$ 760,000	\$ 38,000	110.3	110.3	RAFSL	768 m²
503885		1 Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 490,000	\$ 490,000	\$ 24,500	100	100	RAFSL	313 m²
503840		2 Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 470,000	\$ 470,000	\$ 23,500	100	100	RAFSL	292 m²
503890		3 Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	171 m²
503845		4 Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	171 m²
503895		5 Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	172 m²
503850		6 Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	171 m²
503800		7 Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	172 m²
503855		8 Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 430,000	\$ 430,000	\$ 21,500	100	100	RAFSL	262 m²

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503905	9	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 420,000	\$ 420,000	\$ 21,000	100	100	RAFSL	251 m²
503880	10	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 430,000	\$ 430,000	\$ 21,500	100	100	RAFSL	281 m²
503910	11	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 420,000	\$ 420,000	\$ 21,000	100	100	RAFSL	251 m²
503865	12	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	170 m²
503915	13	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	172 m²
503870	14	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	170 m²
503920	15	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	172 m²
503875	16	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	170 m²
503925	17	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 395,000	\$ 395,000	\$ 19,750	100	100	RAFSL	193 m²
503880	18	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 460,000	\$ 460,000	\$ 23,000	100	100	RAFSL	284 m²
503970	19	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 395,000	\$ 395,000	\$ 19,750	100	100	RAFSL	194 m²
503865	21	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	172 m²
503860	23	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	172 m²
503865	25	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 420,000	\$ 420,000	\$ 21,000	100	100	RAFSL	250 m²
503860	27	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 420,000	\$ 420,000	\$ 21,000	100	100	RAFSL	252 m²
503845	29	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 395,000	\$ 395,000	\$ 19,250	100	100	RAFSL	172 m²
503840	31	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	172 m²
503835	33	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 395,000	\$ 395,000	\$ 19,250	100	100	RAFSL	172 m²
503830	35	Grasslands Loop	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 490,000	\$ 490,000	\$ 24,500	100	100	RAFSL	314 m²
508820	52	Gray Street	Springvale	Change In Occupancy Affecting NAV	01-Sep-2018				\$ 690,000	\$ 690,000	\$ 42,500	110.3	110.3	RAFSL	798 m²
508825	54	Gray Street	Springvale	Change In Occupancy Affecting NAV	01-Sep-2018				\$ 690,000	\$ 690,000	\$ 34,500	100	100	RAFSL	793 m²
110780 52-54		Gray Street	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 980,000	\$ 1,160,000	\$ 58,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	1,570 m²
228150 MW Ref. PNT23016		Greenspatch Drive	Bangholme	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 7,000	\$ 7,000	\$ 350	\$ 7,000	\$ 7,000	\$ 350	638.3	103	RAFSL	4,582 m²
484640	211	Greens Road	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 775,000	\$ 2,050,000	\$ 145,000		310.5	RAFSL	4,784 m²
484645	213	Greens Road	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 775,000	\$ 2,050,000	\$ 145,000		310.5	RAFSL	4,784 m²
481980 211-213		Greens Road	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018	\$ 1,550,000	\$ 3,810,000	\$ 288,000	\$ -	\$ -	\$ -	310.5	010	RAFSL	4,784 m²
481950 223-231		Greens Road	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018	\$ 2,480,000	\$ 2,480,000	\$ 124,000	\$ -	\$ -	\$ -	300	010	RAFSL	8,274 m²
374340 348		Greens Road	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018	\$ 433,000	\$ 1,060,000	\$ 79,700	\$ 433,000	\$ 1,160,000	\$ 86,200	310.3	310.3	RAFSL	0 m²
177440	5	Halbury Court	Keysborough	House Erected	01-Sep-2018	\$ 590,000	\$ 720,000	\$ 36,000	\$ 590,000	\$ 770,000	\$ 36,500	110.3	110.2	RAFSL	683 m²
488455 26A		Halton Road	Noble Park North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 235,000	\$ 540,000	\$ 27,000	120.4	120.4	RAFSL	564.72 m²
345140	11	Harresta Avenue	Dandenong	House Erected	01-Sep-2018	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 900,000	\$ 45,000	100	110.2	RAFSL	589 m²
177940	117	Harold Road	Noble Park	House Erected	01-Sep-2018	\$ 620,000	\$ 690,000	\$ 34,500	\$ 620,000	\$ 1,160,000	\$ 58,000	110.3	110.2	RAFSL	641 m²
502840	3	Hayman Close	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 79,000	\$ 220,000	\$ 17,000	310.5	310.5	RAFSL	3,719 m²
502865	4	Hayman Close	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 79,000	\$ 220,000	\$ 17,000	310.5	310.5	RAFSL	3,719 m²
502845	5	Hayman Close	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 79,000	\$ 220,000	\$ 17,000	310.5	310.5	RAFSL	3,719 m²
502860	6	Hayman Close	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 79,000	\$ 220,000	\$ 17,000	310.5	310.5	RAFSL	3,719 m²
502850	7	Hayman Close	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 79,000	\$ 220,000	\$ 17,000	310.5	310.5	RAFSL	3,719 m²
502855	8	Hayman Close	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 79,000	\$ 220,000	\$ 17,000	310.5	310.5	RAFSL	3,719 m²
374950	36	Healey Road	Dandenong South	Cancelled - Parent Assessment	01-Sep-2018	\$ 1,932,000	\$ 1,932,000	\$ 96,600	\$ -	\$ -	\$ -	300	010	RAFSL	9,683 m²
508570	36	Healey Road	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 1,087,000	\$ 3,080,000	\$ 233,000		310.5	RAFSL	0 m²

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
50575	38	Healey Road	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$	\$ 843,000	\$ 2,400,000	\$ 181,000		RAFSL	0 m²
144040	1023	Heatherton Road	Noble Park	House Erected	01-Sep-2018	\$ 560,000	\$ 620,000	\$ 31,000	\$ 560,000	\$ 1,000,000	\$ 50,000	110.3	110.2	RAFSL	584 m²
206000	1387	Heatherton Road	Dandenong North	Demolition of Improvements	01-Sep-2018	\$ 460,000	\$ 510,000	\$ 25,000	\$ 460,000	\$ 460,000	\$ 23,000	110.3	100	RAFSL	620 m²
276555	1423	Heatherton Road	Dandenong North	Change in Occupancy Affecting the AVPCC	01-Sep-2018	\$ 480,000	\$ 500,000	\$ 25,000	\$ 480,000	\$ 520,000	\$ 28,000	110.3	271	RAFSL	580 m²
276580	1433	Heatherton Road	Dandenong North	Demolition of Improvements	01-Sep-2018	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 480,000	\$ 23,000	110.3	100	RAFSL	580 m²
276815	1509	Heatherton Road	Dandenong North	Change in Occupancy Affecting the AVPCC	01-Sep-2018	\$ 410,000	\$ 520,000	\$ 27,700	\$ 410,000	\$ 520,000	\$ 26,000	130	110.3	RAFSL	592 m²
276820	1511	Heatherton Road	Dandenong North	Change in Occupancy Affecting the AVPCC	01-Sep-2018	\$ 440,000	\$ 520,000	\$ 27,700	\$ 440,000	\$ 520,000	\$ 26,000	130	110.3	RAFSL	650 m²
593340	1157-1159	Heatherton Road	Noble Park	Demolition of Improvements	01-Sep-2018	\$ 560,000	\$ 650,000	\$ 32,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	625 m²
593340	1157-1163	Heatherton Road	Noble Park	Change in Occupancy Affecting NAV	01-Sep-2018	\$ 900,000	\$ 900,000	\$ 45,000	\$ 900,000	\$ 900,000	\$ 45,000	100	100	RAFSL	1,249 m²
144410	1161-1163	Heatherton Road	Noble Park	Demolition of Improvements	01-Jul-2018	\$ 108,000	\$ 330,000	\$ 16,500	\$ 108,000	\$ 270,000	\$ 13,500	120.3	120.3	RAFSL	624 m²
144690	81203	Heatherton Road	Noble Park	Arithmetical Error	01-Jul-2018	\$ 108,000	\$ 330,000	\$ 16,500	\$ 108,000	\$ 260,000	\$ 13,000	120.3	120.3	RAFSL	0 m²
144695	91203	Heatherton Road	Noble Park	Arithmetical Error	01-Sep-2018	\$ 470,000	\$ 470,000	\$ 23,500	\$ -	\$ -	\$ -	100	010	RAFSL	584 m²
261200	98	Heyington Crescent	Noble Park North	Cancelled - Parent Assessment	01-Sep-2018				\$	\$ 235,000	\$ 540,000	\$ 27,000	120.4	RAFSL	564.72 m²
488450	98	Heyington Crescent	Noble Park North	Change in Occupancy Affecting the AVPCC	01-Sep-2018	\$ 700,000	\$ 700,000	\$ 35,000	\$ 700,000	\$ 1,180,000	\$ 59,500	100	110.2	RAFSL	550 m²
489535	6	Highbury Grove	Keysborough	House Erected	01-Sep-2018	\$ 590,000	\$ 630,000	\$ 31,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	650 m²
145425	31	Hillside Street	Springvale	Cancelled - Parent Assessment	01-Sep-2018				\$	\$ 255,000	\$ 435,000	\$ 21,750	120.3	RAFSL	0 m²
500065	131	Hillside Street	Springvale	Change in Occupancy Affecting the AVPCC	01-Sep-2018				\$	\$ 330,000	\$ 760,000	\$ 28,000	120.3	RAFSL	654.47 m²
500070	231	Hillside Street	Springvale	Change in Occupancy Affecting the AVPCC	01-Sep-2018				\$	\$ 620,000	\$ 750,000	\$ 37,500	110.3	RAFSL	538 m²
112595	11	Hilton Avenue	Springvale	Arithmetical Error	01-Jul-2018	\$ 680,000	\$ 830,000	\$ 41,500	\$ -	\$ -	\$ -	100	010	RAFSL	2,089 m²
503845	1	Horsby Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$	\$ 1,350,000	\$ 1,350,000	\$ 67,500	100	RAFSL	4,202 m²
503850	7	Horsby Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$	\$ 2,990,000	\$ 2,990,000	\$ 149,500	100	RAFSL	6,302 m²
485495	1-21	Horsby Street	Dandenong	Cancelled - Parent Assessment	01-Sep-2018	\$ 4,090,000	\$ 4,090,000	\$ 204,500	\$ -	\$ -	\$ -	100	010	RAFSL	35,160 m²
488730	17	Hudson Court	Keysborough	Erection/Construction of Buildings	01-Sep-2018	\$ 7,740,000	\$ 7,740,000	\$ 387,000	\$ 7,740,000	\$ 18,550,000	\$ 1,519,800	300	320.3	RAFSL	557 m²
277630	16	Hughes Crescent	Dandenong North	Cancelled - Parent Assessment	01-Sep-2018	\$ 500,000	\$ 500,000	\$ 25,000	\$ -	\$ -	\$ -	100	010	RAFSL	0 m²
504995	1/16	Hughes Crescent	Dandenong North	Change in Occupancy Affecting the AVPCC	01-Sep-2018				\$	\$ 268,000	\$ 510,000	\$ 25,500	120.4	RAFSL	0 m²
505000	2/16	Hughes Crescent	Dandenong North	Change in Occupancy Affecting the AVPCC	01-Sep-2018				\$	\$ 240,000	\$ 470,000	\$ 23,500	120.3	RAFSL	0 m²
179580	15	Huntman Drive	Noble Park	Cancelled - Parent Assessment	01-Sep-2018	\$ 600,000	\$ 680,000	\$ 34,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	707 m²
506000	1/15	Huntman Drive	Noble Park	Change in Occupancy Affecting the AVPCC	01-Sep-2018				\$	\$ 280,000	\$ 425,000	\$ 21,250	120.3	RAFSL	0 m²
506005	2/15	Huntman Drive	Noble Park	Change in Occupancy Affecting the AVPCC	01-Sep-2018				\$	\$ 310,000	\$ 470,000	\$ 23,500	120.3	RAFSL	0 m²
508245	41	Imagine Way	Dandenong South	Erection/Construction of Buildings	01-Sep-2018				\$	\$ 2,080,000	\$ 4,960,000	\$ 398,000	310.5	RAFSL	0 ha
489115	130	Indian Drive	Keysborough	Change in Occupancy Affecting NAV	01-Sep-2018	\$ 1,150,000	\$ 1,150,000	\$ 57,500	\$ -	\$ -	\$ -	300	010	RAFSL	3,719 m²
502975	130	Indian Drive	Keysborough	Erection/Construction of Buildings	01-Sep-2018				\$	\$ 210,000	\$ 590,000	\$ 44,000	310.5	RAFSL	3,719 m²
502975	132	Indian Drive	Keysborough	Erection/Construction of Buildings	01-Sep-2018				\$	\$ 233,000	\$ 650,000	\$ 49,000	310.5	RAFSL	3,719 m²
502935	136	Indian Drive	Keysborough	Erection/Construction of Buildings	01-Sep-2018				\$	\$ 223,000	\$ 650,000	\$ 49,000	310.5	RAFSL	3,719 m²
489745	6	Iris Court	Keysborough	House Erected	01-Sep-2018	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 950,000	\$ 47,500	100	110.2	RAFSL	380 m²
493485	16	Jayco Drive	Dandenong South	Cancelled - Parent Assessment	01-Sep-2018	\$ 2,080,000	\$ 2,080,000	\$ 104,000	\$ -	\$ -	\$ -	300	010	RAFSL	14,200 m²
271030	15A	Jenkins Street	Noble Park	Change in Occupancy Affecting NAV	01-Sep-2018	\$ 1,600,000	\$ 1,600,000	\$ 80,000	\$ -	\$ -	\$ -	100	010	RAFSL	3,462 m²
308320	17	Jesson Crescent	Dandenong	Demolition of Improvements	01-Sep-2018	\$ 470,000	\$ 520,000	\$ 26,000	\$ 470,000	\$ 470,000	\$ 23,500	110.3	100	RAFSL	557 m²
308325	19	Jesson Crescent	Dandenong	Demolition of Improvements	01-Sep-2018	\$ 335,000	\$ 335,000	\$ 16,750	\$ 410,000	\$ 410,000	\$ 20,500	125.3	100	RAFSL	445 m²
308330	21	Jesson Crescent	Dandenong	Demolition of Improvements	01-Sep-2018	\$ 345,000	\$ 345,000	\$ 17,250	\$ 410,000	\$ 410,000	\$ 20,500	125.3	100	RAFSL	446 m²

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308075	32	Jesson Crescent	Dandenong	House Erected	01-Sep-2018	\$ -	\$ -	\$ -	\$ 470,000	\$ 640,000	\$ 32,000	705	110.2	RANL	957 m²
308465	75	Jesson Crescent	Dandenong	House Erected	01-Sep-2018	\$ -	\$ -	\$ -	\$ 480,000	\$ 650,000	\$ 32,500	705	110.2	RANL	992 m²
500150 46A		Joffre Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 175,000	\$ 250,000	\$ 120.4			RAFSL	160 m²
500155 46B		Joffre Street	Noble Park	Change In Occupancy Affecting NAV	01-Sep-2018				\$ 200,000	\$ 560,000	\$ 28,000			RAFSL	184 m²
148940 1B		Keddale Court	Noble Park	Objection To Valuation	01-Jul-2018	630,000	730,000	36,500	\$ 960,000	\$ 880,000	\$ 34,000	110.3	110.3	RAFSL	629
147430	119	Kelvin Road	Noble Park	Demolition of Improvements	01-Sep-2018	\$ 730,000	\$ 820,000	\$ 41,000	\$ 730,000	\$ 730,000	\$ 36,500	110.3	100	RAFSL	981 m²
114145	4	Kemp Street	Springvale	House Erected	01-Sep-2018	\$ 670,000	\$ 760,000	\$ 38,000	\$ 600,000	\$ 1,220,000	\$ 27,000	110.3	110.3	RAFSL	738 m²
508975	1	Kingcote Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 540,000	\$ 490,000	\$ 61,000			RAFSL	377 m²
508980	3	Kingcote Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500			RAFSL	402 m²
508985	5	Kingcote Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500			RAFSL	400 m²
508990	7	Kingcote Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000			RAFSL	350 m²
508995	9	Kingcote Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000			RAFSL	350 m²
507000	11	Kingcote Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000			RAFSL	350 m²
507005	13	Kingcote Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500			RAFSL	400 m²
507010	15	Kingcote Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 550,000	\$ 550,000	\$ 27,500			RAFSL	389 m²
507015	17	Kingcote Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 550,000	\$ 550,000	\$ 27,500			RAFSL	387 m²
182105	159	Kingsdene Avenue	Keysborough	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 470,000	\$ 750,000	\$ 37,500	\$ 470,000	\$ 750,000	\$ 37,500	271.1	271.1	RAFSL	538 m²
309435	5	Kirkham Road	Dandenong South	Demolition of Improvements	01-Sep-2018	\$ 286,000	\$ 390,000	\$ 19,500	\$ 286,000	\$ 286,000	\$ 14,300	310.3	300	RAFSL	715 m²
309690	28	Kirkham Road	Dandenong	House Erected	01-Sep-2018	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 1,180,000	\$ 59,000	100	110.2	RAFSL	699 m²
182745	6	Kirill Avenue	Keysborough	Cancelled - Parent Assessment	01-Sep-2018	\$ 570,000	\$ 690,000	\$ 34,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	521 m²
508140	6	Kirill Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 530,000	\$ 690,000	\$ 34,500			RANL	521 m²
183005	28	Kleine Street	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 550,000	\$ 550,000	\$ 27,500	\$ -	\$ -	\$ -	100	010	RAFSL	530 m²
489195	28	Kleine Street	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 135,000	\$ 455,000	\$ 22,750			RAFSL	0 m²
489200	30	Kleine Street	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 130,000	\$ 435,000	\$ 21,750			RAFSL	504.58 m²
285140	18	Koonalia Grove	Dandenong North	Arithmetical Error	01-Jul-2018	\$ 620,000	\$ 880,000	\$ 44,000	\$ 530,000	\$ 760,000	\$ 39,000	110.3	110.3	RAFSL	804 m²
114635	7	Laseilles Street	Springvale	Cancelled - Parent Assessment	01-Sep-2018	\$ 880,000	\$ 880,000	\$ 49,000	\$ -	\$ -	\$ -	100	010	RAFSL	802 m²
505380 17		Laseilles Street	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 190,000	\$ 480,000	\$ 24,500			RAFSL	0
505385 27		Laseilles Street	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 175,000	\$ 460,000	\$ 23,000			RAFSL	0
505390 37		Laseilles Street	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 185,000	\$ 480,000	\$ 24,000			RAFSL	0
505395 47		Laseilles Street	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 185,000	\$ 480,000	\$ 24,000			RAFSL	0
505400 57		Laseilles Street	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 235,000	\$ 620,000	\$ 31,000			RAFSL	0
428885 221		Lawn Road	Noble Park	Arithmetical Error	01-Jul-2018	\$ 280,000	\$ 640,000	\$ 32,000	\$ 280,000	\$ 570,000	\$ 28,500	120.4	120.4	RAFSL	0 m²
184135	13	Leonard Avenue	Noble Park	Cancelled - Parent Assessment	01-Sep-2018	\$ 870,000	\$ 900,000	\$ 45,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	927 m²
469100	62	Leonard Avenue	Noble Park	Cancelled - Parent Assessment	01-Sep-2018	\$ 340,000	\$ 470,000	\$ 23,500	\$ -	\$ -	\$ -	120.3	010	RAFSL	0 m²
500025 113		Leonard Avenue	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 108,000	\$ 415,000	\$ 20,750			RAFSL	0 m²
504650 162		Leonard Avenue	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 135,000	\$ 430,000	\$ 21,500			RAFSL	0
500030 213		Leonard Avenue	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 110,000	\$ 430,000	\$ 21,500			RAFSL	0 m²
504655 262		Leonard Avenue	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 140,000	\$ 450,000	\$ 22,500			RAFSL	0
500035 313		Leonard Avenue	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 100,000	\$ 390,000	\$ 19,500			RAFSL	0 m²
500040 413		Leonard Avenue	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 100,000	\$ 390,000	\$ 19,500			RAFSL	0 m²

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
500045 513		Leonard Avenue	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 100,000	\$ 390,000	\$ 19,500	120.4	120.4	RAFSL	0 m²
500050 613		Leonard Avenue	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 100,000	\$ 390,000	\$ 19,500	120.4	120.4	RAFSL	0 m²
500055 713		Leonard Avenue	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 125,000	\$ 460,000	\$ 25,000	120.4	120.4	RAFSL	0 m²
500060 813		Leonard Avenue	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 118,000	\$ 490,000	\$ 23,000	120.4	120.4	RAFSL	0 m²
352780	271	Linton Avenue	Dandenong	House Erected	01-Sep-2018	\$ -	\$ -	\$ -	\$ 490,000	\$ 660,000	\$ 33,000	705	110.2	RANL	603 m²
353020	43	Liege Avenue	Noble Park	Cancelled - Parent Assessment	01-Sep-2018	\$ 560,000	\$ 640,000	\$ 32,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	579 m²
500145	43	Liege Avenue	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2018				\$ 185,000	\$ 520,000	\$ 26,000	120.4	120.4	RAFSL	228 m²
150280 127-128		Lightwood Road	Noble Park	Demolition of Improvements	01-Sep-2018	\$ 1,000,000	\$ 1,180,000	\$ 59,000	\$ 1,000,000	\$ 1,000,000	\$ 50,000	110.3	100	RAFSL	1,320 m²
312005 265-270		Lonsdale Street	Dandenong	Change Of Rating Category	01-Sep-2018	\$ 1,230,000	\$ 2,300,000	\$ 146,000	\$ 1,230,000	\$ 2,300,000	\$ 146,000	210.4	210.4	NRFSL	473 m²
481750	16	Lymington Street	Keilorborough	House Erected	01-Sep-2018	\$ 660,000	\$ 660,000	\$ 33,000	\$ 660,000	\$ 1,070,000	\$ 53,000	100	110.2	RAFSL	485 m²
312630	12	Masters Street	Dandenong	Cancelled - Parent Assessment	01-Sep-2018	\$ 710,000	\$ 710,000	\$ 35,000	\$ -	\$ -	\$ -	100	010	RAFSL	708 m²
481850 1112		Masters Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2018				\$ 175,000	\$ 470,000	\$ 23,500	120.4	120.4	RAFSL	702 m²
481855 212		Masters Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2018				\$ 185,000	\$ 480,000	\$ 24,500	120.4	120.4	RAFSL	702 m²
481860 312		Masters Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2018				\$ 175,000	\$ 460,000	\$ 23,000	120.4	120.4	RAFSL	702 m²
481865 412		Masters Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2018				\$ 175,000	\$ 460,000	\$ 23,000	120.4	120.4	RAFSL	702 m²
280180	91	McIvor Road	Dandenong North	House Erected	01-Sep-2018	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 1,030,000	\$ 51,500	100	110.2	RAFSL	604 m²
508255 MW Ref: 835/329/5		McMahens Road	Bangholme	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 8,000	\$ 8,000	\$ 400	\$ 8,000	\$ 8,000	\$ 400	638.3	103	RAFSL	5,500
508260 MW Ref: 835/329/5		McMahens Road	Bangholme	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 8,000	\$ 8,000	\$ 400	\$ 8,000	\$ 8,000	\$ 400	638.3	103	RAFSL	5,500
281435	52	Menzies Avenue	Dandenong North	Arithmetical Error	01-Jul-2018	\$ 310,000	\$ 750,000	\$ 37,500	\$ 310,000	\$ 680,000	\$ 37,500	218	218	RAFSL	220 m²
281440	54	Menzies Avenue	Dandenong North	Arithmetical Error	01-Jul-2018	\$ 310,000	\$ 750,000	\$ 37,500	\$ 310,000	\$ 680,000	\$ 37,500	210.4	210.4	RAFSL	220 m²
481905	15	Metcalf Street	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018	\$ 1,230,000	\$ 1,230,000	\$ 61,500	\$ 1,230,000	\$ 3,300,000	\$ 249,000	300	310.5	RAFSL	3,988 m²
505545 12		Metcalf Street	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 1,018,000	\$ 2,400,000	\$ 192,000	210.3	210.3	RAFSL	0 m²
505550 22		Metcalf Street	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 770,000	\$ 1,820,000	\$ 145,000	210.3	210.3	RAFSL	0 m²
505555 32		Metcalf Street	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 692,000	\$ 1,640,000	\$ 131,000	320.5	320.5	RAFSL	0 m²
477370	5	Moshe Circuit	Springvale	House Erected	01-Sep-2018	\$ 690,000	\$ 690,000	\$ 34,500	\$ 690,000	\$ 1,180,000	\$ 59,000	100	110.2	RAFSL	500 m²
477375	7	Moshe Circuit	Springvale	House Erected	01-Sep-2018	\$ 690,000	\$ 690,000	\$ 34,500	\$ 690,000	\$ 1,280,000	\$ 64,000	100	110.2	RAFSL	500 m²
477380	9	Moshe Circuit	Springvale	House Erected	01-Sep-2018	\$ 690,000	\$ 690,000	\$ 34,500	\$ 690,000	\$ 1,240,000	\$ 62,000	100	110.2	RAFSL	500 m²
477585	16	Moshe Circuit	Springvale	House Erected	01-Sep-2018	\$ 640,000	\$ 640,000	\$ 32,000	\$ 640,000	\$ 1,140,000	\$ 57,000	100	110.2	RAFSL	423 m²
477620	30	Moshe Circuit	Springvale	House Erected	01-Sep-2018	\$ 640,000	\$ 640,000	\$ 32,000	\$ 640,000	\$ 1,020,000	\$ 51,000	100	110.2	RAFSL	424 m²
477440	33	Moshe Circuit	Springvale	House Erected	01-Sep-2018	\$ 690,000	\$ 690,000	\$ 34,500	\$ 690,000	\$ 1,060,000	\$ 53,000	100	110.2	RAFSL	503 m²
477450	37	Moshe Circuit	Springvale	House Erected	01-Sep-2018	\$ 710,000	\$ 710,000	\$ 35,500	\$ 710,000	\$ 1,260,000	\$ 63,000	100	110.2	RAFSL	483 m²
477655	38	Moshe Circuit	Springvale	House Erected	01-Sep-2018	\$ 730,000	\$ 730,000	\$ 36,500	\$ 730,000	\$ 1,220,000	\$ 61,000	100	110.2	RAFSL	512 m²
477455	39	Moshe Circuit	Springvale	House Erected	01-Sep-2018	\$ 690,000	\$ 690,000	\$ 34,500	\$ 690,000	\$ 1,150,000	\$ 57,500	100	110.2	RAFSL	505 m²
477465	43	Moshe Circuit	Springvale	House Erected	01-Sep-2018	\$ 690,000	\$ 690,000	\$ 34,500	\$ 690,000	\$ 1,020,000	\$ 51,000	100	110.2	RAFSL	505 m²
477675	44	Moshe Circuit	Springvale	Arithmetical Error	01-Jul-2018	\$ 550,000	\$ 550,000	\$ 27,500	\$ 395,000	\$ 395,000	\$ 19,750	100	100	RAFSL	224 m²
477520	65	Moshe Circuit	Springvale	House Erected	01-Sep-2018	\$ 720,000	\$ 720,000	\$ 36,000	\$ 720,000	\$ 1,270,000	\$ 63,500	100	110.2	RAFSL	560 m²
477560	77	Moshe Circuit	Springvale	House Erected	01-Sep-2018	\$ 670,000	\$ 670,000	\$ 33,500	\$ 670,000	\$ 1,060,000	\$ 53,000	100	110.2	RAFSL	452 m²
483320 13A		Mollison Street	Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 270,000	\$ 400,000	\$ 20,000	120.3	120.3	RAFSL	0 m²
483325 23A		Mollison Street	Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 295,000	\$ 440,000	\$ 22,000	110.3	010	RAFSL	728 m²
257675 3A		Mollison Street	Dandenong North	Cancelled - Parent Assessment	01-Sep-2018	\$ 560,000	\$ 700,000	\$ 35,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	728 m²

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40470	166-180	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018	\$ 1,420,000	\$ 2,840,000	\$ 169,000	\$ 280,000	\$ 2,600,000	\$ 164,000	715	715	RAFSL	9,078 m²
48910	Advertising Sign 18	Monash Drive	Dandenong South	Change In Occupancy Affecting NAV	01-Sep-2018	\$ 300,000	\$ 380,000	\$ 36,000	\$ 60,000	\$ 380,000	\$ 35,000	290.2	290.2	RAFSL	0 m²
505725	SE 101/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 130,000	\$ 1,190,000	\$ 75,000	221	221	RAFSL	0 m²
505730	SE 102/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 70,000	\$ 640,000	\$ 40,000	221	221	RAFSL	0 m²
505735	SE 103/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 70,000	\$ 640,000	\$ 41,000	221	221	RAFSL	0 m²
505740	SE 104/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 70,000	\$ 630,000	\$ 40,000	221	221	RAFSL	0 m²
505745	SE 105/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 70,000	\$ 630,000	\$ 40,000	221	221	RAFSL	0 m²
505750	SE 106/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 70,000	\$ 700,000	\$ 44,000	221	221	RAFSL	0 m²
505755	SE 107/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 70,000	\$ 640,000	\$ 41,000	221	221	RAFSL	0 m²
505760	SE 108/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 70,000	\$ 700,000	\$ 44,000	221	221	RAFSL	0 m²
505685	SS 1/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 170,000	\$ 1,570,000	\$ 99,000	210.3	210.3	RAFSL	0 m²
505690	SS 2/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 60,000	\$ 960,000	\$ 37,000	210.3	210.3	RAFSL	0 m²
505695	SS 3/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 50,000	\$ 510,000	\$ 32,000	210.3	210.3	RAFSL	0 m²
505700	SS 4/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 60,000	\$ 520,000	\$ 33,000	210.3	210.3	RAFSL	0 m²
505705	SS 5/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 60,000	\$ 530,000	\$ 33,000	210.3	210.3	RAFSL	0 m²
505710	SS 6/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 170,000	\$ 1,620,000	\$ 103,000	210.3	210.3	RAFSL	0 m²
505715	SS 7/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 120,000	\$ 1,110,000	\$ 70,000	210.3	210.3	RAFSL	0 m²
505720	SS 8/182	Monash Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018				\$ 90,000	\$ 820,000	\$ 52,000	210.3	210.3	RAFSL	0 m²
368290	17 Moomba Parade		Dandenong	House Erected	01-Sep-2018	\$ 500,000	\$ 500,000	\$ 25,000	\$ 500,000	\$ 1,000,000	\$ 50,000	110.2	110.2	RAFSL	645 m²
188705	51 Myrtle Street		Springvale South	Cancelled - Parent Assessment	01-Sep-2018	\$ 990,000	\$ 990,000	\$ 29,500	\$ -	\$ -	\$ -	100	010	RAFSL	602 m²
501965	51 Myrtle Street		Springvale South	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ -	\$ -	\$ 300,000	\$ 700,000	\$ 35,000	\$ 35,000	0	120.4	RAFSL	615 m²
188710	53 Myrtle Street		Springvale South	Demolition of Improvements	01-Sep-2018	\$ 590,000	\$ 590,000	\$ 33,500	\$ 590,000	\$ 590,000	\$ 29,500	110.3	100	RAFSL	607 m²
501340	1 Newson Street		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500	100	100	RAFSL	280 m²
501345	3 Newson Street		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500	100	100	RAFSL	280 m²
221955	5 Newson Street		Keysborough	Cancelled - Parent Assessment	01-Sep-2018	\$ 7,820,000	\$ 7,820,000	\$ 391,000	\$ -	\$ -	\$ -	100	010	RAFSL	13,580 m²
501350	5 Newson Street		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500	100	100	RAFSL	280 m²
501355	7 Newson Street		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500	100	100	RAFSL	280 m²
501360	9 Newson Street		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500	100	100	RAFSL	280 m²
501365	11 Newson Street		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500	100	100	RAFSL	280 m²
501370	13 Newson Street		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500	100	100	RAFSL	280 m²
501375	15 Newson Street		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500	100	100	RAFSL	280 m²
501380	17 Newson Street		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 450,000	\$ 450,000	\$ 22,500	100	100	RAFSL	295 m²
501385	19 Newson Street		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 450,000	\$ 450,000	\$ 22,500	100	100	RAFSL	295 m²
507685	21 Newson Street		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 450,000	\$ 450,000	\$ 22,500	100	100	RAFSL	295
507690	23 Newson Street		Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 470,000	\$ 470,000	\$ 23,500	100	100	RAFSL	319
501390	23E	Newson Street	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 1,170,000	\$ 1,170,000	\$ 58,500	844	NRFSLS-520	2,736 m²	
151810	21 Nildale Road		Noble Park	House Erected	01-Sep-2018	\$ 640,000	\$ 640,000	\$ 32,000	\$ 640,000	\$ 830,000	\$ 41,500	110.2	110.2	RAFSL	657 m²
190255	53 Noble Street		Noble Park	Cancelled - Parent Assessment	01-Sep-2018	\$ 770,000	\$ 810,000	\$ 40,500	\$ -	\$ -	\$ -	110.3	110.3	RAFSL	728 m²
499055	153 Noble Street		Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 200,000	\$ 315,000	\$ 15,750	120.3	120.3	RAFSL	0 m²
499060	253 Noble Street		Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 270,000	\$ 430,000	\$ 21,500	120.4	120.4	RAFSL	0 m²

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
489055	353	Noble Street	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$	\$ 295,000	\$ 470,000	\$ 23,500	120.4	RAFSL	0 m²
487120	1	Northumberland Drive	Keysborough	House Erected	01-Sep-2018	\$ 455,000	\$ 455,000	\$ 22,750	\$ 455,000	\$ 740,000	\$ 37,000	100	110.2	RAFSL	281 m²
487205	2	Northumberland Drive	Keysborough	House Erected	01-Sep-2018	\$ 450,000	\$ 450,000	\$ 22,500	\$ 450,000	\$ 690,000	\$ 34,500	100	110.2	RAFSL	275 m²
487200	4	Northumberland Drive	Keysborough	House Erected	01-Sep-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 530,000	\$ 26,500	100	110.2	RAFSL	147 m²
487210	6	Northumberland Drive	Keysborough	House Erected	01-Sep-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 530,000	\$ 26,500	100	110.2	RAFSL	147 m²
487345	8	Northumberland Drive	Keysborough	House Erected	01-Sep-2018	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 540,000	\$ 27,000	100	110.2	RAFSL	160 m²
487390	10	Northumberland Drive	Keysborough	House Erected	01-Sep-2018	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 540,000	\$ 27,000	100	110.2	RAFSL	160 m²
487515	12	Northumberland Drive	Keysborough	House Erected	01-Sep-2018	\$ 415,000	\$ 415,000	\$ 20,750	\$ 415,000	\$ 650,000	\$ 32,500	100	110.2	RAFSL	239 m²
487510	14	Northumberland Drive	Keysborough	House Erected	01-Sep-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 530,000	\$ 26,500	100	110.2	RAFSL	142 m²
500005	12	Olivetree Drive	Keysborough	House Erected	01-Sep-2018	\$ 670,000	\$ 670,000	\$ 33,500	\$ 670,000	\$ 1,030,000	\$ 51,500	100	110.2	RAFSL	515 m²
489995	16	Olivetree Drive	Keysborough	House Erected	01-Sep-2018	\$ 670,000	\$ 670,000	\$ 33,500	\$ 670,000	\$ 1,170,000	\$ 58,500	100	110.2	RAFSL	512 m²
489990	18	Olivetree Drive	Keysborough	House Erected	01-Sep-2018	\$ 450,000	\$ 450,000	\$ 22,500	\$ 450,000	\$ 660,000	\$ 34,500	100	110.2	RAFSL	278 m²
489645	32	Olivetree Drive	Keysborough	House Erected	01-Sep-2018	\$ 425,000	\$ 425,000	\$ 21,250	\$ 425,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	256 m²
489435	34	Olivetree Drive	Keysborough	House Erected	01-Sep-2018	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 650,000	\$ 32,500	100	110.2	RAFSL	251 m²
489625	39	Olivetree Drive	Keysborough	House Erected	01-Sep-2018	\$ 580,000	\$ 580,000	\$ 29,000	\$ 580,000	\$ 880,000	\$ 44,500	100	110.2	RAFSL	414 m²
489635	43	Olivetree Drive	Keysborough	House Erected	01-Sep-2018	\$ 630,000	\$ 630,000	\$ 41,500	\$ 630,000	\$ 1,300,000	\$ 65,000	100	110.2	RAFSL	641 m²
327810 64-68		Orlish Road	Dandenong South	Erection/Construction Of Buildings	01-Sep-2018	\$ 6,450,000	\$ 7,280,000	\$ 436,000	\$ 6,450,000	\$ 7,890,000	\$ 450,000	310.5	310.5	RAFSL	49,635 m²
282865	163	Outlook Drive	Dandenong North	Demolition Of Improvements	01-Sep-2018	\$ 520,000	\$ 720,000	\$ 36,000	\$ 520,000	\$ 520,000	\$ 26,000	110.3	100	RAFSL	650 m²
283835	176	Outlook Drive	Dandenong North	Demolition Of Improvements	01-Sep-2018	\$ 520,000	\$ 730,000	\$ 36,500	\$ 520,000	\$ 520,000	\$ 26,000	110.3	100	RAFSL	671 m²
487705	38	Peunia Drive	Keysborough	House Erected	01-Sep-2018	\$ 500,000	\$ 500,000	\$ 25,000	\$ 500,000	\$ 910,000	\$ 40,500	100	110.2	RAFSL	358 m²
153405	55	Phillip Avenue	Springvale	House Erected	01-Sep-2018	\$ 460,000	\$ 520,000	\$ 26,000	\$ 460,000	\$ 910,000	\$ 45,500	110.3	110.2	RAFSL	632 m²
503795	1	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 480,000	\$ 480,000	\$ 24,000	100	100	RAFSL	393 m²
503750	2	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 460,000	\$ 460,000	\$ 23,000	100	100	RAFSL	291 m²
503800	3	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	171 m²
503755	4	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	171 m²
503805	5	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	172 m²
503760	6	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	173 m²
503810	7	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	171 m²
503765	8	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	173 m²
503815	9	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 420,000	\$ 420,000	\$ 21,000	100	100	RAFSL	250 m²
503770	10	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 420,000	\$ 420,000	\$ 21,000	100	100	RAFSL	251 m²
503820	11	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 420,000	\$ 420,000	\$ 21,000	100	100	RAFSL	250 m²
503775	12	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 420,000	\$ 420,000	\$ 21,000	100	100	RAFSL	253 m²
503825	13	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	171 m²
503780	14	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	174 m²
503830	15	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	171 m²
503785	16	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 385,000	\$ 385,000	\$ 19,250	100	100	RAFSL	174 m²
503835	17	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 400,000	\$ 400,000	\$ 20,000	100	100	RAFSL	212 m²
503790	18	Poa Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2018				\$ 500,000	\$ 500,000	\$ 25,000	100	100	RAFSL	328 m²
317195	6	Podmore Street	Dandenong	Cancelled - Parent Assessment	01-Sep-2018	\$ 620,000	\$ 620,000	\$ 31,000	\$ -	\$ -	\$ -	100	010	RAFSL	954 m²

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317200	8	Podmore Street	Dandenong	Cancelled - Parent Assessment	01-Sep-2018	\$ 650,000	\$ 650,000	\$ 32,500	\$ -	\$ -	\$ -	100	010	RAFSL	964 m²
488000 1/6		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 35,000	\$ 330,000	\$ 16,500		125.3	RAFSL	1,917.32 m²
488005 1/8		Podmore Street	Dandenong	Change in Occupancy Affecting the AVPCC	01-Sep-2018				\$ 37,000	\$ 375,000	\$ 18,750		125.3	RAFSL	1,917.32 m²
488005 10/6		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 37,000	\$ 360,000	\$ 18,000		125.3	RAFSL	1,917.32 m²
488110 10/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 39,000	\$ 370,000	\$ 18,500		125.3	RAFSL	1,917.32 m²
488090 102/6		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 33,000	\$ 315,000	\$ 15,750		125.3	RAFSL	1,917.32 m²
488115 102/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 35,000	\$ 330,000	\$ 16,500		125.3	RAFSL	1,917.32 m²
488005 103/6		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 32,000	\$ 310,000	\$ 15,500		125.3	RAFSL	1,917.32 m²
488120 103/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 36,000	\$ 345,000	\$ 17,250		125.3	RAFSL	1,917.32 m²
488100 104/6		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 33,000	\$ 320,000	\$ 16,000		125.3	RAFSL	1,917.32 m²
488125 104/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 34,000	\$ 325,000	\$ 16,250		125.3	RAFSL	1,917.32 m²
488105 105/6		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 31,000	\$ 295,000	\$ 14,750		125.3	RAFSL	1,917.32 m²
488130 105/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 36,000	\$ 345,000	\$ 17,250		125.3	RAFSL	1,917.32 m²
488135 106/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 32,000	\$ 310,000	\$ 15,500		125.3	RAFSL	1,917.32 m²
488140 107/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 32,000	\$ 310,000	\$ 15,500		125.3	RAFSL	1,917.32 m²
488145 108/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 32,000	\$ 310,000	\$ 15,500		125.3	RAFSL	1,917.32 m²
488005 2/6		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 35,000	\$ 330,000	\$ 16,500		125.3	RAFSL	1,917.32 m²
488030 2/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 40,000	\$ 365,000	\$ 18,250		125.3	RAFSL	1,917.32 m²
488150 20/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 39,000	\$ 370,000	\$ 18,500		125.3	RAFSL	1,917.32 m²
488155 202/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 35,000	\$ 330,000	\$ 16,500		125.3	RAFSL	1,917.32 m²
488160 203/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 35,000	\$ 330,000	\$ 16,500		125.3	RAFSL	1,917.32 m²
488165 204/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 34,000	\$ 325,000	\$ 16,250		125.3	RAFSL	1,917.32 m²
488170 205/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 40,000	\$ 365,000	\$ 18,250		125.3	RAFSL	1,917.32 m²
488175 206/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 38,000	\$ 365,000	\$ 18,250		125.3	RAFSL	1,917.32 m²
488010 3/6		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 35,000	\$ 330,000	\$ 16,500		125.3	RAFSL	1,917.32 m²
488035 3/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 38,000	\$ 375,000	\$ 18,750		125.3	RAFSL	1,917.32 m²
488015 4/6		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 35,000	\$ 330,000	\$ 16,500		125.3	RAFSL	1,917.32 m²
488040 4/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 37,000	\$ 360,000	\$ 18,000		125.3	RAFSL	1,917.32 m²
488020 5/6		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 32,000	\$ 305,000	\$ 15,250		125.3	RAFSL	1,917.32 m²
488045 5/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 38,000	\$ 375,000	\$ 18,750		125.3	RAFSL	1,917.32 m²
488050 6/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 37,000	\$ 360,000	\$ 18,000		125.3	RAFSL	1,917.32 m²
488055 7/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 33,000	\$ 315,000	\$ 15,750		125.3	RAFSL	1,917.32 m²
488060 8/8		Podmore Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 33,000	\$ 315,000	\$ 15,750		125.3	RAFSL	1,917.32 m²
487330	1	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 425,000	\$ 425,000	\$ 21,250	\$ 425,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	298 m²
487295	2	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 660,000	\$ 33,000	100	110.2	RAFSL	292 m²
487335	3	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 405,000	\$ 405,000	\$ 20,250	\$ 405,000	\$ 660,000	\$ 33,000	100	110.2	RAFSL	224 m²
487300	4	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	228 m²
487340	5	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	227 m²
487305	6	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	228 m²
487345	7	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 550,000	\$ 27,500	100	110.2	RAFSL	151 m²

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487310	8	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 455,000	\$ 455,000	\$ 22,750	\$ 455,000	\$ 750,000	\$ 37,500	100	110.2	RAFSL	281 m²
487350	9	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 550,000	\$ 27,500	100	110.2	RAFSL	148 m²
487315	10	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 455,000	\$ 455,000	\$ 22,750	\$ 455,000	\$ 750,000	\$ 37,500	100	110.2	RAFSL	281 m²
487355	11	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 550,000	\$ 27,500	100	110.2	RAFSL	148 m²
487320	12	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 415,000	\$ 415,000	\$ 20,750	\$ 415,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	242 m²
487360	13	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 550,000	\$ 27,500	100	110.2	RAFSL	148 m²
487325	14	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 415,000	\$ 415,000	\$ 20,750	\$ 415,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	246 m²
487365	15	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 550,000	\$ 27,500	100	110.2	RAFSL	151 m²
487370	17	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 730,000	\$ 36,500	100	110.2	RAFSL	282 m²
487375	19	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 445,000	\$ 445,000	\$ 22,250	\$ 445,000	\$ 700,000	\$ 35,000	100	110.2	RAFSL	273 m²
487380	21	Portobello Street	Keysborough	House Erected	01-Sep-2018	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	259 m²
487630 1/16		Portobello Street	Keysborough	House Erected	01-Sep-2018				\$ 165,000	\$ 480,000	\$ 24,500		120.4	RAFSL	0
487635 2/16		Portobello Street	Keysborough	House Erected	01-Sep-2018				\$ 235,000	\$ 680,000	\$ 34,000		120.4	RAFSL	0
118020	16	Prince Street	Springvale	Cancelled - Parent Assessment	01-Sep-2018	\$ 1,050,000	\$ 1,050,000	\$ 52,500	\$ -	\$ -	\$ -	100	010	RAFSL	686 m²
488740 1/16		Prince Street	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 250,000	\$ 580,000	\$ 29,000		120.4	RAFSL	0 m²
488745 2/16		Prince Street	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 275,000	\$ 640,000	\$ 32,000		120.4	RAFSL	0 m²
488750 3/16		Prince Street	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 265,000	\$ 630,000	\$ 31,500		120.4	RAFSL	0 m²
488755 4/16		Prince Street	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 255,000	\$ 600,000	\$ 30,000		120.4	RAFSL	0 m²
488085 Vacant Land 103		Prince Highway	Dandenong South	Cancelled - Parent Assessment	01-Sep-2018	\$ 7,600,000	\$ 7,600,000	\$ 380,000	\$ -	\$ -	\$ -	300	010	RAFSL	22,610 m²
119385	40	Princess Avenue	Springvale	Arithmetical Error	01-Jul-2018	\$ 1,060,000	\$ 1,410,000	\$ 70,500	\$ 980,000	\$ 1,330,000	\$ 66,500	110.3	110.3	RAFSL	889 m²
119505	80	Princess Avenue	Springvale	Arithmetical Error	01-Jul-2018	\$ 1,060,000	\$ 1,060,000	\$ 53,000	\$ 980,000	\$ 1,650,000	\$ 82,500	100	110.2	RAFSL	889 m²
42495	8	Prospect Terrace	Keysborough	House Erected	01-Sep-2018	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 880,000	\$ 44,000	100	110.2	RAFSL	384 m²
440385	15	Prospect Terrace	Keysborough	Erection/Construction Of Buildings	01-Sep-2018	\$ 790,000	\$ 1,090,000	\$ 54,500	\$ 790,000	\$ 1,110,000	\$ 55,500	110.3	110.3	RAFSL	640 m²
119585	11	Pullen Court	Springvale	Arithmetical Error	01-Jul-2018	\$ 620,000	\$ 770,000	\$ 38,500	\$ 620,000	\$ 740,000	\$ 37,000	110.3	110.3	RAFSL	601 m²
319165	63	Pulney Street	Dandenong	Demolition of Improvements	01-Sep-2018	\$ 1,020,000	\$ 1,300,000	\$ 65,000	\$ 1,020,000	\$ 1,020,000	\$ 51,000	110.3	100	RAFSL	1,011 m²
500480	1	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500		110.2	RAFSL	173 m²
500210	2	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250		100	RAFSL	113 m²
500485	3	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500		110.2	RAFSL	171 m²
500215	4	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250		100	RAFSL	111 m²
500490	5	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500		110.2	RAFSL	171 m²
500220	6	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250		100	RAFSL	111 m²
500495	7	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500		110.2	RAFSL	171 m²
500225	8	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 425,000	\$ 21,250		100	RAFSL	214 m²
500500	9	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500		110.2	RAFSL	171 m²
500230	10	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 425,000	\$ 21,250		100	RAFSL	214 m²
500505	11	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500		110.2	RAFSL	171 m²
500235	12	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 425,000	\$ 21,250		100	RAFSL	214 m²
500510	13	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500		110.2	RAFSL	171 m²
500240	14	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 425,000	\$ 21,250		100	RAFSL	238 m²
500515	15	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 640,000	\$ 32,000		110.2	RAFSL	171 m²

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
500245	16	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 425,000	\$ 21,250	100	100	RAFSL	208 m²
500520	17	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 640,000	\$ 32,000	110.2	110.2	RAFSL	173 m²
500250	18	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 425,000	\$ 21,250	100	100	RAFSL	208 m²
500255	20	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 425,000	\$ 21,250	100	100	RAFSL	208 m²
500280	22	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250	100	100	RAFSL	108 m²
500285	24	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250	100	100	RAFSL	108 m²
500270	26	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250	100	100	RAFSL	108 m²
500275	28	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250	100	100	RAFSL	108 m²
500605	51	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500	110.2	110.2	RAFSL	173 m²
500610	53	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500	110.2	110.2	RAFSL	171 m²
500615	55	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500	110.2	110.2	RAFSL	171 m²
500620	57	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500	110.2	110.2	RAFSL	171 m²
500625	59	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500	110.2	110.2	RAFSL	171 m²
500630	61	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 620,000	\$ 31,000	110.2	110.2	RAFSL	102 m²
500635	63	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500	110.2	110.2	RAFSL	171 m²
500640	65	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500	110.2	110.2	RAFSL	171 m²
500645	67	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 420,000	\$ 630,000	\$ 31,500	110.2	110.2	RAFSL	173 m²
500410	82	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250	100	100	RAFSL	108 m²
500415	84	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250	100	100	RAFSL	108 m²
500420	86	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 500,000	\$ 500,000	\$ 25,000	100	100	RAFSL	108 m²
500425	88	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250	100	100	RAFSL	108 m²
500430	90	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 425,000	\$ 21,250	100	100	RAFSL	206 m²
500435	92	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 425,000	\$ 21,250	100	100	RAFSL	206 m²
500440	94	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 425,000	\$ 21,250	100	100	RAFSL	206 m²
500445	96	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 425,000	\$ 21,250	100	100	RAFSL	208 m²
500450	98	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 425,000	\$ 21,250	100	100	RAFSL	208 m²
500455	100	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 425,000	\$ 21,250	100	100	RAFSL	208 m²
500460	102	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 425,000	\$ 21,250	100	100	RAFSL	208 m²
500465	104	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250	100	100	RAFSL	108 m²
500470	106	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250	100	100	RAFSL	108 m²
500475	108	Quarter Circuit	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250	100	100	RAFSL	110 m²
119740/258		Queens Avenue	Springvale	Objection To Valuation	01-Jul-2018	350000	550000	27500	\$ 350,000	\$ 520,000	\$ 26,000	120.3	120.3	RAFSL	0
319385	6	Quinn Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2018	\$ 332,000	\$ 332,000	\$ 16,600	\$ 332,000	\$ 670,000	\$ 37,700	300	310.5	RAFSL	830 m²
281090	33	Rawdon Hill Drive	Dandenong North	Erection/Construction Of Buildings	01-Sep-2018	\$ 480,000	\$ 670,000	\$ 33,500	\$ 480,000	\$ 690,000	\$ 34,500	110.3	110.3	RAFSL	577 m²
195525	3	Reark Avenue	Noble Park	Cancelled - Parent Assessment	01-Sep-2018	\$ 800,000	\$ 860,000	\$ 43,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	919 m²
503380/13		Reark Avenue	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 225,000	\$ 650,000	\$ 32,500	120.4	120.4	RAFSL	0 m²
503385/20		Reark Avenue	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 210,000	\$ 610,000	\$ 30,500	120.4	120.4	RAFSL	0 m²
503390/33		Reark Avenue	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 210,000	\$ 610,000	\$ 30,500	120.4	120.4	RAFSL	0 m²
503395/43		Reark Avenue	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 155,000	\$ 455,000	\$ 22,750	120.3	120.3	RAFSL	0 m²
281950	6	Regency Street	Dandenong North	Erection/Construction Of Buildings	01-Sep-2018	\$ 500,000	\$ 560,000	\$ 28,000	\$ 500,000	\$ 600,000	\$ 30,000	110.3	110.3	RAFSL	589 m²

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Land Area
120200	65A	Regent Avenue	Springvale	Arithmetical Error	01-Jul-2018	\$ 840,000	\$ 960,000	\$ 49,000	\$ 700,000	\$ 820,000	\$ 41,000	110.3	110.3	RAFSL	566 m²
469105	5A	Rich Street	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 400,000	\$ 560,000	\$ 28,000	\$ 175,000	\$ 560,000	\$ 28,000	120.4	120.4	RAFSL	0 m²
504605	4B	Rich Street	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 140,000	\$ 445,000	\$ 22,250			RAFSL	0
504660	5C	Rich Street	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 140,000	\$ 445,000	\$ 22,250			RAFSL	0
319860		17 Robert Street	Dandenong	Demolition of Improvements	01-Sep-2018	\$ 680,000	\$ 810,000	\$ 40,500	\$ 680,000	\$ 680,000	\$ 34,000	110.3	100	RAFSL	813 m²
364265	First Floor 62	Robinson Street	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 270,000	\$ 830,000	\$ 61,300	\$ 270,000	\$ 830,000	\$ 61,300	221	221	RAFSL	0 m²
364280	Ground Floor 62	Robinson Street	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2018	\$ 380,000	\$ 1,190,000	\$ 87,400	\$ 380,000	\$ 1,190,000	\$ 87,400	221	221	RAFSL	463 m²
320700		17 Ross Street	Dandenong	Demolition of Improvements	01-Sep-2018	\$ 540,000	\$ 1,960,000	\$ 29,000	\$ 540,000	\$ 1,960,000	\$ 27,000	110.3	100	RAFSL	623 m²
121230		63 Royal Avenue	Springvale	Cancelled - Parent Assessment	01-Sep-2018	\$ 1,570,000	\$ 1,650,000	\$ 82,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	1,123 m²
504165	163	Royal Avenue	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 245,000	\$ 720,000	\$ 36,000			RAFSL	0 m²
504170	263	Royal Avenue	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 215,000	\$ 630,000	\$ 31,500			RAFSL	0 m²
121245	2A	Royal Avenue	Springvale	Arithmetical Error	01-Jul-2018	\$ 2,090,000	\$ 2,200,000	\$ 110,000	\$ 2,090,000	\$ 2,090,000	\$ 104,500	110.3	118	RAFSL	1,165 m²
504180	463	Royal Avenue	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 215,000	\$ 630,000	\$ 31,500			RAFSL	0 m²
504185	563	Royal Avenue	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 215,000	\$ 630,000	\$ 31,500			RAFSL	0 m²
504190	663	Royal Avenue	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 215,000	\$ 630,000	\$ 31,500			RAFSL	0 m²
504195	763	Royal Avenue	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 240,000	\$ 700,000	\$ 35,000			RAFSL	0 m²
504175	Unit 3 63	Royal Avenue	Springvale	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 215,000	\$ 630,000	\$ 31,500			RAFSL	0 m²
467305	1	Sao Mews	Dandenong	Objection To Valuation	01-Jul-2018	490,000	710,000	35,500	\$ 445,000	\$ 670,000	\$ 33,500	110.3	110.3	RAFSL	528
194970		19 Sharon Road	Springvale South	Arithmetical Error	01-Jul-2018	\$ 730,000	\$ 830,000	\$ 41,500	\$ 650,000	\$ 1,120,000	\$ 56,000	110.3	110.2	RAFSL	838 m²
121805	13	Silvan Avenue	Springvale	Arithmetical Error	01-Jul-2018	\$ 700,000	\$ 920,000	\$ 41,000	\$ 700,000	\$ 760,000	\$ 39,000	110.3	110.3	RAFSL	554 m²
195985		24 Simpson Street	Noble Park	Demolition of Improvements	01-Sep-2018	\$ 720,000	\$ 760,000	\$ 38,000	\$ 720,000	\$ 720,000	\$ 36,000	110.3	100	RAFSL	811 m²
506205	1/11-15	Smeaton Avenue	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018		\$ 430,000	\$ 21,500	\$ -	\$ -	\$ -	300	010	RAFSL	0 m²
506200	11-15	Smeaton Avenue	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 70,000	\$ 870,000	\$ 55,000			RAFSL	0 m²
506210	2/11-15	Smeaton Avenue	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 59,000	\$ 860,000	\$ 46,000			RAFSL	0 m²
506215	3/11-15	Smeaton Avenue	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 45,000	\$ 440,000	\$ 35,000			RAFSL	0 m²
506220	4/11-15	Smeaton Avenue	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 72,000	\$ 720,000	\$ 57,000			RAFSL	0 m²
506225	5/11-15	Smeaton Avenue	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 40,000	\$ 400,000	\$ 31,000			RAFSL	0 m²
506230	6/11-15	Smeaton Avenue	Dandenong South	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 64,000	\$ 640,000	\$ 50,000			RAFSL	0 m²
123445		12 Springvale Road	Springvale	Demolition of Improvements	01-Sep-2018	\$ 670,000	\$ 710,000	\$ 35,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	656 m²
123450		14 Springvale Road	Springvale	Demolition of Improvements	01-Sep-2018	\$ 640,000	\$ 660,000	\$ 34,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	660 m²
122860	301	Springvale Road	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018	\$ 960,000	\$ 1,040,000	\$ 52,000	\$ 960,000	\$ 1,040,000	\$ 52,000	210.4	212.3	RAFSL	209 m²
221740	594-590	Springvale Road	Springvale South	Demolition of Improvements	01-Sep-2018	\$ 2,820,000	\$ 2,820,000	\$ 141,000	\$ 2,820,000	\$ 2,820,000	\$ 141,000	150.1	100	RAFSL	3,887 m²
469130	Delicious Nuts K13	Springvale Road	Springvale	Arithmetical Error	01-Jul-2018	\$ -	\$ -	\$ -	\$ 60,000	\$ 350,000	\$ 17,500	010	246	RAFSL	0 m²
233330	Springvale South R	Springvale Road	Springvale South	Demolition of Improvements	01-Sep-2018	\$ 14,400,000	\$ 14,600,000	\$ 730,000	\$ 14,400,000	\$ 14,400,000	\$ 720,000	844	844	NRFLS-530	37,536 m²
125235		22 St James Avenue	Springvale	Demolition of Improvements	01-Sep-2018	\$ 480,000	\$ 490,000	\$ 24,500	\$ 480,000	\$ 490,000	\$ 24,500	131	100	RAFSL	0 m²
221970		47 Stanley Road	Keysborough	House Erected	01-Sep-2018	\$ -	\$ -	\$ -	\$ 520,000	\$ 660,000	\$ 34,500	705	110.2	RAHL	541 m²
507990		74 Stanley Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 400,000	\$ 400,000	\$ 20,000		100	RAFSL	207 m²
222055		76 Stanley Road	Keysborough	Cancelled - Parent Assessment	01-Sep-2018	\$ 4,230,000	\$ 4,230,000	\$ 211,500	\$ -	\$ -	\$ -	100	010	RAFSL	4,045 m²
507995		76 Stanley Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 400,000	\$ 400,000	\$ 20,000		100	RAFSL	208 m²

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
461905	129	Stanley Road	Keysborough	House Erected	01-Sep-2018	\$ 560,000	\$ 560,000	\$ 28,000	\$ 560,000	\$ 880,000	\$ 44,000	100	110.2	RAFSL	392 m²
463575	149	Stanley Road	Keysborough	House Erected	01-Sep-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 590,000	\$ 29,500	100	110.2	RAFSL	248 m²
509240	151	Stanley Road	Keysborough	Arithmetical Error	01-Sep-2018										260 m²
501770	162	Stanley Road	Keysborough	House Erected	01-Sep-2018	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 990,000	\$ 49,500	100	110.2	RAFSL	423 m²
501775	164	Stanley Road	Keysborough	House Erected	01-Sep-2018	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 860,000	\$ 43,000	100	110.2	RAFSL	405 m²
502450	170	Stanley Road	Keysborough	House Erected	01-Sep-2018	\$ 600,000	\$ 600,000	\$ 30,000	\$ 600,000	\$ 1,090,000	\$ 54,500	100	110.2	RAFSL	427 m²
197025	21	Stuart Street	Noble Park	Cancelled - Parent Assessment	01-Sep-2018	\$ 810,000	\$ 810,000	\$ 40,500	\$ -	\$ -	\$ -	100	010	RAFSL	812 m²
500095 121	Stuart Street		Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 135,000	\$ 425,000	\$ 21,250		120.4	RAFSL	0 m²
500100 221	Stuart Street		Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 135,000	\$ 420,000	\$ 21,000		120.4	RAFSL	0 m²
500105 321	Stuart Street		Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 135,000	\$ 420,000	\$ 21,000		120.4	RAFSL	0 m²
500110 421	Stuart Street		Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 135,000	\$ 420,000	\$ 21,000		120.4	RAFSL	0 m²
500115 521	Stuart Street		Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 135,000	\$ 420,000	\$ 21,000		120.4	RAFSL	0 m²
500120 621	Stuart Street		Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 120,000	\$ 380,000	\$ 19,000		120.4	RAFSL	0 m²
323220	74	Sturt Road	Dandenong	Erection/Construction Of Buildings	01-Sep-2018	\$ 650,000	\$ 650,000	\$ 32,500	\$ 650,000	\$ 1,230,000	\$ 71,500	100	271.3	RAFSL	816 m²
125800 11		Sullivan Street	Springvale	Arithmetical Error	01-Jul-2018	\$ 370,000	\$ 380,000	\$ 19,000	\$ 300,000	\$ 380,000	\$ 19,500	120.3	120.3	RAFSL	0 m²
125805 21		Sullivan Street	Springvale	Arithmetical Error	01-Jul-2018	\$ 335,000	\$ 365,000	\$ 17,750	\$ 270,000	\$ 365,000	\$ 17,750	120.3	120.3	RAFSL	0 m²
467520	1	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 405,000	\$ 405,000	\$ 20,250	\$ 405,000	\$ 660,000	\$ 33,000	100	110.2	RAFSL	215 m²
467465	2	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 425,000	\$ 425,000	\$ 21,250	\$ 425,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	258 m²
467525	3	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 405,000	\$ 405,000	\$ 20,250	\$ 405,000	\$ 660,000	\$ 33,000	100	110.2	RAFSL	215 m²
467470	4	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 405,000	\$ 405,000	\$ 20,250	\$ 405,000	\$ 660,000	\$ 33,000	100	110.2	RAFSL	224 m²
467530	5	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 550,000	\$ 27,500	100	110.2	RAFSL	143 m²
467475	6	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	227 m²
467535	7	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 550,000	\$ 27,500	100	110.2	RAFSL	140 m²
467480	8	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 435,000	\$ 435,000	\$ 21,750	\$ 435,000	\$ 730,000	\$ 36,500	100	110.2	RAFSL	264 m²
467540	9	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 550,000	\$ 27,500	100	110.2	RAFSL	143 m²
467485	10	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 435,000	\$ 435,000	\$ 21,750	\$ 435,000	\$ 730,000	\$ 36,500	100	110.2	RAFSL	264 m²
467545	11	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 710,000	\$ 35,500	100	110.2	RAFSL	250 m²
467490	12	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 680,000	\$ 34,000	100	110.2	RAFSL	253 m²
467550	13	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 415,000	\$ 415,000	\$ 20,750	\$ 415,000	\$ 710,000	\$ 35,500	100	110.2	RAFSL	248 m²
467495	14	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 405,000	\$ 405,000	\$ 20,250	\$ 405,000	\$ 660,000	\$ 33,000	100	110.2	RAFSL	224 m²
467555	15	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 405,000	\$ 405,000	\$ 20,250	\$ 405,000	\$ 660,000	\$ 33,000	100	110.2	RAFSL	213 m²
467500	16	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 450,000	\$ 450,000	\$ 22,500	\$ 450,000	\$ 700,000	\$ 35,000	100	110.2	RAFSL	275 m²
467560	17	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 550,000	\$ 27,500	100	110.2	RAFSL	140 m²
467505	18	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 425,000	\$ 425,000	\$ 21,250	\$ 425,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	258 m²
467565	19	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 550,000	\$ 27,500	100	110.2	RAFSL	140 m²
467570	21	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 550,000	\$ 27,500	100	110.2	RAFSL	143 m²
467575	23	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 405,000	\$ 405,000	\$ 20,250	\$ 405,000	\$ 660,000	\$ 33,000	100	110.2	RAFSL	214 m²
467580	25	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 405,000	\$ 405,000	\$ 20,250	\$ 405,000	\$ 660,000	\$ 33,000	100	110.2	RAFSL	215 m²
467585	27	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 415,000	\$ 415,000	\$ 20,750	\$ 415,000	\$ 650,000	\$ 32,500	100	110.2	RAFSL	238 m²
467590	29	Talisker Street	Keysborough	House Erected	01-Sep-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 530,000	\$ 26,500	100	110.2	RAFSL	142 m²

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Land Area
38815	5	Tarane Street	Dandenong	Demolition of Improvements	01-Sep-2018	\$ 450,000	\$ 560,000	\$ 28,000	\$ 450,000	\$ 450,000	\$ 22,500	110.3	100	RAFSL	534 m²
389100	21-215	Thomas Street	Dandenong	Change Of Rating Category	01-Sep-2018	\$ 1,180,000	\$ 1,880,000	\$ 138,500	\$ 1,180,000	\$ 1,880,000	\$ 138,500	220.1	220.1	NRSL	766 m²
501250	1	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 460,000	\$ 460,000	\$ 23,000			RAFSL	309 m²
501255	3	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	281 m²
501260	5	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	261 m²
501265	7	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	261 m²
501270	9	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	261 m²
501275	11	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	261 m²
501280	13	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	261 m²
501285	15	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	261 m²
501290	17	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	261 m²
501295	19	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	260 m²
501300	21	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	260 m²
501305	23	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	260 m²
501310	25	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	260 m²
501315	27	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	260 m²
501320	29	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	260 m²
501325	31	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	260 m²
501330	33	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	260 m²
501335	35	Trafalgar Walk	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFSL	260 m²
128285	10	Tricia Avenue	Springvale	Arithmetical Error	01-Jul-2018	\$ 690,000	\$ 740,000	\$ 37,000	\$ 690,000	\$ 690,000	\$ 34,500	110.3	118	RAFSL	529 m²
503740	2	Tyers Lane	Keyborough	Cancelled - Parent Assessment	01-Sep-2018	\$ 7,700,000	\$ 7,700,000	\$ 385,000	\$ -	\$ -	\$ -	101	010	RAFSL	11,874 m²
483580	59	Tyers Lane	Keyborough	Cancelled - Parent Assessment	01-Sep-2018	\$ 345,000	\$ 345,000	\$ 17,250	\$ -	\$ -	\$ -	100	010	RAFSL	280 m²
508850	1	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000			RAFSL	350 m²
508855	2	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 640,000	\$ 640,000	\$ 32,000			RAFSL	450 m²
508860	3	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 640,000	\$ 640,000	\$ 32,000			RAFSL	450 m²
508865	4	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500			RAFSL	400 m²
508870	5	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 640,000	\$ 640,000	\$ 32,000			RAFSL	450 m²
508875	6	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500			RAFSL	400 m²
508880	7	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500			RAFSL	400 m²
508885	8	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500			RAFSL	400 m²
508890	9	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500			RAFSL	400 m²
508895	10	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500			RAFSL	400 m²
508900	11	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000			RAFSL	350 m²
508905	12	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000			RAFSL	350 m²
508910	13	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000			RAFSL	350 m²
508915	14	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500			RAFSL	400 m²
508920	15	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000			RAFSL	350 m²
508925	16	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 570,000	\$ 570,000	\$ 28,500			RAFSL	400 m²
508930	18	Tyers Run	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 520,000	\$ 520,000	\$ 26,000			RAFSL	350 m²

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2.4.1 Supplementary Valuation Return 2019-2 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
126430	19	Union Grove	Springvale	House Erected	01-Sep-2018	\$ -	\$ -	\$ -	\$ 910,000	\$ 1,060,000	\$ 54,000	705	110.2	RAFL	970 m²
488485	10	Verde Lane	Keysborough	House Erected	01-Sep-2018	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 670,000	\$ 33,500	100	110.2	RAFL	381 m²
488500	16	Verde Lane	Keysborough	House Erected	01-Sep-2018	\$ 395,000	\$ 395,000	\$ 19,750	\$ 395,000	\$ 620,000	\$ 31,000	100	110.2	RAFL	188 m²
488505	18	Verde Lane	Keysborough	House Erected	01-Sep-2018	\$ 385,000	\$ 395,000	\$ 19,750	\$ 395,000	\$ 630,000	\$ 31,500	100	110.2	RAFL	188 m²
289730	5	Victor Avenue	Dandenong North	Arithmetical Error	01-Jul-2018	\$ 990,000	\$ 950,000	\$ 47,500	\$ 990,000	\$ 940,000	\$ 42,000	110.3	110.3	RAFL	768 m²
126765 1A		Victoria Avenue	Springvale	Arithmetical Error	01-Jul-2018	\$ 830,000	\$ 940,000	\$ 47,000	\$ 820,000	\$ 730,000	\$ 36,500	110.3	110.3	RAFL	535 m²
127190	64	Victoria Court	Springvale	Demolition of Improvements	01-Sep-2018	\$ 880,000	\$ 910,000	\$ 45,000	\$ 880,000	\$ 860,000	\$ 43,000	110.3	100	RAFL	753 m²
500165	32	View Road	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 860,000	\$ 34,000			RAFL	103 m²
500175	34	View Road	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 860,000	\$ 34,000			RAFL	112 m²
500190	38	View Road	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250			RAFL	108 m²
500200	40	View Road	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250			RAFL	108 m²
500160 30A		View Road	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 425,000	\$ 640,000	\$ 32,000			RAFL	189 m²
127330 32-40		View Road	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018	\$ 11,300,000	\$ 11,300,000	\$ 565,000	\$ -	\$ -	\$ -	101	010	RAFL	21,180 m²
505775 32-40		View Road	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 4,470,000	\$ 4,470,000	\$ 223,500			RAFL	8,480 m²
500170 32A		View Road	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 720,000	\$ 36,000			RAFL	103 m²
500180 34A		View Road	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 730,000	\$ 36,500			RAFL	129 m²
500185 38A		View Road	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250			RAFL	115 m²
500195 38A		View Road	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 405,000	\$ 405,000	\$ 20,250			RAFL	108 m²
500205 40A		View Road	Springvale	Change of Legal Description and/or Sale of Land	01-Sep-2018				\$ 410,000	\$ 410,000	\$ 20,500			RAFL	132 m²
371140	14	Wallace Avenue	Dandenong	Cancelled - Parent Assessment	01-Sep-2018	\$ 510,000	\$ 560,000	\$ 28,000	\$ -	\$ -	\$ -	110.3	010	RAFL	673 m²
503025 1/14		Wallace Avenue	Dandenong	Change in Occupancy Affecting the AVPCC	01-Sep-2018				\$ 240,000	\$ 355,000	\$ 17,750			RAFL	0 m²
503030 21/4		Wallace Avenue	Dandenong	Change in Occupancy Affecting the AVPCC	01-Sep-2018				\$ 285,000	\$ 390,000	\$ 19,500			RAFL	0 m²
200700	6	Warragamba Court	Keysborough	Demolition of Improvements	01-Sep-2018	\$ 540,000	\$ 670,000	\$ 33,500	\$ 540,000	\$ 540,000	\$ 27,000	110.3	100	RAFL	535 m²
325900	22	Webster Street	Dandenong	Demolition of Improvements	01-Sep-2018	\$ 560,000	\$ 650,000	\$ 32,500	\$ -	\$ -	\$ -	110.3	010	RAFL	584 m²
325905	24	Webster Street	Dandenong	Demolition of Improvements	01-Sep-2018	\$ 600,000	\$ 640,000	\$ 32,000	\$ -	\$ -	\$ -	110.3	010	RAFL	685 m²
509250 22-24		Webster Street	Dandenong	Demolition of Improvements	01-Sep-2018				\$ 920,000	\$ 920,000	\$ 46,000			RAFL	1,249 m²
489975	41	Weston Street	Keysborough	House Erected	01-Sep-2018	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 960,000	\$ 49,000	100	110.2	RAFL	400 m²
129235	5	Whiteside Street	Springvale	House Erected	01-Sep-2018	\$ 630,000	\$ 700,000	\$ 35,000	\$ -	\$ -	\$ -	110.3	010	RAFL	649 m²
488800 1/5		Whiteside Street	Springvale	Change in Occupancy Affecting the AVPCC	01-Sep-2018				\$ 280,000	\$ 520,000	\$ 26,000			RAFL	0
488805 2/5		Whiteside Street	Springvale	Change in Occupancy Affecting the AVPCC	01-Sep-2018				\$ 355,000	\$ 660,000	\$ 33,000			RAFL	0
371825	18	Wima Avenue	Dandenong	Demolition of Improvements	01-Sep-2018	\$ 510,000	\$ 550,000	\$ 27,500	\$ 510,000	\$ 510,000	\$ 25,500	110.3	100	RAFL	710 m²
371830	20	Wima Avenue	Dandenong	Demolition of Improvements	01-Sep-2018	\$ 510,000	\$ 550,000	\$ 27,500	\$ 510,000	\$ 510,000	\$ 25,500	110.3	100	RAFL	710 m²
371845	26	Wima Avenue	Dandenong	Demolition of Improvements	01-Sep-2018	\$ 470,000	\$ 500,000	\$ 25,000	\$ 470,000	\$ 470,000	\$ 23,500	110.3	100	RAFL	722 m²
201095	12	Wilda Court	Springvale South	House Erected	01-Sep-2018	\$ 830,000	\$ 960,000	\$ 48,000	\$ 830,000	\$ 1,340,000	\$ 67,000	110.3	110.2	RAFL	1,585 m²
488485	1	Woodland Avenue	Keysborough	House Erected	01-Sep-2018	\$ 425,000	\$ 425,000	\$ 21,250	\$ 425,000	\$ 870,000	\$ 33,500	100	110.2	RAFL	256 m²
158735	6	Woodward Street	Springvale	House Erected	01-Sep-2018	\$ 710,000	\$ 710,000	\$ 35,500	\$ 710,000	\$ 1,280,000	\$ 64,000	100	110.2	RAFL	601 m²
158775	22	Woodward Street	Springvale	Cancelled - Parent Assessment	01-Sep-2018	\$ 710,000	\$ 760,000	\$ 38,000	\$ -	\$ -	\$ -	110.3	010	RAFL	601 m²
506300 22A		Woodward Street	Springvale	Change in Occupancy Affecting the AVPCC	01-Sep-2018				\$ 355,000	\$ 760,000	\$ 38,000			RAFL	0 m²
506305 22B		Woodward Street	Springvale	Change in Occupancy Affecting the AVPCC	01-Sep-2018				\$ 350,000	\$ 760,000	\$ 38,000			RAFL	0 m²
201540	65	Yarraman Road	Noble Park	Cancelled - Parent Assessment	01-Sep-2018	\$ 710,000	\$ 710,000	\$ 35,500	\$ -	\$ -	\$ -	100	010	RAFL	983 m²

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2.4.1 Supplementary Valuation Return 2019-2 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
484020 165		Yarraman Road	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 190,000	\$ 570,000	\$ 28,500		120.4	RAFSL	0 m²
484025 265		Yarraman Road	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 180,000	\$ 570,000	\$ 28,500		120.4	RAFSL	0 m²
484030 365		Yarraman Road	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 160,000	\$ 470,000	\$ 23,500		120.3	RAFSL	0 m²
484035 465		Yarraman Road	Noble Park	Change In Occupancy Affecting the AVPCC	01-Sep-2018				\$ 170,000	\$ 500,000	\$ 25,000		120.3	RAFSL	0 m²
130380	2 Young Street		Springvale	Demolition Of Improvements	01-Sep-2018	\$ 630,000	\$ 680,000	\$ 34,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	649 m²
59315	2 Young Street		Springvale	Change In Occupancy Affecting NAV	01-Sep-2018				\$ 1,470,000	\$ 1,470,000	\$ 73,500		100	RAFSL	1,965 m²
415885 12-14	Zilla Court		Dandenong South	Erection/Construction Of Buildings	01-Sep-2018	\$ 1,009,000	\$ 1,570,000	\$ 133,800	\$ 1,009,000	\$ 2,270,000	\$ 189,600	310.5	310.5	RAFSL	0 m²
593320 27-29	Zilla Court		Dandenong South	Change In Occupancy Affecting NAV	01-Sep-2018				\$ 1,061,000	\$ 1,660,000	\$ 141,800		310.5	RAFSL	0 m²
594620 27-33	Zilla Court		Dandenong South	Cancelled - Parent Assessment	01-Sep-2018	\$ 1,875,000	\$ 2,920,000	\$ 248,600	\$ -	\$ -	\$ -	310.5	010	NRFL	0 m²
593325 31-33	Zilla Court		Dandenong South	Change In Occupancy Affecting NAV	01-Sep-2018				\$ 814,000	\$ 1,260,000	\$ 107,700		310.3	RAFSL	0 m²

TOTALS \$ 336,735,000 \$ 389,245,000 \$ 20,371,460 \$ 396,656,500 \$ 617,335,500 \$ 34,189,525

Prop Count 810

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2.5 POLICY AND STRATEGY

2.5.1 Electronic Gaming Policy Review

File Id:	A5051926
Responsible Officer:	Director Community Services
Attachments:	Electronic Gaming Policy 2014 Electronic Gaming Policy 2018

Report Summary

This report presents the reviewed Greater Dandenong Electronic Gaming Policy for endorsement.

The policy provides guidance to Council in its advocacy for gambling reform and a framework for Council responses to applications for Electronic Gambling Machines (EGMs) or new gaming venues.

Features new to this Policy include measures that define the relationship between Council and the gambling industry, and a widening of the focus of Council's advocacy to address various forms of gambling.

Recommendation Summary

This report recommends that the revised Electronic Gaming Policy be endorsed.

2.5.1 Electronic Gaming Policy Review (Cont.)**Background**

Council developed its Electronic Gaming Policy in 2014 to direct Council activities relating to EGM gambling. The revised Policy replaces the 2014 policy.

Presently, 958 EGMs operate in 15 hotels and clubs throughout the municipality. The State Government 'Cap' or limit of 989 EGMs in Greater Dandenong, means that no more than 31 further EGMs may be installed at clubs or hotels. The density of EGMs in Greater Dandenong currently stands at 7.6 per 1000 adults, the second highest level in metropolitan Melbourne.

Elevated levels of EGM gambling expenditure incurred by the Greater Dandenong community, coupled with relatively low incomes among residents, make gambling-related problems a matter of enduring concern for Council and for the community.

In 2017-18, \$121 million was lost to EGMs in the municipality – equivalent to \$968 per adult and the highest rate of gambling losses in Victoria. Other forms of gambling, such as sports betting, horse racing and the Melbourne Casino account for further losses, estimated at over \$100 million each year within Greater Dandenong.

EGMs account for nearly half of all gambling losses in Victoria and cause the majority of gambling-related issues among residents. Since their introduction to Victoria, over \$3.2 billion has been lost to EGMs in Greater Dandenong alone, representing over \$50,000 for every household in this community. In 2016, losses incurred by those residents who gamble on EGMs were equivalent to approximately 22% of their gross income.

Consequences of gambling issues include depression, excessive alcohol or other drug use, decreased attendance and productivity at work, bankruptcy, deceptive or criminal actions to obtain money, marital breakdown, divorce or family violence, and homelessness. Such adverse impacts of gambling are widely documented in research and have been extensively reported to Council by welfare agencies and community groups within Greater Dandenong.

Benefits attributed to gambling include the creation of employment. However, the Productivity Commission and Victorian Efficiency and Competition Commission have each concluded that employment generated by gambling is offset by job losses in other industries, as funds normally spent on food, clothing and other items are diverted to gambling.

In addition, clubs provide funding support to community groups and charities. In 2016-17, local clubs returned 63 cents to the wider community as gifts, donations, sponsorships, support for war veterans and volunteering, for every \$10 lost to their EGMs.

Proposal

The revised Policy has been developed following a thorough review of the current Electronic Gaming Policy.

The review process included:

- consideration of policy developments, research and local data

2.5.1 Electronic Gaming Policy Review (Cont.)

- review of the impact of the current policy
- internal stakeholder discussion
- consultations with external stakeholders.

The purpose of the Policy is to improve the clarity, consistency and direction of Council activities in gambling advocacy and response to EGM applications, and enhance community education and engagement.

The Policy encompasses five broad areas of activity:

- advocacy
- community engagement and education
- research and monitoring of gambling trends
- Council's relationship with the gambling industry
- EGM gambling applications.

Advocacy

Council has long advocated for reforms to ease the burden of gambling losses upon our community and is a founding and financial member of the Alliance for Gambling Reform. The Alliance unites councils, community groups, leading academics and respected reformers.

The Alliance is a national organisation dedicated to gambling reform and informing the public about the addictive nature of gambling and its harmful consequences for the community. Council is working with its partners in the Alliance to reduce the impact of gambling upon disadvantaged individuals and communities.

This Policy provides that Council will advocate for, and support the advocacy efforts of external organisations that seek:

- Reduction in the number of EGMs permitted under the caps, in municipalities of socio-economic disadvantage and relatively high EGM density.
- Fewer EGMs in vulnerable communities.
- Reduced EGM bet limits.
- Removal of deceptive features of EGM design.
- Steps to reduce the political influence of the gambling industry.
- Other measures which may reduce the burden of gambling losses upon the community.

Council has played an active role in responding to government inquiries into gambling. In previous years, Council has presented submissions in response to investigations into the costs of problem gambling, licensing arrangements, harm associated with gambling and gaming machine caps. This Policy endorses continued engagement with government in the future.

The goal of such activities is to change the laws and other rules governing the conduct of gambling in Victoria.

2.5.1 Electronic Gaming Policy Review (Cont.)

Community Engagement and Education

Council has for over 20 years informed residents about the extent and effects of gambling through print media and its website.

During this period, Council has maintained a relationship with Gambler's Help Southern, supporting its community education programs.

This Policy stipulates that Council will continue to inform residents about the nature and extent of gambling-related harm in our community, sources of advice and support, and the need for gambling reform.

In addition, the Policy expresses Council's determination to support gambling advocacy by community groups whose goals and activities are consistent with Council policy and standards of conduct.

The purpose of these measures is to provide the community with an opportunity to respond in an informed manner to gambling and gambling-related issues, and to extend residents' ability to participate in advocacy for gambling reform and in local responses to EGM gambling applications.

Research and Monitoring of Gambling Trends

Council documents trends in EGM losses, reviews contemporary research and monitors policy developments. Such information is shared with the Alliance for Gambling Reform and other councils.

Council's website presents details about the scope of gambling harm, sources of advice and support, and the need for gambling reform.

An annual report is presented to Council, reviewing gambling-related activities in the fields of advocacy, community development and responses to EGM applications.

The goal of these activities is to ensure that Councillors and residents are duly informed about gambling trends, policy developments and advised about Council's actions to address gambling-related harm within this community and be empowered to participate actively in advocating for gambling reform.

Council's Relationship with the Gambling Industry

This policy incorporates clauses stating that Council shall not grant or accept funds from gaming venues, except where specific conditions are met. These clauses further stipulate that Council shall avoid conducting community events at venues, and where circumstances permit, oppose the installation of further EGMs at Council-owned or managed properties.

These statements align with Council's efforts to reduce the impact of gambling upon the community and curtail the influence of the gambling industry upon governments. They guide the dealings of the City of Greater Dandenong with local gambling venues and the broader gambling industry in a manner that reflects integrity, transparency and consistency with Council's public stance on gambling issues.

2.5.1 Electronic Gaming Policy Review (Cont.)**EGM Gambling Applications**

Council does not control the establishment of gaming venues or the addition of gaming machines to existing venues. However, it does have an opportunity to respond to applications for new venues or additional gaming machines.

Two permits are required to establish a new gambling venue or to install EGMs at an existing venue: a planning permit from Council to ensure the application complies with the planning scheme; and approval from the Victorian Commission for Gambling and Liquor Regulation (VCGLR). Councils may oppose applications at a hearing before the VCGLR.

The Policy provides guidance to Council to fulfil its legislative obligations in responding to such applications. Criteria which Council may consider in assessing gambling applications, detailed in this Policy, include:

- Levels of disadvantage in incomes, employment, education and fluency in the use of spoken English among residents living near the venue.
- The density of EGMs in the vicinity of the venue.
- Level of EGM gambling losses per adult in proximity to the venue.
- Proximity to sensitive land uses.
- Community opposition.
- Other factors likely to exert a net negative impact upon the wellbeing of the community.

The goal of this section of the policy is to ensure Council's responses to applications continue to reflect consideration of the merits of each case, guided by a thorough appraisal of the relevant evidence.

Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

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

Community Plan 'Imagine 2030'**People**

- *Lifecycle and Social Support* – The Generations supported

Opportunity

- *Education, Learning and Information* – Knowledge
- *Leadership by the Council* – The leading Council

2.5.1 Electronic Gaming Policy Review (Cont.)

Council Plan 2017-21

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

People

- A vibrant, connected and safe community
- A creative city that respects and embraces diversity

Place

- A healthy, liveable and sustainable city

Opportunity

- An open and effective Council

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

- Community Wellbeing Plan 2017-21
- Council Plan 2017-21.

2.5.1 Electronic Gaming Policy Review (Cont.)

Related Council Policies

- Community Engagement Framework
- Electronic Gaming Policy 2014.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

The preparation of this Electronic Gaming Policy involved face-to-face discussions with Council officers and a selection of external stakeholders, as well as extensive, ongoing research about current gambling trends and issues.

Conclusion

The policy articulates Council's continuing role in advocacy, and in informing and engaging the community. It also sets an example of integrity and transparency in its dealings with the gambling industry, while strengthening its framework for guiding its responses to EGM gambling applications within Greater Dandenong.

Recommendation

That Council:

1. **endorses the 2018 Electronic Gaming Policy as provided in Attachment 1; and**
2. **abolishes the former Electronic Gaming Policy 2014 as provided in Attachment 2.**

2.5.1 Electronic Gaming Policy Review (Cont.)

POLICY AND STRATEGY

ELECTRONIC GAMING POLICY REVIEW

ATTACHMENT 1

ELECTRONIC GAMING POLICY 2014

PAGES 9 (including cover)

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

2.5.1 Electronic Gaming Policy Review (Cont.)

Greater Dandenong Policy

Electronic Gaming Policy

File Number:	A37074	Authority:	Council
Directorate:	Community Services	Responsible Officer:	Manager Community Development, Facilities and Recreation
Policy Type:	Discretionary	Version No:	001
1 st Adopted by Council	14 December 2009 Minute No. 367	Last Adopted by Council	13 October 2014 Minute No.
Review Period:	Every 4 years	Next Review:	October 2018

1. Purpose

This Policy provides a framework to guide Council's response to gambling that occurs through electronic gaming machines (EGMs) within the City of Greater Dandenong.

The purpose of the Policy is to provide direction for Council in relation to EGMs on behalf of the community, specifically in relation to advocacy, enhanced community engagement and leadership and a guide to Council's response to EGM applications.

The Policy is supported by extensive research and a variety of consultations, conducted by Council over time.

2. Background

Council developed a Gambling Policy in 2009 which has been used to guide Council actions relating to EGM gambling over the past five years. This Policy replaces the former Gambling Policy and reflects the intentions of the Council Plan 2013-2017 particularly Strategic Objective One: 'A Healthy and Sustainable Community', priority 1.1: 'Promoting healthy lifestyles' and the Community Wellbeing Plan 2013-2017 under priority five: 'Building Healthy and Sustainable Communities'.

2.5.1 Electronic Gaming Policy Review (Cont.)

Greater Dandenong Policy

The City of Greater Dandenong has a 'cap' of 989 EGMs as determined by the State Government with 933 EGMs currently operating across 15 hotels and clubs throughout the municipality. This represents a density of 8.3 EGMs per 1000 adults in Greater Dandenong, the second highest concentration of gambling machines in metropolitan Melbourne.

It is recognised that EGM gambling is a legal activity that provides recreational benefit for many who wish to gamble and such activity can occur without harm or negative impact. However, the high levels of EGM gambling expenditure incurred by the Greater Dandenong community, coupled with relatively low incomes among residents, make gambling-related problems a long-standing issue of concern for Council and for the community.

Losses to EGMs in Greater Dandenong exceeded \$110 million in 2013/14, the equivalent of \$940 per adult in this community and the highest rate of gambling losses in Victoria.

Since the introduction of EGMs into Victoria, cumulative losses to EGMs within Greater Dandenong have surpassed \$2.5 billion, representing the highest rate of such losses in the State.

EGMs form the bulk of gambling losses in Victoria and account for the majority gambling-related problems among residents.

In response to applications for further EGMs at existing gambling venues or for new venues, State legislation specifies a dual role for Councils in the process of approval as follows:

- The granting of planning approval of the addition of further EGMs or establishment of a new gambling venue; and
- The opportunity to respond to an application by submission to the Victorian Commission for Gambling and Liquor Regulation (VCGLR). As part of this process, legislation specifies the amount of time Councils may take to notify the VCGLR of its intention in relation to an application and to present its submission on behalf of the community. Having made a submission, Council has the option of supporting its position with an oral presentation at a hearing of the Commission, should it choose to do so.

Council has no role in regulating other forms of legal gambling activity. However, Council can advocate on behalf of its community for policy reforms and changes to legislation.

This Policy guides Council involvement in community development and leadership and advocacy in this area.

3. Scope

This Policy encompasses local gaming venues and associated license applications for new venues or additional EGMs. Applications may be submitted to Council as initial statutory planning applications or referred to Council by the VCGLR.

2.5.1 Electronic Gaming Policy Review (Cont.)

Greater Dandenong Policy

This Policy also covers community engagement in relation to gambling and advocacy for reforms to the regulation of EGM gambling, particularly for issues that impact on residents and community organisations in the City of Greater Dandenong.

4. Human Rights and Responsibilities Charter – Compatibility Statement

All matters relevant to the Victorian Human Rights Charter have been considered in the preparation of this Policy and are consistent with the standards set by the Charter, in particular, those bearing upon:

- Privacy and reputation;
- Freedom of thought, conscience, religion and belief;
- Freedom of expression;
- Peaceful assembly and freedom of association;
- Protection of families and children; and
- Taking part in public life.

5. References

Planning and Environment Act (1973)
Gambling Regulation Act (2003)
Victorian Charter of Human Rights and Responsibilities 2006
Council Plan 2013-2017
Community Wellbeing Plan 2013-2017

6. Definitions

Caps	Limits set by the VCGLR or Minister for Gambling, under the provisions of the Gambling Regulation Act (2003), upon the number of EGMs permitted within specified regions, including Greater Dandenong.
EGMs	Electronic gaming machines.
EGM applications	Applications by venue operators for approval to operate additional EGMs at a venue.
Gambling losses	Funds lost by gamblers to EGMs. Such losses equal the difference between the total amount of money fed into EGMs and the total returned to gamblers as winnings.
Gambling venue	A hotel or club approved by the VCGLR as premises suitable for EGM gambling.

2.5.1 Electronic Gaming Policy Review (Cont.)

Greater Dandenong Policy

Problem gambling	Sustained pattern of gambling which results in financial losses that cause persistent and detrimental effects to gamblers and/or their families.
Proposal	An application, or proposed application, for a planning permit or approval from the VCGLR for a new gambling venue, for an increase in EGMs, or for an extension of opening hours at an existing venue.

7. Council Policy

7.1 Advocacy

7.1.1 Council will advocate, and support the advocacy of other local governments or organisations, for reform to the regulation of EGM gambling, including but not limited to the following:

- Reduction in the density and number of EGMs permitted under the caps, in municipalities of socio-economic disadvantage and relatively high EGM density;
- Measures that diminish problem gambling. For example:
 - Imposition of a limit of \$1 upon the amount of money that may be lost in a single bet on an EGM;
 - Removal of EFTPOS facilities from EGM gambling venues;
 - Introduction of a compulsory pre-commitment mechanism; and
 - Increased State Government financial support for programs and services that prevent problem gambling or the harms associated with problem gambling;
- An extension in the period of time Councils are allowed to respond to gambling applications; and
- Revision of the VCGLR Social and Economic Impact Assessment Form, to more clearly direct local governments to relevant evidence about the local impact of gambling applications.

7.1.2 Council will support residents or community groups which seek to advocate on their own behalf for reforms to prevent or address gambling-related problems in the community.

7.2 Community Consultation, Support and Education

7.2.1 Council will support, through expertise and information, the efforts by external agencies to promote public awareness of the harm caused by gambling and of the support available to those affected by such problems.

2.5.1 Electronic Gaming Policy Review (Cont.)



Greater Dandenong Policy

- 7.2.2** Council will encourage and support through the provision of information, the activities of community groups which voice resident views about the effects of gambling upon the community or advocate for reform to the gambling industry.
- 7.2.3** Council will identify and support community education and awareness-raising initiatives that are complementary to existing programs and evidence-based.
- 7.2.4** Council will collaborate with other Councils in the region and work within State-wide forums to exchange gambling-related information, practical experience and other resources.
- 7.2.5** Council will engage with the community to better understand community views on EGM gambling and its impacts in Greater Dandenong.
- 7.2.6** Council will report relevant trends about gambling and its impacts to the community, local organisations and internal stakeholders.

7.3 Research and Monitoring Gambling Trends

- 7.3.1** Council will monitor and make information available about:
 - EGM gambling conditions and trends within the community;
 - Research into the nature of gambling problems and best practice in responding to such issues; and
 - Relevant policy or legislative developments and their implications for the Greater Dandenong community.
- 7.3.2** Statistical data about relevant conditions and the impact of EGM's within Greater Dandenong and other Victorian municipalities will be maintained on Council's website.

7.4 Planning Approval Applications

Council will critically evaluate any planning permit applications for EGM venues in Greater Dandenong in accordance with this Policy.

7.5 EGM Applications

The term 'EGM applications' refers to applications by venue operators for approval to operate additional EGMs at a venue. These include applications to add additional EGMs to a current gaming venue (sometimes referred to as 'top up applications') and applications to add EGMs to a non-gaming venue. EGM applications may take the form of a planning permit application to operate EGMs at a venue ('planning approval') or an application to the VCGLR for approval to operate EGMs at a venue ('gaming approval').

2.5.1 Electronic Gaming Policy Review (Cont.)

Greater Dandenong Policy

Council's response to EGM applications will be guided by consideration of this Policy. The merits of each application will be considered by Council on a case-by-case basis, considering the full range of economic and social benefits and detriments of the proposal and the matters included in this Policy.

For EGM applications seeking approval from the VCGLR, Council will consider whether the proposal complies with the 'no net detriment test' under the *Gambling Regulation Act 2003*, namely, whether the net economic and social impact of approval will not be detrimental to the well-being of the community in which the premises is located.

Council may, in its discretion, support EGM applications where it is satisfied that the EGM application is likely to provide a clear net positive impact upon the well-being of the local community. In exercising its discretion, Council may decide to oppose EGM applications where it considers that a proposal is likely to result in a negative impact upon the local community.

7.5.1 Relevant factors in considering EGM applications

When assessing whether to support or oppose an EGM application, Council will consider the full range of economic and social benefits and liabilities of the proposal. Additionally, to guide Council's approach towards EGM applications, Council will discourage locating additional EGMs in:

- Venues located in an area with high levels of socio-economic disadvantage among residents living within a 2.5 kilometre radius of the venue. This is to be measured by the SEIFA Index of Relative Socio-Economic Disadvantage, in conjunction with other relevant evidence, which may include:
 - low incomes;
 - a high prevalence of limited English fluency;
 - elevated unemployment rates;
 - limited educational attainments;
 - a high proportion of government-subsidised housing; and
 - a high level of mortgage stress or rental stress;
- Venues in an area where the density of EGMs is higher than the average density of EGMs in the Melbourne Metropolitan area (measured by the number of EGMs per 1,000 residents within 2.5 km of the subject venue);
- Venues situated in an area where the average EGM expenditure per adult is higher than the average EGM expenditure per adult in the Melbourne Metropolitan area;
- Venues located in close proximity to activity centres, strip shopping centres or transport hubs and other areas where people go about their daily routines, which may encourage convenience or impulse gambling;
- Venues within 500 metres of any sensitive land uses, including areas frequented by children, families or vulnerable residents; welfare agencies; gambling support

2.5.1 Electronic Gaming Policy Review (Cont.)



Greater Dandenong Policy

service providers; counselling service providers; mental health clinics; schools; and aged care facilities;

- Venues in new growth areas where the local community does not have access to a range of non-gambling entertainment and recreational activities or community support services;
- Venues which do not provide a range of non-gambling entertainment and activities for patrons;
- Venues which do not currently operate EGMs. Council prefers that EGMs be added to existing gaming venues than new gaming venues;
- Venues which do not currently operate EGMs and are located in close proximity to other gaming venues, such that a cluster of gaming venues would exist in that area if EGMs were also added to that venue;
- Venues which may adversely affect safety or other aspects of amenity in their vicinity;
- Circumstances of a substantial level of community opposition or specific objections from residents, community groups, agencies or other Councils in relation to a specific EGM application; and
- Any other relevant adverse impacts upon the well-being of the community.

Response to EGM Applications

7.5.2 As an initial response to an EGM Application, Council may decide to prepare a Social and Economic Impact Assessment to assist its determination of how to respond to that EGM Application.

7.5.3 Council may determine to respond to an EGM Application for gaming approval as follows:

- Support the EGM application by informing the VCGLR that it does not wish to make a submission;
- Oppose the EGM application by providing a letter of objection or submission to the VCGLR; or
- Oppose the EGM application by presenting a submission to the VCGLR and informing the VCGLR that it wishes to attend the VCGLR inquiry for the EGM application.

2.5.1 Electronic Gaming Policy Review (Cont.)



Greater Dandenong Policy

- 7.5.4** Any formal Council resolution outlining Council's position in relation to an EGM application will be made at an open meeting of Council.
- 7.5.5** Council may, at its discretion, inform the VCGLR or VCAT of its opposition to any EGM application in an adjacent municipal district where it considers that the proposal may result in adverse effects upon Greater Dandenong residents.

8. Related Documents

City of Greater Dandenong documents:

- Gambling-related Issues for Local Government; and
- Community Engagement Framework.

2.5.1 Electronic Gaming Policy Review (Cont.)

POLICY AND STRATEGY

ELECTRONIC GAMING POLICY REVIEW

ATTACHMENT 2

ELECTRONIC GAMING POLICY 2018

PAGES 7 (including cover)

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

2.5.1 Electronic Gaming Policy Review (Cont.)

Greater Dandenong Policy

Electronic Gaming Policy 2018

Policy Endorsement:	Endorsement required by Council		
Directorate:	Community Services		
Responsible Officer:	Director of Community Services		
Policy Type:	Discretionary		
File Number:	A37074	Version No:	006
1 st Adopted by Council	25 November 2002 Minute No. 1313	Last Adopted by Council:	13 October 2014 Minute No. 727
Review Period:	Every 4 years	Next Review:	July 2022

1. Purpose

This Policy forms a framework to guide Council's advocacy and community engagement in relation to gambling, as well as its response to applications for electronic gambling machines (EGMs) or venues within and near the City of Greater Dandenong.

The Policy is supported by extensive research as well as internal and external consultations, undertaken as part of its development.

2. Background

Council developed its Electronic Gaming Policy in 2014, which has since directed Council activities relating to EGM gambling. This policy replaces the 2014 policy and is consistent with the content of the Council Plan 2017-2021, Objective One: 'A Vibrant, Connected and Safe Community', and with the Community Wellbeing Plan 2017-2021, Year 1 Action Plan Objective .3.4.1, 'Actively participate in the Alliance for Gambling Reform'.

High levels of EGM gambling expenditure incurred by Greater Dandenong residents, coupled with relatively low incomes, make gambling-related problems an issue of long-standing concern for Council and for the community.

Losses to EGMs in Greater Dandenong exceeded \$121 million in 2017-18, the equivalent of \$968 per adult in this community and the highest rate of gambling losses

2.5.1 Electronic Gaming Policy Review (Cont.)

Greater Dandenong Policy

in Victoria. Estimated losses by Greater Dandenong residents to other forms of gambling exceed \$100 million per annum.

EGMs represent the bulk of gambling losses and cause the majority of gambling-related problems among residents.

Estimates put the number of residents with severe gambling problems at approximately 4,000. The effects of gambling are also experienced by others with less severe gambling problems, who persistently lose more money than they can afford, obliging them and their dependents to curtail expenditure on food or other essential household items.

Locally, consequences of gambling include poverty and financial pressure, personal distress, a diminished social life, family conflict, violence and breakup, decreased attendance and productivity at work, deceptive or criminal actions to obtain money, and homelessness. Children are the often unacknowledged victims of such gambling-related problems.

While research reveals that gambling generates no net economic benefit, local clubs return revenue to the wider community in the form of gifts, donations, sponsorships, volunteer expenses and support for veterans, to the amount of six cents for every dollar lost by residents.

3. Scope

This Policy encompasses community education and engagement in relation to gambling as well as advocacy for reform to the regulation of various types of gambling. It also relates to applications for new venues or additional EGMs, submitted to Council as statutory planning applications or referred to Council by the Victorian Commission for Gambling and Liquor Regulation (VCGLR).

4. Human Rights and Responsibilities Charter – Compatibility Statement

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, in particular, those bearing upon:

- Privacy and reputation
- Freedom of thought, conscience, religion and belief
- Freedom of expression
- Peaceful assembly and freedom of association
- Protection of families and children
- Taking part in public life.

2.5.1 Electronic Gaming Policy Review (Cont.)



Greater Dandenong Policy

5. References

Planning and Environment Act (1973)
Gambling Regulation Act (2003)
Victorian Charter of Human Rights and Responsibilities 2006
Council Plan 2017-21
Community Wellbeing Plan 2017-21.

6. Council Policy

6.1 Advocacy

- 6.1.1** Council will advocate, and support the advocacy of other local governments or organisations, for reform to the regulation of gambling, including, but not limited to:
- reduction in the number of EGMs permitted under the caps, in municipalities of socio-economic disadvantage and relatively high EGM density
 - measures to diminish gambling harm such as \$1 bet limits, removal of EFTPOS facilities from venues, compulsory pre-commitment, reduced venue operating hours and removal of misleading or addictive design features
 - restrictions upon gambling advertising
 - prohibition of donations by the gambling industry to political parties, candidates and parliamentarians.
- 6.1.2** Council will collaborate with other local governments and work within State-wide and national forums to advocate for reform.
- 6.1.3** Council will respond to government and parliamentary inquiries that present an opportunity to advance gambling reform.

6.2 Research and Monitoring Gambling Trends

- 6.2.1** Council will monitor and make information available about:
- gambling conditions and trends, and the nature and extent of gambling harm
 - relevant policy or legislative developments.
- 6.2.2** Statistical data and research about gambling will be maintained on Council's website.

2.5.1 Electronic Gaming Policy Review (Cont.)



Greater Dandenong Policy

6.3 Community Consultation, Support and Education

- 6.3.1** Council may support community education and awareness-raising initiatives that are complementary to existing programs.
- 6.3.2** Council will seek to inform residents about the destructive consequences of gambling and advise them of available support for people adversely affected by gambling.
- 6.3.3** Council may, at its discretion, provide advice, information or publicity, to gambling-focused community groups whose goals and activities are consistent with Council policy, objectives and standards.

6.4 Council's Relationship with the Gambling Industry

- 6.4.1** Council will not conduct its own activities or events at EGM gambling venues except in the case of exceptional circumstances.
- 6.4.2** Council will prohibit to the extent possible, any proposal to install further EGMs on Council-owned or managed land or facilities.
- 6.4.3** Council will not accept financial or in-kind contributions from any club or hotel that derives revenue from EGM's. The exception to this policy statement will be any proposed investment by such club or hotel that increases the amenity of its operations on leased City of Greater Dandenong-owned land and facilities where such investments are considered by Council to offer significant community benefit.
- 6.4.4** Council will not provide funding to any club or hotel that derives revenue from EGM's. The exception to this policy statement will be where there is a proposed investment by such club or hotel that increases the amenity of its operations on leased City of Greater Dandenong-owned land and facilities where such investments are considered by Council to offer significant community benefit.

6.5 EGM Applications

This section of the policy relates to EGM gambling applications, which are applications for approval to operate EGMs at non-gambling venues, or for additional EGMs at an existing venue.

In response to such applications, State legislation prescribes a dual role for councils in the process of approval. This is as follows:

- the granting of planning approval for the addition of further EGMs, or establishment of a new gambling venues
- the opportunity to respond to an application by submission to the VCGLR.

2.5.1 Electronic Gaming Policy Review (Cont.)

Greater Dandenong Policy

Relevant factors in considering EGM applications

- 6.5.1** The merits of each EGM application will be considered by Council on a case-by-case basis. Accordingly, when deciding whether to support or oppose an application, Council will consider the full range of economic and social benefits and liabilities of any proposal. Additionally, to guide Council's approach towards applications, Council will discourage locating additional EGMs in:
- Venues located in an area with high levels of socio-economic disadvantage among residents living within a 2.5 kilometre radius of the venue. This is to be verified by evidence, which may include:
 - low incomes
 - limited English fluency
 - high unemployment
 - limited educational attainments
 - high proportion of government-subsidised housing
 - disadvantage measured by the Index of Relative Socio-economic Disadvantage.
 - Venues in an area where the density of EGMs is relatively high, measured as the number of EGMs per 1,000 adults within 2.5 kilometre of the subject venue.
 - Venues situated in an area where the average estimated EGM expenditure per adult within 2.5 kilometre of the subject venue is relatively high.
 - Venues in close proximity to activity centres, strip shopping centres, transport hubs and other areas where people go about their daily routines, which may encourage convenience or impulse gambling.
 - Venues within 500 metres of sensitive land uses, including, but not limited to, areas frequented by children, families or vulnerable residents; welfare agencies; gambling support service providers; counselling service providers; mental health services; schools; and aged care facilities.
 - Circumstances of substantial opposition or specific objections from residents, community groups, agencies or other Councils, in relation to specific features of an application.
 - The presence of other conditions where it is determined by Council that approval of the application would exert a substantial adverse influence upon the local community.

In weighing such considerations, Council may decide to oppose an application where it concludes that the proposal would result in a net negative impact upon the local community.

Response to EGM Applications

- 6.5.2** As an initial response to an EGM application within Greater Dandenong, Council may prepare a Social and Economic Impact Assessment to help guide its response to that application.

2.5.1 Electronic Gaming Policy Review (Cont.)



Greater Dandenong Policy

6.5.3 Council may then determine to respond to an EGM application to the VCGLR by either of the following steps:

- Inform the VCGLR that it does not wish to make a submission
- Oppose the application by written submission to the VCGLR
- Oppose the application by presenting a submission to the VCGLR, supplemented by oral testimony at a hearing to determine the application.

6.5.4 Any formal Council resolution determining Council's response to an application within Greater Dandenong to the VCGLR will be made at an open meeting of Council.

6.4.5 Council will notify residents of gambling applications within Greater Dandenong, in print or social media, or through its website. These notifications will inform residents of their right to present a submission to the VCGLR expressing their views about the application.

6.5.6 Council may inform the VCGLR or the Victorian Civil and Administrative Tribunal (VCAT) of its opposition to any application in an adjacent municipal district. This is where it considers that the proposal would exert a net negative impact upon the wellbeing of Greater Dandenong residents, or upon people employed within this municipality.

7. Related Documents

City of Greater Dandenong documents:

- Gambling-related Issues for Local Government; and
- Community Engagement Framework.

2.5.2 Review of Council Policies

File Id:

Responsible Officer:

Director Corporate Services

Attachments:

Parking Concessions for War Veterans
School Crossing Management

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 policies have been reviewed in detail and are submitted to Council for re-adoption:

- Parking Concessions for War Veterans
- School Crossing Management

Recommendation Summary

This report recommends that the Parking Concessions for War Veterans and School Crossing Management Policies be readopted as per Attachments 1 and 2 to this report.

2.5.2 Review of Council Policies (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 re-adoption 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

The following policies be readopted by Council:

Subject	Description of change to existing Policy
Parking Concessions for War Veterans Policy	This policy is presented to Council for re-adoption unchanged for a further (3) three years
School Crossing Management Policy	This policy is presented to Council for re-adoption unchanged for a further (3) three years

Copies of the policies seeking re-adoption are attached to this report.

Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

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

Community Plan 'Imagine 2030'**Place**

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

2.5.2 Review of Council Policies (Cont.)

- *Appearance of Places* – Places and buildings
- *Travel and Transport* – Easy to get around

Council Plan 2017-21

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

Place

- A healthy, liveable and sustainable city
- A city planned for the future

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.

Consultation

Council policies and codes of practice are referred to the Executive Management Team for review and evaluation prior to reporting to Council.

Conclusion

The policies detailed in this report have been reviewed and found consistent with current legislation and Council's operational needs and are submitted to Council for re-adoption without change.

Recommendation

That the following Policies attached to this report be readopted:

- **Parking for War Veterans**
- **School Crossing Management**

2.5.2 Review of Council Policies (Cont.)

POLICY AND STRATEGY

REVIEW OF COUNCIL POLICIES

ATTACHMENT 1

**PARKING CONCESSIONS FOR WAR
VETERANS**

PAGES 5 (including cover)

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

2.5.2 Review of Council Policies (Cont.)

Greater Dandenong Policy

PARKING CONCESSIONS FOR WAR SERVICE VETERANS

Policy Endorsement:	Endorsement required by Council		
Directorate:	City Planning, Design and Amenity		
Responsible Officer:	Manager Regulatory Services		
Policy Type:	Discretionary		
File Number:	A37080	Version No:	04
1 st Adopted by Council	July 2002 Minute No. 1199	Last Adopted by Council:	8 October 2012 Minute No. 1394
Review Period:	Every 4 years	Next Review:	November 2022

1. Purpose

To recognise the importance of the service war veterans have provided to our community, through the provision of free parking to eligible war veterans in certain areas and implement a clear procedure to facilitate this.

2. Background

In July 2002 Council determined that war veterans of a certain classes would receive concessional parking benefits with in the City of Greater Dandenong in recognition of their service to the Nation.

3. Scope

This Policy applies to all war veterans who are eligible to receive a Gold Card, TPI or EDA entitlement from the Department of Veterans Affairs.

The Policy also applies to all time restricted areas controlled by the City of Greater Dandenong, where a fee for parking is normally required to be paid, and will be applied by all council staff having responsibility for issuing such permits

2.5.2 Review of Council Policies (Cont.)



Greater Dandenong Policy

4. References

- Road Safety Act 1986
- Local Government Act 1989
- Veterans Affairs Legislation Amendment Act (Federal)
- Military Rehabilitation and Compensation Act 2004(Federal)
- Adopted at an Ordinary Council Meeting in July 2002

5. Definitions

The terms TPI, EDA and POW Gold Card used in this policy have the same meanings as set out in the Veterans Entitlements Act 1986 and guidelines created there-under.

EDA means : *Extreme Disablement Adjustment*

TPI means : *Total and Permanent Disablement*

Gold Card means : *a type of Health Care Card issued by the(Federal) Department of Social Security or Veterans Affairs*

6. Council Policy

Council will provide free parking to all war veterans who are eligible to receive a Gold Card, TPI or EDA entitlement from the Department of Veterans Affairs, in all time restricted areas controlled by the City of Greater Dandenong, where a fee for parking is normally required to be paid.

ELIGIBILITY FOR PERMITS

- 6.1 Service Personnel parking permits may only be issued to war veterans who qualify for a TPI, EDA or POW Gold Card, under the provisions of the Veterans Entitlements Act 1986 and guidelines created there-under.
- 6.2 Permits are not available to the spouses or children of these Card holders.
- 6.3 Permits are only available to Card holders who are residents of the City of Greater Dandenong.
- 6.4 Any disputes regarding eligibility shall be resolved with the assistance of the local Returned Services League branch.
- 6.5 The onus of proof of eligibility shall rest with the applicant.

2.5.2 Review of Council Policies (Cont.)



Greater Dandenong Policy

CONDITIONS OF USE

- 6.6 Permits may only be used in vehicles where a permit holder is either driver or passenger.
- 6.7 Permits only apply to Council controlled streets and car parks, including Multi-deck car parks.
- 6.8 Time restrictions shown on signage must still be complied with, as must all other relevant Road Rules.
- 6.9 Permit must be displayed on the front windscreen of the vehicle, as close as practicable to the passenger side.
- 6.10 All permit details must be readily visible from outside the vehicle, at all times.
- 6.11 Permits are not transferable and must be returned to council if permit holder ceases to live in the municipality or passes away.
- 6.12 Permits will initially be issued for a three year period, with a common expiry date of 31 October.
- 6.13 Permits are automatically cancelled after the expiry date, unless otherwise renewed.
- 6.14 Application for renewal of permits is the responsibility of the permit holder.
- 6.15 Wilful mis-use of permits may result in cancellation.

ISSUE OF PERMITS

- 6.16 Permit applications are available at local RSL sub-branches, Customer Service Centres or by mail.
- 6.17 Applications may be lodged in person at any Council Customer Service Centre or mail to:

City of Greater Dandenong
PO Box 200
DANDENONG 3175

Customer Service Centres are located at:

- 1. 397 – 405 Springvale Road, Springvale
- 2. Shop A7 Parkmore Shopping Centre, Keysborough
- 3. 39 Clow Street, Dandenong

- 6.18 Properly completed applications lodged by mail will be processed within five working days.
- 6.19 Where properly completed applications are lodged in person, permits will be issued at the time.
- 6.20 Applicants must attach a photocopy of their Card, to their applications.

2.5.2 Review of Council Policies (Cont.)



Greater Dandenong Policy

7. Related Documents

- Application form – War Veterans Concessions permit
- Fact Sheet – War Veterans Concession permits

2.5.2 Review of Council Policies (Cont.)

POLICY AND STRATEGY

REVIEW OF COUNCIL POLICIES

ATTACHMENT 2

SCHOOL CROSSING MANAGEMENT POLICY

PAGES 4 (including cover)

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

2.5.2 Review of Council Policies (Cont.)

Greater Dandenong Policy

SCHOOL CROSSING MANAGEMENT

Policy Endorsement:	Endorsement required by Council		
Directorate:	City Planning, Design and Amenity		
Responsible Officer:	Manager Regulatory Services		
Policy Type:	Discretionary		
File Number:	A37061	Version No:	04
1 st Adopted by Council	23 March 2009 Minute No. 94	Last Adopted by Council:	12 May 2014 Minute No. 565
Review Period:	Every 4 years	Next Review:	November 2022

1. Purpose

To provide clear and consistent processes for the management of school crossings within the municipality.

2. Background

This policy was developed to ensure that a consistent and balanced approach is used to assess the ongoing need for existing school crossings across the municipality. It was also developed to ensure that proper consultation takes place with local schools, with respect to the need for school crossings.

3. Scope

This policy will apply to all decisions made by Council and/or Authorised Officers of Council who are involved in the process of assessing and reviewing school crossings.

4. References

- Road Safety Act 1986 and Regulations made there-under
- Vicroads Traffic Engineering Manual Volume 1, Chapter 4 – Edition 3, 1999
- Adopted at the Ordinary Council Meeting on (TBA)

2.5.2 Review of Council Policies (Cont.)



Greater Dandenong Policy

5. Definitions

'Warrants' means:

The formula used by Vicroads to assess whether there is a sufficient number of students/vehicles passing through a crossing on a daily basis to justify funding grants from Vicroads.

'Special Circumstances' means:

Special needs at an individual crossing that warrant its retention. This includes but is not limited to use by children with disabilities, safety factors such as excessive vehicle speed, road geometry, limited sight distance, volume of heavy vehicles or road width.

6. Council Policy

Each school crossing in the municipality shall be audited annually, to assess whether it continues to meet the applicable warrants.

Where a crossing does not meet the warrant, consultation will be commenced with the affected school community/s via their school councils, to determine if any special circumstances exist that justify retention of the crossing. At that same time Council will also be notified of any crossings that have not met the warrants.

Council officers will also conduct a risk assessment of the crossing environment, to determine if any particular safety factors are present that justify retention.

To allow consultation and further assessment to occur, such crossings shall be retained until the commencement of the following school year, where they shall again be audited for sufficient usage, during the first term of that school year. At that time, a decision shall be made as to whether the crossing shall be retained.

For a crossing to be closed, the following conditions must be satisfied:

1. Crossing has not met relevant warrants in two consecutive school years.
2. Consultation with the local school community has not identified any special circumstances that justify retention.
3. There are no safety factors present at the crossing and its environment that justify retention.

Upon receipt of a report indicating that these conditions have been met, the Chief Executive Officer or his delegate may authorise the closure of the subject crossing. Closures may only take effect at the mid year term break or the end of the school year.

2.5.2 Review of Council Policies (Cont.)



Greater Dandenong Policy

7. Related Documents

Nil.

2.6 OTHER

2.6.1 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 1-19 October 2018

Report Summary

Subsequent to resolutions made by Council on 11 November 2013 and 25 February 2014 in relation to a listing of incoming correspondence addressed to the Mayor and Councillors, Attachment 1 provides a list of this correspondence for the period 1-19 October 2018.

Recommendation

That the listed items provided in Attachment 1 for the period 1-19 October 2018 be received and noted.

2.6.1 List of Registered Correspondence to Mayor and Councillors (Cont.)

OTHER

**LIST OF REGISTERED CORRESPONDENCE TO
MAYOR AND COUNCILLORS**

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
1-10 OCTOBER 2018**

PAGES 3 (including cover)

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

2.6.1 List of Registered Correspondence to Mayor and Councillors (Cont.)

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 01/10/18 & 19/10/18 - for officer action - total = 1

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Letter from resident against the removal of Maurice Kirby cycling velodrome at Parkfield Reserve Noble Park.	15-Oct-18	17-Oct-18	fA151409	CPDA

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 01/10/18 & 19/10/18 - for information only - total = 11

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Letter from newly appointed Minister for Immigration, Citizenship and Multicultural Affairs outlining his expectations in relation to hosting Australian citizenship ceremonies.	25-Sep-18	01-Oct-18	A5298687	Mayor & Councillors EA
Response to Mayor's letter from the Federal Member for Makin in relation to cuts to the Status Resolution Support Services Program.	18-Sep-18	01-Oct-18	A5298697	Mayor & Councillors EA
Response to the Mayor's letter from the Federal Department of Finance in relation to cuts to the Status Resolution Support Services Program. Letter has been referred to Minister for Immigration.	18-Sep-18	04-Oct-18	A5307472	Mayor & Councillors EA
Letter from the Minister for Local Government advising that the Local Government Bill 2018 has lapsed due to upcoming State elections.	03-Oct-18	08-Oct-18	A5313949	Corporate Services
Response to Mayor's letter from the Prime Minister's office in relation to cuts to the Status Resolution Support Services Program. Letter has been referred to Minister for Immigration.	27-Sep-18	08-Oct-18	A5313950	Mayor & Councillors EA
Response to Mayor's letter from the Department of Social Services in relation to cuts to the Status Resolution Support Services Program. Letter has been referred to Minister for Home Affairs.	26-Sep-18	08-Oct-18	A5313952	Mayor & Councillors EA
Letter of thanks from Jane Edmanson OAM, Gardening Australia) for staff hosting a visit to gardens in Dandenong.	03-Oct-18	08-Oct-18	A5313954	Mayor & Councillors EA
Response to Mayor's letter from Hume City Council in relation to participating in a Local Government Mayoral Taskforce for Status Support Services public advocacy.	05-Oct-18	10-Oct-18	A5319036	Mayor & Councillors EA

2.6.1 List of Registered Correspondence to Mayor and Councillors (Cont.)**Correspondences addressed to the Mayor and Councillors received between 01/10/18 & 19/10/18 - continued**

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Letter from the Minister for Planning advising his exercise of power under section 20(4) of the <i>Planning and Environment Act 1987</i> and subsequent adoption of Amendment GC96 to the Greater Dandenong Planning Scheme.	18-Sep-18	15-Oct-18	A5326328	CPDA
Letter from the Minister for Planning advising his exercise of power under section 20(4) of the <i>Planning and Environment Act 1987</i> and subsequent adoption of Amendment GC110 to the Greater Dandenong Planning Scheme.	08-Oct-18	17-Oct-18	A5331699	CPDA
Response to Mayor's letter from the Minister for Suburban Development in relation to cuts to the Status Resolution Support Services Program.	15-Oct-18	19-Oct-18	A5337309	Mayor & Councillors EA

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.

2.6.2 New Lease Proposal for 1/225 Lonsdale Street, Dandenong

File Id:

Responsible Officer:

Director Corporate Services

Attachments:

Report Summary

This report addresses a proposal to enter into a new lease with the operator of The Public's Corner situated within Council's commercial property at 1/225 Lonsdale Street, Dandenong.

Council is required to carry out statutory procedures in accordance with sections 190 and 223 of the *Local Government Act 1989* (LGA) in order to make a decision to lease the premises.

Recommendation Summary

This report recommends that Council gives public notice of its intention to lease the commercial property of 1/225 Lonsdale Street, Dandenong to Arben Berisha, now with the company name of The Public's Corner Group Pty Ltd. Subsequent to the notification period, if submissions are received, Council will establish a special committee to hear such submissions and a further report will be provided to Council for consideration. If no submissions are received, Council will authorise execution of the new lease.

2.6.2 New Lease Proposal for 1/225 Lonsdale Street, Dandenong (Cont.)**Background**

Section 190 of the LGA provides a restriction on the power of Council to lease land. If the lease is to be one year or more and the rent for any period of the lease is \$50,000 or more a year, or the current rental value of the land is \$50,000 or more a year; or the lease is for 10 years or more; Council must publish a public notice of the proposed lease at least four weeks before the lease is made. The LGA also provides that a person has the right to make a submission under section 223 on the proposed lease.

Council initially commenced a five year lease for the premises at 1/225 Lonsdale Street, Dandenong in May 2014 with Blink Bar Pty Ltd, trading as Melissa Cakes, Dandenong (a franchise). In 2017, Blink Bar Pty Ltd dissolved its ties with the Melissa Cakes franchise and renamed the restaurant/café The Public's Corner. While the restaurant/café is a popular, convenient and comfortable eating and meeting place for central Dandenong users, the operators, Blink Bar Pty Ltd, experienced considerable challenges.

To assist the current operators of The Public's Corner and facilitate any future name changes in the business, Council entered into a short term lease with Arben Berisha, a past Director of Blink Bar Pty Ltd, at a negotiated rental in March 2018 for a trial period of 12 months. All outstanding payments for the prior lease were made and all payments due for the short term lease have been received on time and as required. For this reason, Council officers are prepared to offer the current operator Arben Berisha, now with the company name of The Public's Corner Group Pty Ltd, a long term lease with terms outlined below.

Proposal

The following lease terms and conditions are proposed:

Commencement Date:	1 March 2019
Term:	5 years + 2 x 5 year options.
Commencing Annual Rental:	\$40,000 pa plus GST.
Annual Increases/Rental Reviews:	Annual fixed increase of CPI at each anniversary of the commencement date during the initial lease term with a market rental review prior to the commencement of the second option term – the rent will be increased by CPI annually at each anniversary of the commencement date of the option term.
Additional Conditions:	Nil works required by Council as Lessor.

The proposed rental is in line with current market values for similar retail spaces in central Dandenong.

2.6.2 New Lease Proposal for 1/225 Lonsdale Street, Dandenong (Cont.)**Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans**

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

Community Plan 'Imagine 2030'People

- *Pride* – Best place best people

Place

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

Opportunity

- *Jobs and Business Opportunities* – Prosperous and affordable

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

Place

- A healthy, liveable and sustainable city
- A city planned for the future

Opportunity

- A diverse and growing economy

Related Council Policies

Council's Leasing and Licensing of Commercial Properties Policy provides for an equitable and consistent approach for leasing Council owned commercial property consistent with Council's Corporate Plan.

2.6.2 New Lease Proposal for 1/225 Lonsdale Street, Dandenong (Cont.)

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

The leasing of this property will provide Council with the budgeted annual return. All costs associated with the leasing of the property will be absorbed by existing budgets. These include advertising required under the LGA and real estate agent management costs.

Consultation

A public consultation process will be commenced as required under sections 190 and 223 of the LGA. Public notice of Council's intention to execute a new lease for 1/225 Lonsdale Street, Dandenong will be given in local papers circulating in the area and on Council's website and interested parties will be given the opportunity to make submissions for 28 days

Conclusion

It is considered that the proposal to lease the premises at 1/225 Lonsdale Street, Dandenong to the current operator Arben Berisha, with the company name The Public's Corner Group Pty Ltd, for the continued operation of the restaurant/café known as The Public's Corner is an appropriate retail use for this site.

Recommendation

That Council, being of the opinion that it is suitable to proceed with a proposal to lease the retail property at 1/225 Lonsdale Street, Dandenong to The Public's Corner Group Pty Ltd for the continued operation as a restaurant/café for a term of five years with two further options of five years, resolves:

- 1. to give public notice of Council's intention to lease these premises in accordance with sections 190 and 223 of the *Local Government Act 1989*;**
- 2. if submissions are received, and any request to be heard is made, a special committee of Council made up of Red Gum Ward Councillors, be established to hear submissions (with submitters being notified of the time and place of the special committee meeting); and**
- 3. if no submissions are received, Council authorises the signing and sealing of all documentation associated with the lease.**

2.6.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 8, 15 & 22 October

File Id: fA25545

Responsible Officer: Director Corporate Services

Report Summary

As part of Council's ongoing efforts to improve transparency in Council processes, matters discussed at Councillor Briefing Sessions & 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 in October 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 - 8, 15 & 22 October (Cont.)**Matters Presented for Discussion**

Item		Councillor Briefing Session/Pre-Council Meeting
1	<p><i>General Discussion</i></p> <p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> a) Parkfield Reserve Master Plan. b) Replacement of bus shelters in Athol Road, Springvale. c) Life Membership awarded to Colin Robinson from Town Criers Guild. d) Agenda items for the Council Meeting of 8 October 2018. 	<i>8 October 2018</i>
2	<p><i>Integrated Water Management Forum</i></p> <p>Councillors were briefed on the development of a Strategic Directions Statement by representatives from the Integrated Water Management Forum.</p>	<i>15 October 2018</i>
3	<p><i>Climate Change Strategy</i></p> <p>Councillors were briefed on the development of the Greater Dandenong Climate Change Strategy.</p>	<i>15 October 2018</i>
4	<p><i>2018 Sustainability Awards</i></p> <p>Councillors participated in an awards ceremony in recognition of members of the community who have made a significant contribution to helping Greater Dandenong achieve its vision of becoming one of the most sustainable cities in Australia by 2030.</p>	<i>15 October 2018</i>
5	<p><i>Building Energy Management Plan</i></p> <p>Councillors were presented with the development and implementation of the Building Energy Management Plan that will help to reduce energy costs in buildings owned by Council.</p>	<i>15 October 2018</i>

2.6.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 8, 15 & 22 October (Cont.)

6	<p><i>Feasibility Report into the Establishment of a Community Environment Centre</i></p> <p>Councillors were presented with options regarding the development and establishment of a Community Environment Centre.</p>	<i>15 October 2018</i>
7	<p><i>2017-18 Annual Sustainability Report</i></p> <p>Support was sought from Councillors to present the 2017-18 Annual Sustainability Report to a future Council Meeting for endorsement.</p>	<i>15 October 2018</i>
8	<p><i>General Discussion</i></p> <p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> a) Springvale Boulevard project update. b) Impact of updating facilities management policy and effects on existing bookings. c) Investigation into methods of donation to Australian farmers. d) Agenda items for the Council Meeting of 22 October 2018. 	<i>15 October 2018</i>
9	<p><i>General Discussion</i></p> <p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> a) Councillor's capital improvement program bids. b) Team 11 update. c) Outstanding Victoria Police debt from existing hirer of Council facility. d) Planning amendment called in and approved by Minister for Planning. e) Proposed Kaufland developments across Melbourne and Minister's process for dealing with these permit applications. f) Agenda items for the Council Meeting of 22 October 2018. 	<i>22 October 2018</i>

2.6.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 8, 15 & 22 October (Cont.)

Apologies

- Councillor Zaynoun Melhem submitted an apology for the Pre-Council Meeting on 8 October 2018.
- Councillor Heang Tak submitted an apology for the Councillor Briefing Session on 15 October 2018.
- Councillors Youhorn Chea, Angela Long, Zaynoun Melhem and Heang Tak submitted apologies for the Pre-Council Meeting on 22 October 2018.

Recommendation

That the information contained in this report be received and noted.

2.6.4 Drought Relief for Australian Farmers

File Id:

Responsible Officer:

Director Corporate Services

Attachments:

Report Summary

Greater Dandenong City Council has, in the past, made significant financial and other contributions to assist those communities which have suffered from natural disasters. Most recently these have included the provision of financial support to those affected by the Kerala monsoons in India and Cyclone Winston in Fiji.

Councillors and staff of City of Greater Dandenong are deeply concerned by the tragic impacts of drought across Australia.

Recommendation Summary

This report recommends that Greater Dandenong City Council donates \$10,000 to Rural Aid Australia specifically for the work it is doing to support farmers and communities affected by drought in rural Australia. Rural Aid Australia is solely focused on providing support programs for rural Australia. These include a range of support services and the provision of animal feed, cash, fuel, volunteer help, counselling and farm management education – just to name a few.

2.6.4 Drought Relief for Australian Farmers (Cont.)**Background and Proposal**

There is no shortage of information regarding the drought conditions in rural Australia, particularly affecting most of New South Wales and Queensland. Farmers across these states are calling it the worst drought in living memory and many are facing ruin. Pastures have turned to rubble, livestock are dying and the cost of freight and feed has skyrocketed.

But the impacts go much further than this. 100 year old trees and other fauna that have supported all kinds of wildlife, including insects and bees, are no longer alive and we have lost important rural ecosystems that will never return. Malnourished and exhausted cows do not produce milk. Malnourished and exhausted sheep and cows abandon their lambs and calves because they cannot feed them. Farmers have to watch their animals and families suffer every day. This is taking a huge toll on Australian people in rural communities in terms of health and financial welfare. In time, the impacts on our rural food production sources will greatly affect all Australians.

In response to the “Millennium Drought” of 1996-2000, State and Federal governments contributed approximately \$4 billion dollars to drought relief. Since that time the Federal Government has contributed approximately \$1.8 billion dollars to drought preparedness, emergency support and low-interest loans.

Recently the Federal Government provided \$15 million for the Foundation for Rural and Regional Renewal which has been providing small amounts to regional organisations to strengthen local communities, improve facilities and support activities that bring people together. It has also invested \$234 million to date in the Farm Household Allowance.

State Governments have also responded in various ways. The New South Wales Government has invested approximately \$1 billion dollars to cover drought preparedness, emergency relief and mental health services. It is also offering transport subsidies up to \$20,000 for animal welfare and feed delivery. The Queensland Government has invested \$680 million in farmer subsidies, financial counselling services and a special Royal Flying Doctor Drought Wellbeing Service, and is also offering transport subsidies up to \$50,000 for animal welfare and feed delivery. The Victorian Government has invested \$5 million to provide funding for rural councils, to assist farmers with infrastructure and farm management and for the provision of financial and other advice services.

While the officers of Greater Dandenong City Council have sought information from other councils regarding the extent of drought relief assistance that they may have provided recently, at the time of writing this report only two councils had responded. Frankston City Council has not yet considered a donation. The City of Casey held a Drought Relief Concert in late October 2018 and raised \$5,500 which will be donated to one of the committed drought relief aid agencies.

According to the National Drought Coordinator, approximately \$50 million has been collected by a large number of drought charities to date for this particular drought event. About \$30 million of that has been given out to farmers and their families and the Country Women’s Association (CWA) and the National Farmers’ Federation (NFF) have been key players ensuring it gets to the people who need it.

2.6.4 Drought Relief for Australian Farmers (Cont.)

The Australian Red Cross, Rural Aid Australia and the CWA are registered charities that have received the majority of donations. They have established networks in regional areas and are well equipped to identify the farmers in need. They also distribute cash rather than goods, which most farmers say is the most effective method of support in a drought.

Rotary, the Salvation Army, St Vincent de Paul, Lions' Need for Feed, Drought Angels and Blaze Aid have also received significant donations with many of them focusing on providing crucial volunteer support and labour where it is most needed.

A key message that comes through the information available about drought relief is to give to many and not a few and give through a registered charity that is actually doing something in the area.

Council's Disaster Relief Policy ensures that any Council's donations made are accountable and transparent to the Greater Dandenong community. In regards to donations made within Australia, the policy applies to all natural disasters recognised by the Australian State and Federal Governments.

Proposal

Council, on behalf of all its residents of the City of Greater Dandenong, is deeply concerned about the hardship facing farmers and their livestock in Australia's rural communities and is completely supportive of the efforts of all relief organisations. In this respect, Greater Dandenong Councillors have indicated that officers make a \$10,000 donation to a charity organisation working in drought affected areas of rural Australia.

While the Australian Red Cross and Salvation Army are the larger and most obvious choices to donate to and are both doing crucial work for drought relief, they cannot guarantee that donations given will be directed solely towards that relief.

In this respect it is recommended that Council directs any donation towards Rural Aid Australia, a well-established and respected organisation that has been providing holistic support to rural Australia since 2015.

Related Council Policies

Council's Disaster Relief Policy generally provides that donations are made in response to natural disasters recognised by the State and Federal Governments of Australia. Rural Aid Australia is a well-established and respected organisation that has been providing drought relief and assistance in many forms to rural farming communities and families since 2015.

Financial Implications

While donations to aid agencies are not specifically budgeted for, it is considered that these funds can be provided without any significant impact on the financial position of Council for the 2018-2019 financial year.

2.6.4 Drought Relief for Australian Farmers (Cont.)

Consultation

Councillors discussed this proposal at the Councillor Briefing Sessions held on 15 and 29 October 2018.

Conclusion

As a leading Victorian Council, the City of Greater Dandenong believes it has a strong civic duty to support other communities in times of significant natural disaster and has provided this support in many instances. The provision of a donation from Council to assist in the drought relief effort in rural Australia is considered highly appropriate given the extent of devastation and the desperate need of our Australian farmers.

Recommendation

That Council donates \$10,000 to Rural Aid Australia to assist in its Australian drought relief operations.

3 NOTICES OF MOTION

A notice of motion is a notice setting out the text of a motion proposed to be moved at the next relevant meeting. It must be in writing, signed by a Councillor, and be lodged with the Chief Executive Officer in sufficient time for him or her to give each Councillor at least 72 hours notice of such notice.

The guidelines for submitting a notice of motion to a Council meeting are included in the current Meeting Procedure Local Law.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

At each Ordinary Meeting of Council all Councillors will have the opportunity to speak for exactly four (4) minutes on any meetings, conferences or events they have recently attended.

If a Councillor chooses to speak, the name of the conference/event and the Councillor will be noted in the Minutes for that meeting. If a Councillor requires additional information on the conference/event to be listed in the Minutes, they must submit it in writing to a Member of Governance by 9am the day following the meeting.

Question time is provided to enable Councillors to address questions to the Administration. The guidelines for asking questions at a Council meeting are included in the current Meeting Procedure Local Law.

5 QUESTION TIME - PUBLIC

Question Time at Council meetings provides an opportunity for members of the public in the gallery to address questions to the councillors and/or officers of the City of Greater Dandenong.

Questions from the Gallery

1. Members of the public may submit questions from the gallery by completing a '*Ask a Question at a Council meeting*' form available at Council meetings and at www.greaterdandenong.com under Council - Council Meetings. Questions are limited to a maximum of three (3) questions per individual and a maximum of 300 words per question including the preamble.

2. Questions will be read aloud and in most cases an answer will be given on the spot. However, sometimes a councillor/officer may indicate that they require further time to research an answer. In this case the answer will be made in writing to the person who asked the question and may also appear in the Question Time Responses section at www.greaterdandenong.com under Council - Council Meetings.

3. Questions will be answered unless the Chairperson and/or Chief Executive Officer has determined that the relevant question relates to:

- personnel matters,
- the personal hardship of any resident or ratepayers,
- industrial matters,
- contractual matters,
- proposed developments,
- legal advice,
- matters affecting the security of Council property,
- any other matter which Council considers would prejudice the Council or any person,
- a matter which may disadvantage Council or any person,
- a matter in respect of which Council has no power to act,
- a question that is defamatory, indecent, abusive or objectionable in language or substance and is asked to embarrass a Councillor or Council officer,
- a question that is repetitive of a question already answered (whether at the same or an earlier meeting).

No debate or discussion of a question or an answer shall be permitted other than for the purposes of clarification.

Every question will receive a written reply, even if it is answered at the meeting.

6 URGENT BUSINESS

No business may be admitted as urgent business unless it:

1. Relates to or arises out of a matter which has arisen since distribution of the Agenda.
2. Cannot safely or conveniently be deferred until the next ordinary meeting and unless agreed to by a majority of those Councillors present at the meeting.