

MINUTES

ORDINARY COUNCIL MEETING

MONDAY 12 AUGUST 2019 Commencing at 7:00 PM

COUNCIL CHAMBERS225 Lonsdale Street, Dandenong VIC 3175

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1 MEETING OPENING

1.1 TEMPORARY CHAIRPERSON

MINUTE 1133

Moved by: Cr Sean O'Reilly Seconded by: Cr Loi Truong

That Councillor Youhorn Chea be elected temporary chair for the duration of the meeting.

CARRIED

Councillor Matthew Kirwan and Councillor Maria Sampey entered the Chamber at 7.03pm.

1.2 ATTENDANCE

Apologies

Cr Roz Blades AM Cr Angela Long (Leave of Absence) Cr Jim Memeti (Leave of Absence)

Councillors Present

Cr Youhorn Chea (Temporary Chairperson) Cr Tim Dark, Cr Matthew Kirwan, Cr Zaynoun Melhem, Cr Sean O'Reilly, Cr Maria Sampey, Cr Sophie Tan, Cr Loi Truong.

Officers Present

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

1.3 OFFERING OF PRAYER

All present remained standing as Mr Jasbir Singh Suropoda from the Sikh Community, a member of the Greater Dandenong Interfaith Network, read the opening prayer:

"Make this body the field and plant the seed of good actions. Water it with the Name of the Lord, who holds all the world in His Hands. Let your mind be the farmer; the Lord shall sprout in your heart, and you shall attain the state of Nirvaanaa. You fool! Why are you so proud of the worldly treasures? Father, children, spouse, mother and all relatives-they shall not be your helpers in the end. So weed out evil, wickedness and corruption; leave these behind, and let your soul meditate on God. When chanting, austere meditation and self-discipline become your protectors, then the lotus blooms forth, and the honey trickles out. Bring the twenty-seven elements of the body under your control, and throughout the three stages of life, remember death. See the Infinite Lord in the ten directions, and in all the variety of nature. Says Nanak, in this way, the One Lord shall carry you across."

1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 22 July 2019.

Recommendation

That the minutes of the Ordinary Meeting of Council held 22 July 2019 be confirmed.

MINUTE 1134

Moved by: Cr Tim Dark

Seconded by: Cr Zaynoun Melhem

That the minutes of the Ordinary Meeting of Council held 22 July 2019 be confirmed.

CARRIED

1.5 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 18 July 2019 to 7 August 2019:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
22/07/19	Pre- Council Meeting	Roz Blades AM, Youhorn Chea, Tim Dark (part), Matthew Kirwan, Zaynoun Melhem, Sean O'Reilly, Maria Sampey (part), Loi Truong	Apologies - Angela Long, Jim Memeti, Sophie Tan	 National Homelessness Week being held from 4-10 August 2019 and Council holding an event in Harmony Square on 9 August. Update on future land acquisitions in relation to public open space. Proposed town planning application that the Minister will be considering in relation to land adjacent to the Dandenong Plaza. Proposed announcement by DHHS regarding a business in Springvale. Update on recent activities related to line-marking along Corrigan Road, Noble Park. Update on development in Coomoora Road, Noble Park. Agenda items for the Council Meeting of 22 July 2019.

1.5 ASSEMBLIES OF COUNCIL (Cont.)

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
05/08/19	Councillor Briefing Session	Roz Blades AM (part), Youhorn Chea, Tim Dark (part), Matthew Kirwan, Zaynoun Melhem (part), Sean O'Reilly, Maria Sampey (part), Sophie Tan, Loi Truong	Apologies - Angela Long, Jim Memeti	- Community Support Grants Policy review Update on the proposed Keysborough Community Services Hub Options for the future of Council's old kinder site at Yarraman Traffic management processes and consultations Coomoora Road, Springvale South, school site redevelopment by Development Victoria Update on the progress of the strategic south-east advanced waste processing business case timeline Recent incident involving local two local football (soccer) clubs Victorian Government's Chain of Parks scheme Format of the proposed night market at Dandenong Market Possible rebate schemes for pensioners for solar power in 2019-2020 Agenda items for the Council Meeting of 12 August 2019.

Recommendation

That the assemblies of Council listed above be noted.

MINUTE 1135

Moved by: Cr Tim Dark Seconded by: Cr Loi Truong

That the assemblies of Council listed above be noted.

CARRIED

1.6 DISCLOSURES OF INTEREST

Nil.

2 OFFICERS' REPORTS

2.1 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 DOCUMENTS FOR SEALING (Cont.)

Item Summary

There are two [2] items being presented to Council's meeting of 12 August 2019 for signing and sealing as follows:

- 1. A letter of recognition to Kerry Hoy, Community Services for 30 years of service to the City of Greater Dandenong; and
- 2. A letter of recognition to Jannifer Golby, Corporate Services for 10 years of service to the City of Greater Dandenong.

Recommendation

That the listed documents be signed and sealed.

MINUTE 1136

Moved by: Cr Zaynoun Melhem Seconded by: Cr Sophie Tan

That the listed documents be signed and sealed.

CARRIED

2.2 DOCUMENTS FOR TABLING

2.2.1 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.

Petitions and Joint Letters Tabled

Council received one new petition, no joint letters, no submissions and one petition update prior to the Council Meeting of 12 August 2019.

 A petition has been received via change.org from 652 signatories raising concerns in relation to the Draft WJ Turner Reserve Master Plan. This petition 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 and any other relevant petitions/joint letters/submissions 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.

MINUTE 1137

Moved by: Cr Zaynoun Melhem Seconded by: Cr Loi Truong

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

CARRIED

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 3 (including cover)

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

Responsible Officer Response	Tabled Council Meeting 22 July 2019	16/07/19 Acknowledgement letter sent to the author of the covering letter.	16/07/19 Referred to Director City Planning, Design and Amenity	Response to author. Council is currently reviewing its Dog Offleash Strategy, part of which involves considering whether to expand areas where dogs can play off-leash in Greater Dandenong. Comments supporting this occurring in Tirhatuan Park will be taken in to account. It is envisaged that the strategy will be finalised in the coming months.
Status	Completed			
No. of Petitioner s	20			
Petition Text (Prayer)	PETITION FOR AN ADDITIONAL DOG PARK FOR SMALL DOGS	I have spoken to Maria Sampey, Councillor for Silver Leaf Ward in Dandenong. She agrees with me that it would be a good idea to have an additional park for our smaller dogs.	I am proposing for it to be alongside of the existing dog free area, being the smaller area between the existing dog park in the area up to the car park, as it is already fenced off around most of the area & it is away from the BBQ area.	NB: The petitioner has confirmed this request relates to the Dog Park at Tirhatuan Park, Dandenong North.
Date Received	16/07/19			

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

Date Received	Petition Text (Prayer)	No of Petitioner s	Status	Responsible Officer Response
06/08/19	WJ TURNER RESERVE DRAFT MASTER PLAN – CALL FOR NEW COLLABORATIVE SOLUTION	219	New	Tabled Council Meeting 12 August 2019
	The Draft Masterplan for WJ Turner Reserve prepared by City Of Greater Dandenong (dated July 2019) fails to acknowledge the existing shared use by Silvation Drimary School and other bay			7/08/19 Acknowledgement letter sent to the author of the petition.
	stakeholders such as Silverton Cricket Club, over 40 years, and severely limits the opportunities for the school to continue to use this space in a flexible way. Silverton Primary School want our almost 500 students and broader			7/08/19 Referred to Director City Planning, Design and Amenity
	school community to have full access to this space, and believe that many design elements of the Draft Plan limit this. How can interschool sports football matches, cricket clinics, cross country, school athletics, annual Twilight Festival, movie nights and colour runs be			
	accommodated with this self-illiniting design? With is a 2.5m pain proposed directly across the space with exercise stations that will limit the activities that can take place? The reserve is the home of the Silverton Cricket Club which has:			
	- Jurior praying list of up to 100 children supported by 130+ parents - Senior playing list of up to 60 - 200+ attendees at Junior/Senior social functions - Community focused & only CGD club who runs the following:			
	Winter School Hollday Program Multicultural Program Community Cup (involving local schools) Girls Cricket Women's Social Team			
	We are calling for a collaborative re-design of the Masterplan, incorporating input and serious consideration and regard for key stakeholders' who have a long history of shared use of the space including Silverton Primary School and Silverton Cricket Club.			

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

2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Town Planning Application - No. 81 Bowmore Road, Noble Park (Planning Application No. PLN19/0034)

File Id: 132750

Responsible Officer: Director City Planning, Design and Amenity

Attachments: Submitted Plans

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

Application Summary

Applicant: Hybourne Pty Ltd

Proposal: Development of the land for four (4) double storey dwellings

Zone: General Residential Zone 1

Overlay: No overlays

Ward: Paperbark

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

The application proposes the development of the land for four (4) double storey dwellings. Vehicle access to the site is proposed from Bowmore Road.

A permit is required under Clause 32.08-6 of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.

Objectors Summary

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

- Visual bulk.
- Overshadowing.
- Privacy.
- Increased traffic.
- On-street car parking.

Assessment Summary

As assessed, the current application is considered appropriate for approval. The subject site is located within close proximity to the Noble Park Activity Centre and Noble Park Train Station. The site is identified within the Future Character Area B – Incremental Change under Clause 22.09-3.5, which is expected to contain a greater proportion of well-designed and site responsive medium density infill development that respects the existing neighbourhood character.

The assessment included in this report navigates through the development's design and its response to the relevant policy and provisions of the Greater Dandenong Planning Scheme. Adequate car parking is proposed to be provided on-site for residents and access will be provided from Bowmore Road via a single-width crossover. Adequate space would be provided around each boundary of the site and within the front setback in order to establish substantial landscaping and canopy tree planting.

It is considered that the proposed development would contribute to housing diversity for this area through a well-designed, site responsive medium density development which is respectful of the surrounding area.

Recommendation Summary

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

Subject Site and Surrounds

Subject Site

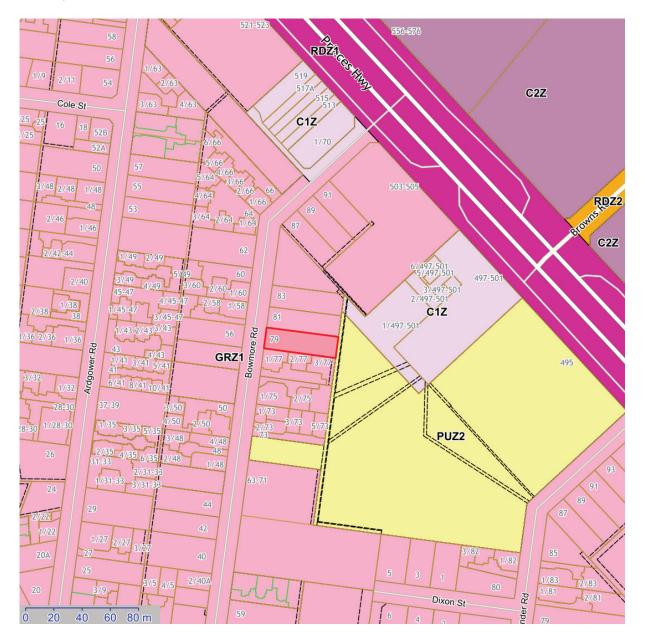
The subject site is located on the eastern side of Bowmore Road, Noble Park.

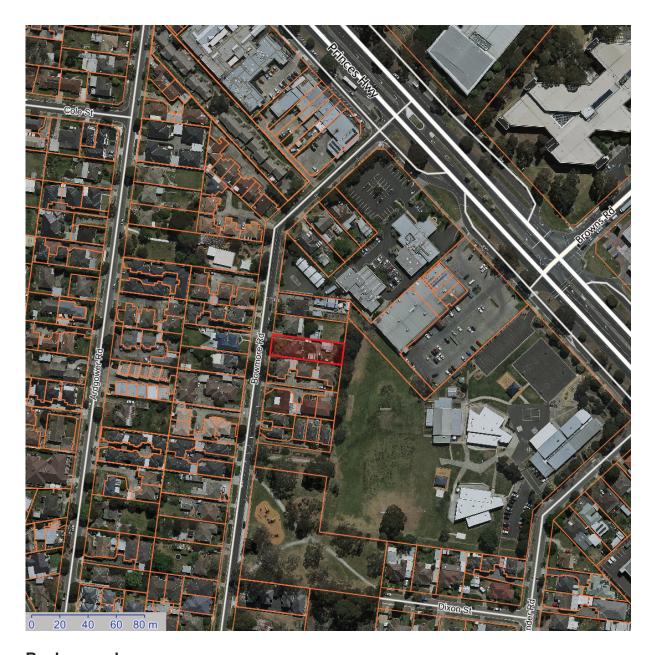
- The subject site has an area of approximately 789 square meters with a street frontage of 15.24m onto Bowmore Road, with a maximum side boundary length of 51.765m.
- The site currently contains a single storey dwelling with associated outbuildings.
- There is currently one crossover along Bowmore Road providing access to the subject site.
- The site is currently has low vegetation within the front setback of the dwelling.

Surrounding Area

- The surrounding area consists mainly of single storey dwellings with a mix of double storey dwellings.
- The properties abutting the site are summarised as follows:
 - To the **east** is Harrisfield Primary School, with Harrisfield Shopping Centre and associated car parking beyond that.
 - To the **north** is a single storey dwelling with a funeral parlour and associated car parking beyond that.
 - To the **west** of Bowmore Road is a three unit double storey development.
 - To the south is a single storey dwelling.
- The site is located approximately 150 metres south of Princes Highway and 1.3 kilometres north of the Noble Park Train Station.
- There are several multi-unit developments on Bowmore Road at nearby sites:
 - No. 50 Bowmore Road Four single storey dwellings.
 - No. 52 Bowmore Road Two single storey dwellings.
 - No. 73 Bowmore Road Five double storey dwellings.
 - No. 60, 75 & 77 Bowmore Road Three single storey dwellings.

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 PLN18/0658 - Lapsed on 18/01/2019 for four (4) double storey dwellings.

Subject Application

Proposal

The application proposes the development of the land for four (4) dwellings. The details of the proposal are as follows:

	Details
Type of proposal	Multi dwellings
Number of dwellings	Four (4)
Number of bedrooms	Dwelling 1: 2 bedroom
	Dwelling 2: 2 bedroom
	Dwelling 3: 2 bedroom
	Dwelling 4: 2 bedroom
Levels	Two storeys
Height	7.3 metre maximum
Oriented to	Bowmore Road
External materials	Brickwork, render and timber panel doors
Minimum setbacks	Ground Floor:
	North: Part wall on boundary, varying between 1.0m – 2.7m East: Varying between 1.0m – 1.7m South: Part wall on boundary, part 4.0m setback West: 7.5m (Street) excluding porch
	First Floor:
	North: Varying between 2.0m – 3.5m
	East: Varying between 2.6m – 3.0m
	South: Varying between 2.0m – 4.2m
	West: 7.8m
Private open space type	Ground floor private open space:

	·
	Dwelling 1 would have a 79.5m² front yard and a 42.9m² backyard for a total private open space provision of 122.4m², in excess of the 50m² required for this dwelling. The secluded private open space area at the side of the dwelling would have an area of 30m² with a minimum dimension of 5m in both directions.
	Dwelling 2 would have a 50.5m² backyard, in excess of the minimum 50m² required for this dwelling. It would include a component of secluded private open space with an area of greater than 30m² with a minimum dimension of 5m in both directions.
	Dwelling 3 would have a 50.6m² backyard, in excess of the 50m² required for this dwelling. It would include a component of secluded private open space with an area greater than 30m² with a minimum dimension of 5m in both directions.
	Dwelling 4 would have a 51.1m² backyard, in excess of the 50m² required for this dwelling. It would include a component of secluded private open space with an area greater than 30m² with a minimum dimension of 5m in both directions.
Number of Car parking Spaces provided	Four (4) single garages
Number of Car parking Spaces required	Four (4) car spaces
Type of car parking	Single garages
Access	Vehicle access is provided from Bowmore Road via a single width crossover
Front Fence	No front fence
Other	N/A

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

• Under Clause 32.08-6 to construct two or more dwellings on a lot.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a General Residential Zone 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.
- 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.

Overlay Controls

No overlays affect the subject site or surrounding area.

State Planning Policy Framework

There are a number of specific objectives contained within the Planning Policy Framework that need to be considered under this application, which follow.

Settlement (Clause 11)

Settlement is outlined at Clause 11, with Clause 11.02 relating to Managing 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 manage the sequence of development in growth areas so that services are available from early in the life of new communities.

Built Environment and Heritage (Clause 15)

Objectives of Clause 15.01 include:

- To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- To create a distinctive and liveable city with quality design and amenity.
- To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- To achieve neighbourhoods that foster healthy and active living and community wellbeing.
- To recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- To ensure development respects valued areas of rural character.

Housing (Clause 16)

The objective of Clause 16.01-4is 'to deliver more affordable housing closer to jobs, transport and services'.

Local Planning Policy Framework

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

Municipal Profile (Clause 21.02)

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).
- There is a clear predominance of single detached dwellings within the municipality however there are a range of other dwelling types including dual occupancies, villa-units, townhouses and apartments. The highest concentration of older villa-units and apartments and more recent multi-dwelling redevelopment have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).
- Cultural influences have defined certain precincts with their own built form character, generally flat unarticulated facades, prominent balconies, limited front and side setbacks, and limited or no landscaping (Clause 21.02-4).

A Vision for Greater Dandenong (Clause 21.03)

The vision is that Greater Dandenong will be a municipality where central Dandenong functions as the sustainable economic heart of the City where a range of high quality affordable high to medium density housing exists in harmony with a thriving retail and commercial sector and where sustainable modes of transport are highly accessible, and where housing diversity and choice is promoted in its various attractive neighbourhoods.

Land Use (Clause 21.04)

This policy highlights the forecast growth for Greater Dandenong and provides the following for new housing:

- Ensuring new development takes into full account the neighbourhood character design guidelines
 for each type of building and that such new development positively contributes to the preferred
 future neighbourhood character of each particular residential area.
- Actively encouraging well designed, medium and higher density housing in strategic locations and in areas nominated for substantial change.
- Increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.
- Encourage new residential development that incorporates adequate space for the planting and the long term viability and safe retention of canopy trees.
- Respecting valued, existing neighbourhood character both on particular sites and within wider streetscapes.

Built form (Clause 21.05)

This policycontains objectives and strategies for built form within the municipality. Most relevantly, they generally seek achievement of a high quality building design that has regard to its surrounds and is consistent with the preferred character of an area as well as encouraging the provision for landscaping in new developments.

Relevant objectives and their respective strategies include:

- To facilitate high quality building design and architecture.
- Ensure building design is consistent with the preferred character of an area and fully integrates with surrounding environment.
- Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.
- Encourage innovative architecture and building design.
- To facilitate high quality development, which has regard for the surrounding environment and built form.
- Promote views of high quality landscapes and pleasing vistas from both the private and public 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.

- 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.

Residential Development & Neighbourhood Character Policy (Clause 22.09)

The objectives of this clause are as follows:

- To guide the form of residential development that occurs in residential areas throughout Greater Dandenong, having regard to metropolitan policies and planning policies concerning urban form and housing, while respecting valued characteristics of residential neighbourhoods throughout the municipality.
- To promote a range of housing types, in appropriate locations, to accommodate the future needs of the municipality's changing population.
- To improve the quality and standard of residential development that occurs throughout Greater Dandenong and the quality, sustainability and standard of on-site landscaping provided in residential developments.
- To encourage high quality, creative and innovative design that makes a positive contribution to the streetscape.
- To encourage varied forms and intensities of residential development in appropriate locations throughout Greater Dandenong, having regard to metropolitan policies promoting urban consolidation and increased densities, and existing neighbourhood character.
- To encourage higher densities and forms of development in preferred strategic locations that have good access to existing public transport and the Proposed Public Transport Network (PPTN), commercial, community, educational and recreational facilities.
- To ensure that the siting and design of new residential development takes account of its interface with existing residential development on adjoining sites and responds to the individual circumstances of its site and streetscape it is located within.
- To implement the City of Greater Dandenong Neighbourhood Character Study (Sept 2007).

Clause 22.09-3 provides design guidelines, some of which also relate to the variances to the requirements of standards to Clause 55 under the schedule to the zone. The guidelines consider matters such as: housing form; height; bulk; site coverage; permeable site area; front setback; side and rear setbacks; private open space; car parking; landscaping; and, front boundary treatment. The application has been assessed against this policy as detailed within the attached Clause 22.09-3 table. *An assessment against this clause is included as Attachment 3.*

General Provisions

Car parking (Clause 52.06)

Clause 52.06 Car Parking needs to be considered under the current application. The purposes of this provision are:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy 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 site is not located within the Principal Public Transport Network (PPTN) and therefore the car parking rate of Column A in Table 1 under Clause 52.06-5 applies to the application.

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

An assessment against this clause is included as Attachment 4.

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

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

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

The purpose of this clause is:

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

A development:

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

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

Decision guidelines (Clause 65)

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

Proposed Planning Scheme Amendments

The application is not affected by any proposed Planning Scheme Amendments.

Reference Documents

- City of Greater Dandenong: Neighbourhood Character Study 2009.
- Greater Dandenong Housing Strategy 2014-2024.

Restrictive Covenants

There are no restrictions registered on the Title and no easements affecting the land.

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

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

Diversity (Access & Equity)

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

Community Safety

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

Safe Design Guidelines

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

Referrals

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

<u>Internal</u>

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

Council Referrals	Advice/Response/Conditions
Arborist	No concerns
Civil Development	No concerns subject to conditions
ESD/ Sustainability	No concerns subject to conditions
Transport Planning	No concerns subject to conditions

Advertising

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

- Sending notices to the owners and occupiers of adjoining land.
- Placing one sign on site facing Bowmore Road.

The notification has been carried out correctly.

Council has received two objections to date.

The location of the objectors is shown in Attachment 2.

Consultation

A consultative meeting was not held due to the objectors being unable to attend the scheduled time. Therefore, 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*).

Visual bulk

The proposal would replace the existing single storey dwelling with four double storey dwellings. However, the proposed double storey development would be appropriate to the neighbourhood and the site due to its context. Harrisfield Primary School and Harrisfield Shopping Centre are located to the immediate east of the subject site. There are double storey dwellings to the rear at 58 Bowmore Road (across the road to the west) and 73 Bowmore Road (four properties away to south which also abuts Harrisfield Primary School). The upper level component of the development has separation between each dwelling, providing visual relief when viewing the development from the adjoining properties. The landscaping associated with the development will also soften the appearance of built form. The articulated elevations also assist in minimising the appearance of visual bulk.

Overshadowing

The proposed built form is setback from the boundary as the proposed driveway is located adjoining the title boundary between the proposed site and No.79 Bowmore Road. The shadow diagrams submitted with the application demonstrate that the shadow cast on No.79 Bowmore Road is not greater than the shadow cast by the existing paling fence that separates the two properties. The development would not cause unreasonable overshadowing as guided by Standard B21, satisfying the objective of Clause 55.04-5 — Overshadowing open space.

Privacy

All windows of the first floor facing No.79 Bowmore Road, Noble Park would have a sill height of 1.7 metres above the floor level and would have fixed obscure glazing to prevent any overlooking into the adjoining properties. The development would not cause unreasonable overlooking as guided by Standard B22, satisfying the objective of Clause 55.04-6 — Overlooking.

Increased traffic

The proposed development would result in an intensification of the use of the land. The number of vehicles parked on-site would be four, which all utilize the common accessway. The site is accessed via Bowmore Road which is a Council collector road linking the Princes Highway to Kelvinside Road. Only residential properties access Bowmore Road. Considering the number of vehicle movements resulting from the development is not high, the increase in traffic generation is considered acceptable.

On-street car parking

The development proposal would retain the existing crossover connected to Bowmore Road and does not increase the number of crossovers. The proposal is also compliant with the requirements for two bedroom dwellings, as each dwelling has been provided with a single garage. Therefore the development complies with the purpose of Clause 52.06 as it would not reduce on-street car parking and provides adequate on-site car parking.

Assessment

Development

State and Local Planning Policy Framework

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

The objectives of Clause 15.01 *Urban Environment* and Clause 21.05-1 *Built Form* outline the key considerations in which a development must respond to urban design, character, streetscapes and landscape issues. It is considered that the proposal would provide a high quality building design which has regard to the surrounding environment, with the proposal presenting articulated building elevations to each of the sites interfaces that accommodates adequate setbacks for substantial landscaping. The proposal's compliance with Clause 22.09 and Clause 55 ensures that the development would achieve the objectives of Clause 15.01 and 21.05-1.

Clause 22.09 Assessment

Clause 22.09 directs the preferred character for all residential development within the municipality. In the assessment of the proposal against the design principles at Clause 22.09-3.1, the development demonstrates a design response considerate of the site's context. The proposal also addresses the design principles of Clause 22.09-3.3 for Incremental Change Areas, including housing type, building height, bulk and built form and site design. The preferred housing type for Incremental Change Areas is medium to high density, which is characterised by well designed and site responsive medium density infill development that respects the existing neighbourhood character. An assessment against the design principles of Clause 22.09 is included at Attachment 3 of this report. The assessment has revealed the following key issues:

Setbacks, front boundary and width

The proposed development would provide a front setback which would be in keeping with the predominant street pattern. However the encroachment of the fence enclosing the private open space of Dwelling 1 into the development's front setback would intrude into the streetscape. This fence would be in line with the porch of Dwelling 1 nullifying its encroachment, however the roof structure above the gate entry would be an unnecessarily dominant element within the front boundary. It is recommended that the roof structure above the fence to Dwelling 1's private open space be deleted, as a condition of any permit issued (See condition 1.1).

Bulk and built form

The Incremental Change Area seeks a preferred residential character which limits the rearmost dwelling of a development to single storey, unless it can be established that the visual impact of a double storey dwelling at the rear would not adversely affect the character of the area or sensitive interfaces. In this instance, the rear double storey dwelling would be appropriate in this context for the following reasons.

- At the rear of the site is the far rear corner of the school site, which is not a sensitive interface.
- There are commercial properties to the north and east which encompasses extensive built form on these sites.
- The site to the south has a garage located on the shared boundary, which is not a sensitive interface.
- There is tree planting and open space located along the northern boundary of the development to soften the interface to the adjoining habitable room windows and private open space.
- The upper floor is well setback from all sensitive boundary interfaces.

The assessment has revealed that this proposal provides a design response which is consistent with the preferred character envisaged by Clause 22.09-3.3.

Clause 55 Assessment

A Clause 55 Assessment is attached to this report at Attachment 4. The proposal achieves compliance with each standard and objective of Clause 55.

Car Parking

Clause 52.06 Assessment

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

The car parking spaces would be designed in accordance with Clause 52.06-9. Swept paths have been reviewed by Council's Transport Department who did not raise any concerns. The proposal has been assessed against the design guidelines of Clause 52.06-9 included at Attachment 4 of this report. The proposal complies with each of the design guidelines.

Conclusion

The proposed development would provide a design response which is consistent with the strategies and objectives of the Greater Dandenong Planning Scheme, including achieving compliance with the principles of Clause 22.09 and Clause 55, which demonstrates an appropriate design response for the site. The proposal would limit amenity impacts on the neighbouring properties thus respecting the existing character. The site is located within an Incremental Change Area with the proposed development contributing to the preferred character envisaged by the Planning Scheme. It is for these reasons that the proposal be recommended for approval.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as No. 81 Bowmore Road Noble Park, for the development of the land for four (4) double storey dwellings in accordance with the plans submitted with the application, subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:
 - 1.1. The roof structure above the fence to Dwelling 1's private open space deleted.

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

- 2. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.
- 3. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.
- 4. The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.
 - Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.
 - At all times, the landscaping must be maintained in good order in accordance with the endorsed landscape plan and schedule to the satisfaction of the Responsible Authority.
- 5. The development must be constructed in accordance with the design initiatives and commitments included in the Sustainable Design Assessment. No alterations to the endorsed sustainable design assessment can be made without written consent from the responsible authority.

- 6. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.
- 7. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority.
- 8. Collected stormwater must be retained onsite and discharged into the drainage system at pre development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required.
- 9. 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.
- 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. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.
- 12. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.
- 13. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.
- 14. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.
 - All glazing must at all times be maintained to the satisfaction of the Responsible Authority.

- 2.3.1 Town Planning Application No. 81 Bowmore Road, Noble Park (Planning Application No. PLN19/0034) (Cont.)
- 15. Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.
- 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.

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

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.

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.

MINUTE 1138

Moved by: Cr Sophie Tan Seconded by: Cr Tim Dark

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as No. 81 Bowmore Road Noble Park, for the development of the land for four (4) double storey dwellings in accordance with the plans submitted with the application, subject to the following conditions:

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- 3. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.
- 4. The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.

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

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

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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.

Councillor Zaynoun Melhem left the Chamber at 7.11pm.

CARRIED

STATUTORY PLANNING APPLICATIONS

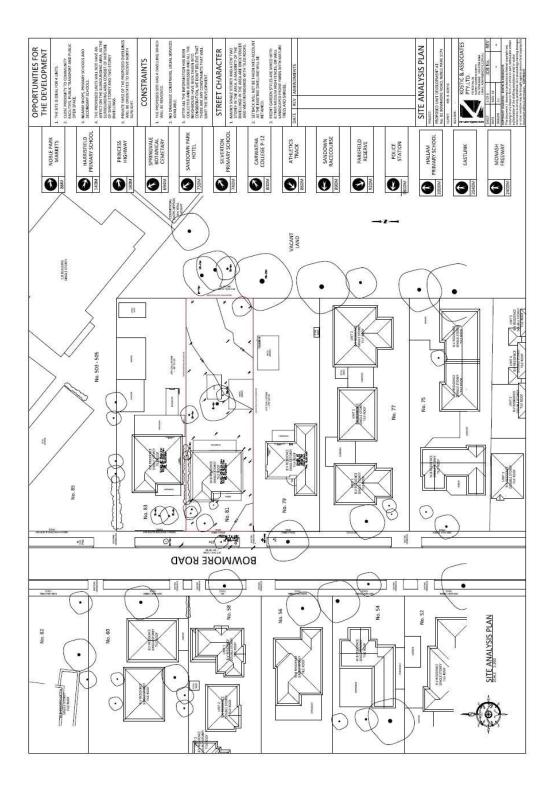
TOWN PLANNING APPLICATION – NO. 81 BOWMORE, NOBLE PARK (PLANNING APPLICATION NO. PLN19/0034)

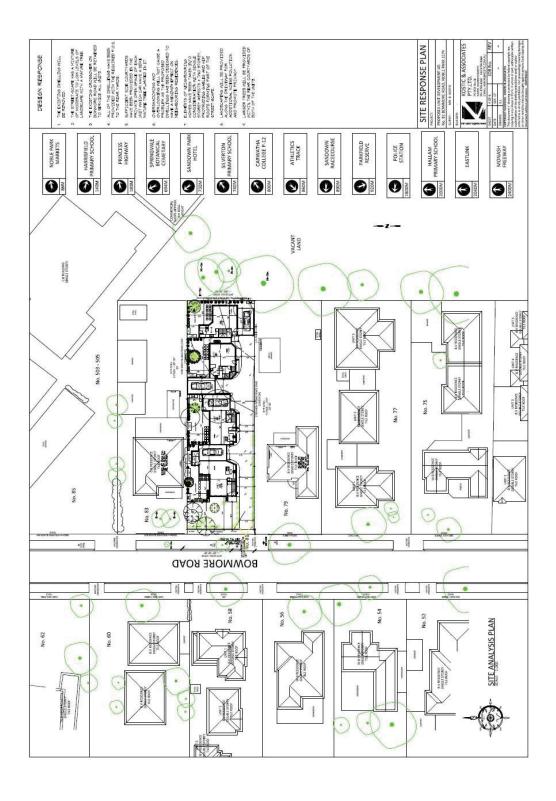
ATTACHMENT 1

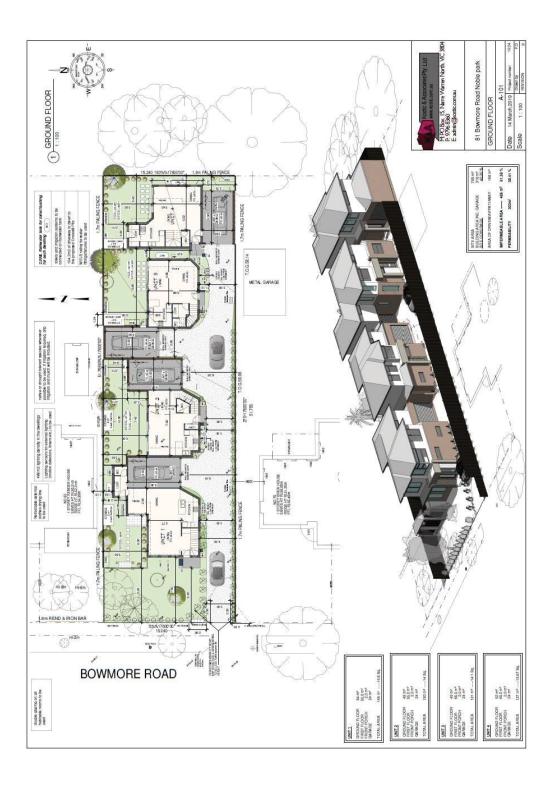
SUBMITTED PLANS

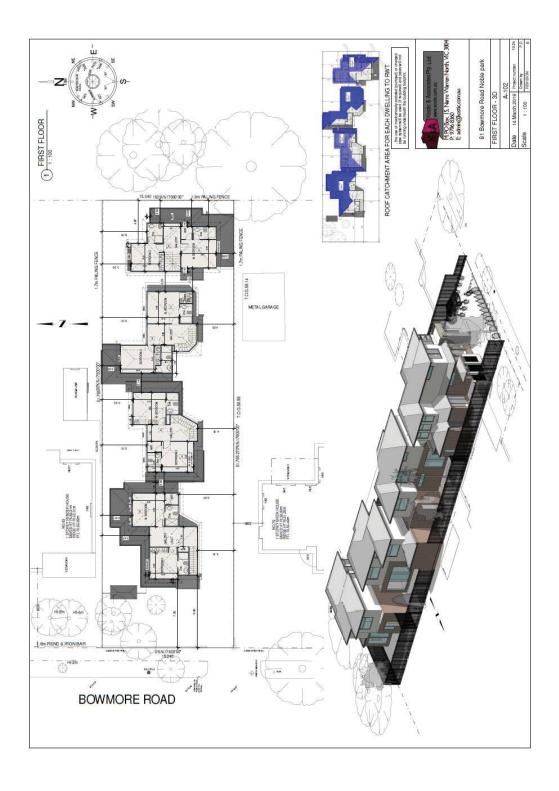
PAGES 12 (including cover)

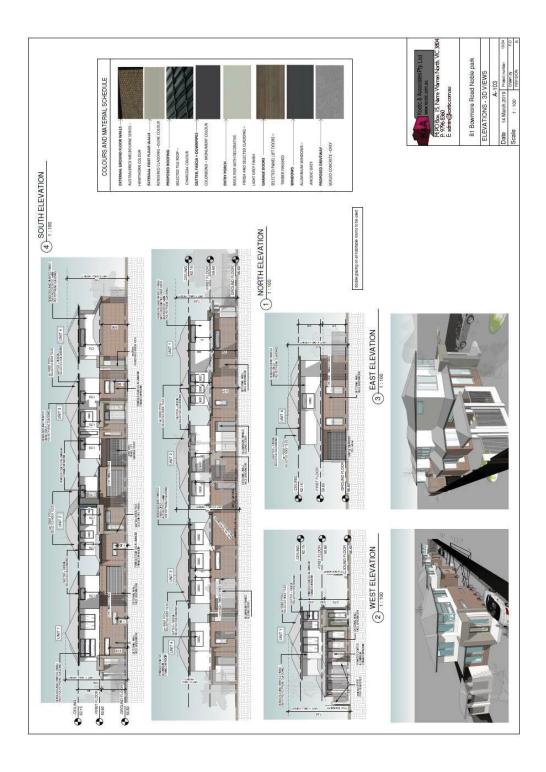
If the details of the attachment are unclear please contact Governance on 8571 5235.

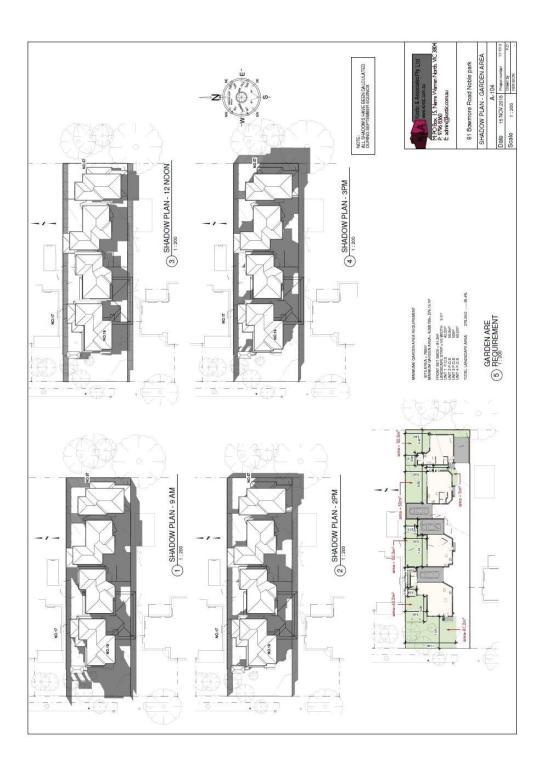


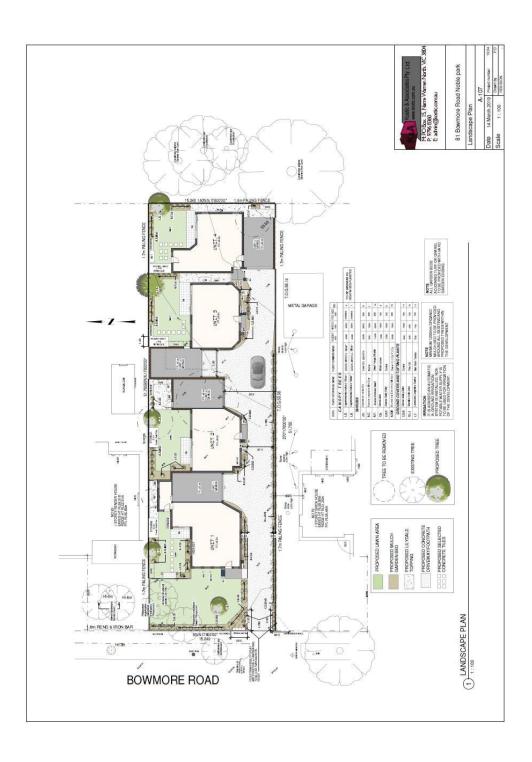




















STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 81 BOWMORE, NOBLE PARK (PLANNING APPLICATION NO. PLN19/0034)

ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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



STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 81 BOWMORE, NOBLE PARK (PLANNING APPLICATION NO. PLN19/0034)

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 9 (including cover)

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

Clause 22.09-3.1 Design Principles for all residential developments

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	✓ Principle met
	Windows.	All four (4) dwellings would incorporate active frontages including ground floor habitable room windows.
	Maximise the number of habitable room windows on all levels of	✓ Principle met
	residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.	The proposed development maximises the number of habitable room windows on all levels which would overlook the public realm, street, internal accessways and car parking areas.
	Use semi-transparent fences to the street frontage.	✓ Principle met
		No front fencing is proposed.
	Light communal spaces including main entrances and car parking	✓ Principle met
	areas with high mounted sensor-lights.	Mounted sensor lights above garages.
	Ensure that all main entrances are visible and easily identifiable	✓ Principle met
	from the street.	Each dwelling's main entrance would be visible and easily identifiable from the street.
	Locate non-habitable rooms such as bathrooms, away from	✓ Principle met
	entrances and street frontage.	Non-habitable rooms such as bathrooms are located away from entrances and street frontage.
Landscaping	Residential development should:	
	Provide substantial, high quality on-site landscaping, including	✓ Principle met
	screen planting and canopy trees along ground level front and side and rear boundaries.	The proposed development would be capable of providing substantial, high quality on-site landscaping, including screen planting and canopy trees along the ground level western front boundary, northern side boundary and the eastern rear boundary.
	Provide substantial, high quality landscaping along vehicular	✓ Principle met
	accessways.	The proposed development would be capable of providing substantial, high quality landscaping along the vehicular accessways.

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

	Include the planting of at least one substantial canopy tree to each	✓ Principle met
	front setback and ground level secluded private open space area.	The proposed development would be able to include the planting of at least one substantial canopy tree to the front setback of Dwelling 1 and to each ground level secluded private open space area.
	Planting trees that are common to and perform well in the area.	✓ Principle met
		The proposed development would be capable of planting trees that are common to and perform well in the area.
	Avoid the removal of existing mature trees by incorporating their	✓ Principle met
	retention into the site design.	The proposed development would avoid the removal of existing mature trees wherever possible.
	Use landscaping to soften the appearance of the built form when	✓ Principle met
	viewed from the street and to respect the amenity of adjoining properties.	The proposed development would be capable of using 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	✓ Principle met
	Principles.	The proposed development would be capable of providing landscaping that addresses the Safety Design Principles.
	Canopy trees should be planted in well proportioned	✓ Principle met
	setbacks/private open space that are sufficient to accommodate their future growth to maturity.	The proposed development would be capable of providing canopy trees planted in well proportioned setbacks/private open space that would be sufficient to accommodate their future growth to maturity.
	Landscaping should minimise the impact of increased storm water	✓ Principle met
	runoff through water sensitive urban design and reduced impervious surfaces.	The proposed development would be capable of providing landscaping which would minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.
	Landscaping should be sustainable, drought tolerant, and include	✓ Principle met
	indigenous species and be supported through the provision of rainwater tanks.	The proposed development would be capable of providing landscaping which would be sustainable, drought tolerant and include indigenous species. It would also be supported through the provision of rainwater tanks for each dwelling.
Car parking	The existing level of on-street car parking should be maintained by	✓ Principle met
	avoiding second crossovers on allotments with frontage widths less than 17 metres.	The application only proposed one crossover on a 15.24m wide frontage.

	On-site car parking should be:	✓ Principle met
	 Well integrated into the design of the building, 	On-site car parking would be well integrated into the design of the
	 Generally hidden from view or appropriately screened where necessary, 	dwellings, generally hidden from view and located to the side or tear of the site so as to not dominate the streetscape and maximise soft landscaping opportunities at ground level.
	 Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level. 	
	Where car parking is located within the front setback it should be:	✓ Principle met
	 Fully located within the site boundary; and 	No car parking is proposed within the front setback.
	 Capable of fully accommodating a vehicle between a garage or carport and the site boundary. 	
	Developments with basement car parking should consider flooding	✓ Principle met
	concerns where applicable.	Basement car parking is not proposed.
Setbacks,	Residential developments should:	
front boundary and	Provide a front setback with fence design and height in keeping with	✓ Principle met
width		The proposed development would provide a front setback which would be in keeping with the predominant street pattern.
	Maintain the apparent frontage width pattern.	✓ Principle met
		The apparent frontage width pattern would be maintained.
	Provide appropriate side setbacks between buildings to enable	✓ Principle met
	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.	Appropriate side setbacks would be provided between buildings to enable screen planting and generous side setbacks are provided along the northern boundary to enable the planting and future growth of trees to maturity.
	Provide open or low scale front fences to allow a visual connection	✓ Principle met
	between landscaping in front gardens and street tree planting.	No front fencing is proposed.
Private open	All residential developments should provide good quality, useable	✓ Principle met
sbace	private open space for each dwelling directly accessible from the main living area.	Each dwelling would provide good quality, useable private open space for each dwelling which would be directly accessible from the main living area.
	Ground level private open space areas should be able to	✓ Principle met
	accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.	Ground level private open space areas would be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.

	Private onen space should be positioned to maximise solar access	✓ Princinle met
		Private open space would be positioned to maximise solar access.
	Upper floor levels of the same dwelling should avoid encroaching	✓ Principle met
	secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	The upper floors of each dwelling would generally avoid encroaching over their respective secluded private open space areas.
	Upper level dwellings should avoid encroaching the secluded	✓ Principle met
	private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.	There are no upper level dwellings proposed above a separate lower level dwelling.
Bulk & Built	All residential developments should respect the dominant façade	✓ Principle met
Form	pattern of the streetscape by:	The proposed dwellings would respect the dominant façade pattern
	 Using similarly proportioned roof forms, windows, doors and verandahs; and 	of the streetscape by using similarly proportioned hipped roof forms, windows, doors and front porch and maintaining a similar proportion
	 Maintaining the proportion of wall space to windows and door openings. 	of wall space to windows and door openings.
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	V Principle met No balconies are proposed as part of this development.
	The development of new dwellings to the rear of existing retained dwellings is discouraged where:	V Principle met The amplication does not propose to retain the existing dwelling
	 The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or 	
	 The retention of the existing dwelling detracts from the identified future character. 	
	On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:	 Principle met The site is not adjacent to any identified heritage buildings.
	 Not exceeding the height of the neighbouring significant building; 	
	 Minimising the visibility of higher sections of the new building; and 	
	 Setting higher sections back at least the depth of one room from the frontage. 	
Site Design	Residential development should:	

	Preserve the amenity of adjoining dwellings through responsive site	✓ Principle met
	design that considers the privacy, solar access and outlook of adjoining properties.	The proposed development would preserve the amenity of adjoining dwellings through a responsive site design that considers the privacy, solar access and outlook of adjoining properties.
	Maximise thermal performance and energy efficiency of the built	✓ Principle met
	form by addressing orientation, passive design and fabric performance	The proposed development would maximise thermal performance and energy efficiency of the built form by addressing orientation and passive design.
	Ensure that building height, massing articulation responds	✓ Principle met
	sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.	The proposed development would 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	✓ Principle met
	ensure the retention of existing trees and to accommodate the future growth of new trees.	The proposed development would provide sufficient setbacks to accommodate the future growth of new trees.
	Provide suitable storage provisions for the management of	✓ Principle met
	operational waste	Rubbish and recycling bins are shown for each dwelling.
	Appropriately located suitable facilities to encourage public	✓ Principle met
	transport use, cycling and walking.	Bus route 800 runs along Princes Highway approximately 130m north-east of the subject site. Residents would be able to walk and cycle to and from the subject site.
Materials &	Residential development should:	
FINISNES	Use quality, durable building materials and finishes that are	✓ Principle met
	designed for residential purposes.	The proposed development would comprise of face brick at ground floor level and cladding at first floor level.
	Avoid the use of commercial or industrial style building materials	✓ Principle met
	and finishes.	The proposed development would not include any commercial or industrial style building materials or finishes.
	Avoid using materials such as rendered cement sheeting,	✓ Principle met
	unarticulated surfaces and excessive repetitive use of materials.	The proposed development would not include any rendered cement sheeting, unarticulated surfaces or excessive repetitive use of materials.
	Use a consistent simple palette of materials, colours finishes and	✓ Principle met
	architectural detailing.	The proposed development would use a consistent simple palette of materials, colour finishes and architectural detailing.

	Maximise the ongoing affordability and sustainability of residential	✓ Principle met
	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.	The proposed development would maximise the ongoing affordability and sustainability of residential developments through selection of low maintenance, resource and energy efficient materials and finishes that can be reasonable expected to endure for the life of the building.
Domestic services normal to a	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:	
dwelling and Building services	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.	✓ Principle met Domestic and building services could be visually integrated into the design of the development and appropriately positioned or screened so as not be seen from the street or adjoining properties.
	Be designed to avoid the location of domestic and building services:	✓ Principle met
	 Within secluded private open space areas, including balconies; and 	The proposed development could be designed to avoid the location of domestic and building services within secluded private open
	 Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. 	space areas and where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.
Internal	Residential development should:	
Amenity	Ensure that dwelling layouts have connectivity between the main	✓ Principle met
	living area and private open space.	The proposed development would 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.	✓ Principle met
		The proposed development has been designed to avoid reliance on borrowed light to habitable rooms.
	Ensure that balconies and habitable room windows are designed	✓ Principle met
	and located to reduce the need for excessive screening.	No balconies are proposed. Habitable room windows would be designed and located to reduce the need for excessive screening.
	Ensure that dwellings without ground level main living areas meet	✓ Principle met
	the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	No dwellings without ground level main living areas are proposed.

Clause 22.09	Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)	General Residential Zone (GRZ)
Preferred	The preferred housing type for the Incremental Change Area is	✓ Principle met
housing type	medium densily.	The proposed development would be a medium density development.
Building	The preferred maximum building height for land within the GRZ1	✓ Principle met
Height	and GRZ2 is up to 2 storeys, including ground level.	The proposed development would be a maximum of two storeys in height, including ground level.
Landscaping	Residential development should use landscaping to create a	✓ Principle met
	landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties	The proposed development would be capable of using landscaping to create a landscape character, particularly canopy trees in front and rear gardens.
Setbacks,	Parking, paving and car access within the front boundary setback	✓ Principle met
front boundary and width	should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	Parking, paving and car access within the front setback would be limited to a single accessway which would maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.
Private open	Residential development should provide secluded private open	✓ Principle met
space	space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.	The proposed development would 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 & Built	Residential development should:	
Form	Ensure that the built form respects the scale of existing prevailing	✓ Principle met
	built form character and responds to site circumstances and streetscape;	The proposed development would respect the scale of existing prevailing built form character and would respond to site circumstances and streetscape.
	Provide separation between dwellings at the upper level;	✓ Principle met
		The proposal would provide at least 2.1 metres between each dwelling at first floor, providing adequate separation at the upper level.
	Retain spines of open space at the rear of properties to maximise	✓ Principle met
	landscaping opportunities and protect private secluded open space;	There is no clear spine of open space at the rear of the properties on the eastern side of Bowmore Road.

Position more intense and higher elements of built form towards the	✓ Principle met
front and centre of a site, transitioning to single storey elements to the rear of the lot.	The four (4) proposed double storey dwellings would each have an upper level building footprint smaller than the ground floor. The built form would be evenly spread across the site with separation between each dwelling providing an appropriate design response to the neighbourhood and the site.
The rearmost dwelling on a lot should be single storey to ensure the	✓ Principle met
identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private sectuded open space.	The rear double storey dwelling would be appropriate in this context for the following reasons:
Two storey dwellings to the rear of a lot may be considered where:	At the rear of the site is the far rear corner of the school site, which is not a sensitive interface.
 The visual impact of the building bulk does not adversely affect the identified future character of the area; 	 There are commercial properties to the north and east which encompasses extensive built form on these sites.
 Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; 	 The site to the south has a garage located on the shared boundary, which is not a sensitive interface. There is tree planting and open space located along the
 The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; 	northern boundary of the development to soften the interface to the adjoining habitable room windows and
 Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; 	private open space.
Upper storey components are well recessed from adjoining sensitive interfaces.	
Residential development should be well articulated through the use	✓ Principle met
or contrast, texture, variation in forms, materials and colours.	The proposed development would be well articulated through the use of contrast, texture, variation in forms, materials and colours.

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 81 BOWMORE, NOBLE PARK (PLANNING APPLICATION NO. PLN19/0034)

ATTACHMENT 4

CAUSE 52.06 ASSESSMENT

PAGES 8 (including cover)

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

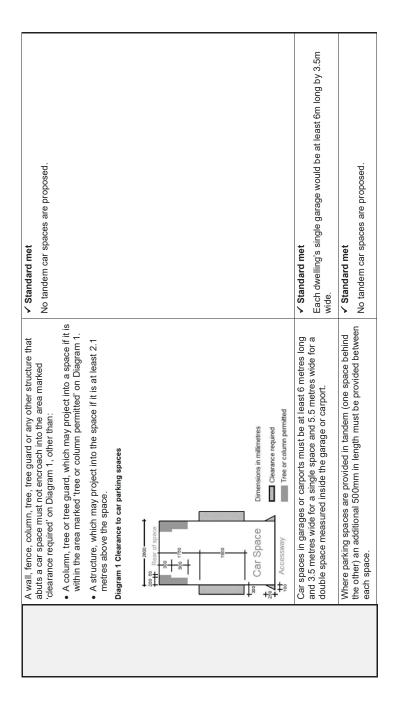
Clause 52.06-9 Design standards for car parking

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	Accessways must:	✓ Standard met
standard 1 - Accessways	Be at least 3 metres wide.	The proposed accessway would be a minimum of 3m wide along its entire length.
	Have an internal radius of at least 4 metres at changes of	✓ Standard met
	direction or intersection or be at least 4.2 metres wide.	The proposed accessway would be at least 4.2m wide at changes of direction.
	 Allow vehicles parked in the last space of a dead-end accessway 	✓ Standard met
	in public car parks to exit in a forward direction with one manoeuvre.	Vehicles associated with Dwelling 4 would be able to exit the site in a forward direction with one manoeuvre.
	Provide at least 2.1 metres headroom beneath overhead	✓ Standard met
	obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	No overhead obstructions are proposed above the accessway.
	• If the accessway serves four or more car spaces or connects to a	✓ Standard met
	road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction.	The accessway would serve four car spaces and cars would be able to exit the site in a forward direction.
	• Provide a passing area at the entrance at least 5 metres wide and	✓ Standard met
	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.	A passing area is not required as less than 10 spaces are proposed.

 Have a corner splay or area at least 50 percent clear of visual 	✓ Standard met
obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	A corner splay is shown along the frontage road from the edge of the exit lane for the accessway.
If an accessway to four or more car parking spaces is from land in a Standard met	✓ Standard met
Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.	Bowmore Road is not in a Road Zone.
se is from a road, the width of the accessway	✓ Standard met
may include the road.	The entry to the car spaces is not directly from the road.

Design		and accessways r	nust have the minir	mnm	✓ Standard met
standard 2 -	dimensions as outlined in Table 2.	ed In Table 2.			No tandem car spaces are proposed.
Car parking	Table 2: Minimum dimensions of car parking spaces and accessways	nsions of car parkin	ig spaces and accessv	ways	-
	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	
	°09	4.9 m	2.6 m	4.9 m	
	°06	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	
	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 asle 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 AS280.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS280.6-2009 (disabled).	off street). The dimensions in Table 2 va off street). The dimensiss to marked spaces to 2 2 are to be used in 1 1 except for disabled 2 itsabled).	rry from those shown in Table 2 provide improved operation preference to the Austra spaces which must achie	the Australian allocate more ion and access. alian Standard eve Australian	



	Where two or more car parking spaces are provided for a dwelling,	✓ Standard met
	at least one space must be under cover.	Each dwelling has only been provided with one (1) car space within a single garage.
	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.	✓ Standard met No disabled car parking spaces are proposed.
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 The accessway would be relatively flat.
	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.	✓ Standard met No ramps are proposed.
	Table 3: Ramp gradients Type of car park Length of ramp Maximum grade Public car parks 20 metres or less 1:5 (20%)	
	Indian Companies 1:6 (16.7%)	
	parks 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.	Standard met No ramps are proposed.

	Dlane must include an accessment of arade changes of areater	/ Standard mot
	than 1:5.6 (18 per cent) or less than 3 metres apart for clearances,	This is not relevant.
	to the satisfaction of the responsible authority.	
Design	Mechanical parking may be used to meet the car parking	✓ Standard met
standard 4:	requirement provided:	No mechanical parking is proposed.
Mechanical parking	 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	✓ Standard met
	not allowed to visitors unless used in a valet parking situation.	No mechanical parking is proposed.
	The design and operation is to the satisfaction of the responsible	✓ Standard met
	authority.	No mechanical parking is proposed.
Design	Ground level car parking, garage doors and accessways must not	✓ Standard met
standard 5: Urban	visually dominate public space.	Ground level car parking, garage doors and the accessways would not visually dominate public space.
	Car parking within buildings (including visible portions of partly	✓ Standard met
	submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	Car parking within each dwelling's garage would be screened with a horizontal cladded garage door.
	Design of car parks must take into account their use as entry points	✓ Standard met
	to the site.	The proposed development does not include car parking at the entry point of the site.
	Design of new internal streets in developments must maximise on	✓ Standard met
	street parking opportunities.	The provision of one crossover to the Bowmore Road frontage of the site would maximise on street parking opportunities.
Design	Car parking must be well lit and clearly signed.	✓ Standard met
standard 6:		The car parking area would be capable of being well lit.

Safoty	The design of car parks must maximise natural surveillance and	Standard mot
Salety	pedestrian visibility from adjacent buildings	
		The design of the car parking area would maximise natural surveillance and pedestrian visibility from the adjacent dwellings.
	Pedestrian access to car parking areas from the street must be	✓ Standard met
	convenient.	Pedestrian access to the car parking areas from the street would be via the common accessway.
	Pedestrian routes through car parking areas and building entries	✓ Standard met
	and other destination points must be clearly marked and separated from traffic in high activity parking areas.	The accessway and car parking within the proposed development would not be high activity parking areas.
Design	The layout of car parking areas must provide for water sensitive	✓ Standard met
standard 7: Landscaping	urban design treatment and landscaping.	The layout of the car parking area would provide for landscaping.
	Landscaping and trees must be planted to provide shade and	✓ Standard met
	shefter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	Landscaping and trees could be planted along the accessway to provide shade and shelter and soften the appearance of ground level car parking.
	Ground level car parking spaces must include trees planted with	✓ Standard met
	flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	Trees planted with flush grilles are not required for residential developments such as the current proposal.

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 81 BOWMORE, NOBLE PARK (PLANNING APPLICATION NO. PLN19/0034)

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 20 (including cover)

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

ASSESSMENT - CLAUSE 55

Clause 55.02-1 Neighbourhood character

Standard B1		✓ Standard met
	and the site.	The proposed four (4) double storey dwellings would be appropriate to the neighbourhood and the site. Harrisfield Primary School and Harrisfield Shopping Centre are located to the immediate east of the subject site. There are double storey dwellings to the rear at 58 Bowmone Road (across the road to the west) and 73 Bowmore Road (four properties away to south which also abuts Harrisfield Primary School.
	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	Standard met The proposed four (4) double storey dwellings would respect the existing and preferred neighbourhood character and respond to the features of the site.
Clause 55.0	Clause 55.02-2 Residential policy objectives	
Standard B2	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 A Planning Report was submitted with the application.
Clause 55.0	Clause 55.02-3 Dwelling diversity objective	
Standard B3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	Standard met The proposed development is for only four (4) dwellings.
Clause 55.0	Clause 55.02-4 Infrastructure objectives	
Standard B4	Standard B4 Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	Standard met The proposed development would be connected to reticulated services in this established residential area.

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

	Development should not unreasonably exceed the capacity of utility	✓ Standard met
	services and infrastructure, including reticulated services and roads.	The proposed development of the site for four (4) dwellings would not unreasonably exceed the capacity of utility services and infrastructure.
	In areas where utility services or infrastructure have little or no	✓ Standard met
	spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	There is no evidence to suggest that the subject site is located in an area where utility services or infrastructure have little or no spare capacity.
Clause 55.0	Clause 55.02-5 Integration with the street objective	
Standard B5		✓ Standard met
	links that maintain or enhance local accessibility.	Each dwelling would have vehicle and pedestrian access via the common accessway.
	Developments should be oriented to front existing and proposed	✓ Standard met
	streets.	Dwelling 1 would front Bowmore Road to the west, whilst the other dwellings would front the common accessway.
	High fencing in front of dwellings should be avoided if practicable.	✓ Standard met
		No front fencing is proposed. The secluded private open space of Dwelling 1 would have a 1.8m high fence (25% translucent) which would encroach into the front setback by approximately 1.2m to allow for a 30sqm secluded private open space with a minimum dimension of 5m. This would be in line with the front porch of Dwelling 1 which is an allowable encroachment as long as the maximum height does not exceed 3.6m.
	Development next to existing public open space should be laid out	✓ Standard met
	to complement the open space.	The subject site does not adjoin any public open space.
Clause 55.0	Clause 55.03-1 Street setback objective	
Standard B6		✓ Standard met
	uskalice specified in a solecture to the zone. <u>GRZ</u> : 7.5 metres or as per Table B1, whichever is the lesser.	Dwelling 1 would have a front setback from Bowmore Road of 7.5m.

	Table B1 Street setback			
	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 avisting buildings on the abuting alloments 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 abuting 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	
	TI SHIP ST TI ST T	unters is a budaning of in the front street, the same distance as the setback of the front wall of the existing building on the abuting allothent facing the front street or 9 metres. Whichever is the lesser. If there is no building on the abuting allothent and the street or 9 metres.	Thom was on least development froming the side street of a corner site should be schoold at least the same distance as the same distance as the same distance as the any existing building on the any existing building on the abuting alloment facing the side street or 3 metres, whichever is the lesser.	
		lacing the ront street, or metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	site should be setback the same distance as the same distance as the same distance as the same distance as the same distance of the same distance of the same shoulding on the sabuting allotment facing the side street or 2 metres, whilehever is the lesser.	
Clause 55.0	Clause 55.03-2 Building height objective	ht objective		
Standard B7	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.	eight should not excer ne, schedule to the zo	ed the maximum one or an overlay that	Standard met The proposed maximum height is 7.32m.
	<u>GRZ</u> : 11 metres / 3 storeys <u>mandatory</u> maximum (refer Clause 32.08-9)	eys <u>mandatory</u> maxı	mum (refer Clause	

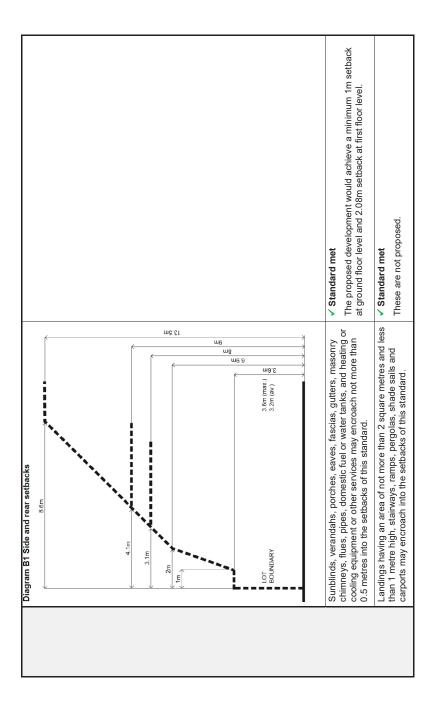
	If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.	N/A
	Changes of building height between existing buildings and new	✓ Standard met
	bulldings snould be graduated.	The adjoining property to the south at 79 Bowmore Road contains a single storey dwelling. The adjoining site to the north at 83 Bowmore Road also contains a single storey dwelling.
Clause 55.0	Clause 55.03-3 Site coverage objective	
Standard B8	The site area covered by buildings should not exceed:	✓ Standard met
	 The maximum site coverage specified in a schedule to the zone, or 	The proposed site coverage would be 40.3%.
	 If no maximum site coverage is specified in a schedule to the zone, 60 per cent. 	
	GRZ1: 60% (none specified)	
Clause 55.0	Clause 55.03-4 Permeability objectives	
Standard B9	The site area covered by the pervious surfaces should be at least:	✓ Standard met
	 The minimum areas specified in a schedule to the zone, or 	The proposed permeable area would be 38.41%.
	 If no minimum is specified in a schedule to the zone, 20 per cent of the site. 	
	<u>GRZ1</u> : 30%	
Clause 55.0	Clause 55.03-5 Energy efficiency objectives	
Standard	Buildings should be:	✓ Standard met
B10	 Oriented to make appropriate use of solar energy. 	The proposed dwellings would be oriented to take advantage of
	 Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	solar energy from the east, north and west. They have been sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
	Living areas and private open space should be located on the north	✓ Standard met
	side of the development, if practicable.	Each dwelling's living area would be located on the northern side of each dwelling and each would have access to a north facing window.
		Each dwelling's private open space area would be located to the north of each dwelling and each would have a northern aspect.

<u></u>		
	acing windows is maximised.	Dwelling 1 would have two (2) north-facing windows which would have solar access at ground floor level and four (4) north-facing windows at first floor level.
		Dwelling 2 would have two (2) north-facing windows which would have solar access at ground floor level and three (3) north-facing windows at first floor level.
		Dwelling 3 would have two (2) north-facing windows at ground floor level and three (3) north-facing windows which would have solar access at first floor level.
		Dwelling 4 would have two (2) north-facing windows at ground floor level and one (1) north-facing window which would have solar access at first floor level.
Clause 55.03	Clause 55.03-6 Open space objective	
ndard	If any public or communal open space is provided on site, it should:	✓ Standard met
B11	 Be substantially fronted by dwellings, where appropriate. 	No public or communal open space is proposed on site.
•	 Provide outlook for as many dwellings as practicable. 	
•	 Be designed to protect any natural features on the site. 	
-	Be accessible and useable.	
Clause 55.03	Clause 55.03-7 Safety objective	
Idard	Entrances to dwellings and residential buildings should not be	✓ Standard met
B12	obscured or isolated from the street and internal accessways.	The entry to each dwelling would be visible from Bowmore Road to the west.
_	Planting which creates unsafe spaces along streets and	✓ Standard met
	accessways snould be avoided.	The application does not propose any planting which would create unsafe spaces along Bowmore Road or the common accessway.

	Downloamonto about to decimal to many de propins de principality	O tours of mot
	Developments should be designed to provide good lighting, visibility	• Standard met
	ariu sul velitarice ol car pans ariu interna accessways.	Dwelling 1 would have two (2) windows at ground floor level facing the common accessway and three (3) windows at first floor level facing the common accessway.
		Dwelling 2 would have three (3) windows at ground floor level facing the common accessway and five (5) windows at first floor level facing the common accessway.
		Dwelling 3 would have four (4) windows at ground floor level facing the common accessway and five (5) windows at first floor level facing the common accessway.
		Dwelling 4 would have no windows at ground floor level facing the common accessway and three (3) windows at first floor level facing the common accessway
	Private spaces within developments should be protected from	✓ Standard met
	Inappropriate use as public thoroughtares.	Each dwelling's private open space would be protected from inappropriate use as a public thoroughfare.
Clause 55.0	Clause 55.03-6 Landscaping objectives	
Standard	The landscape layout and design should:	✓ Standard met
B13	 Protect any predominant landscape features of the neighbourhood. 	The layout of the development and landscaping would allow for the intended growth of the nominated species. The first floor has been
	• Take into account the soil type and drainage patterns of the site.	setback from the boundaries to provide adequate space to accommodate this growth.
	 Allow for intended vegetation growth and structural protection of buildings. 	Overall, the landscaping would provide for safe, attractive and functional environment which is aesthetically pleasing for residents
	 In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. 	and neighbouring properties.
	 Provide a safe, attractive and functional environment for residents. 	
	Development should provide for the retention or planting of trees,	✓ Standard met
	where these are part of the character of the neighbourhood.	The large tree within the backyard of the existing dwelling could not be retained as part of the development due to its central location within the site. The removal of this tree could be offset by the five new trees which are proposed.
	Development should provide for the replacement of any significant	✓ Standard met
	trees that have been removed in the 12 months prior to the application being made	It does not appear as though any trees have been removed from the site in the 12 months prior to the application being made.

	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	 Standard met Landscape themes are clearly depicted on the landscape plan through the use of native species and varied surface materials.
	Development should meet any additional landscape requirements specified in a schedule to the zone. All schedules to all residential zones: "70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."	Standard met More than 70% of the ground level western setback would be capable of being planted with substantial landscaping and canopy trees. The northern side and the eastern rear setbacks would also be capable of being planted with substantial landscaping and canopy trees.
Clause 55.0	Clause 55.03-9 Access objective	
Standard	The width of accessways or car spaces should not exceed:	✓ Standard met
B14	• 33 per cent of the street frontage, or	Less than 40% of the Bowmore Road street frontage would be
	 if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. 	taken up by the common accessway.
	No more than one single-width crossover should be provided for	✓ Standard met
	each dwelling fronting a street.	Only one (1) single width accessway is proposed.
	The location of crossovers should maximise retention of on-street	✓ Standard met
	car parking spaces.	The retention of the existing crossover would maximise the retention of on-street car parking spaces.
	The number of access points to a road in a Road Zone should be	✓ Standard met
	minimised.	Bowmore Road is not in a Road Zone.
	Developments must provide for access for service, emergency and	✓ Standard met
	delivery vehicles.	The proposed development would provide access for service, emergency and delivery vehicles.
Clause 55.0	Clause 55.03-10 Parking location objectives	
Standard	Car parking facilities should:	✓ Standard met
B15	 Be reasonably close and convenient to dwellings and residential buildings. 	Car parking facilities for each dwelling would be close and convenient for each dwelling. The garage of each dwelling would be
	• Be secure.	secure and would be capable of being well ventilated.
	 Be well ventilated if enclosed. 	

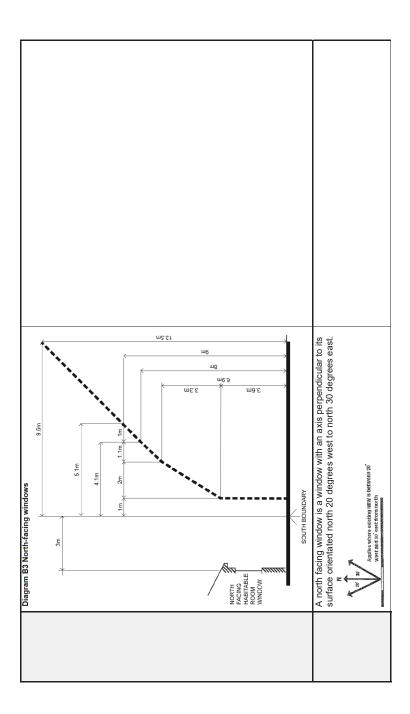
	Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	Standard met Dwelling 1 and 2's south-facing ground floor Kitchen windows would be setback less than 1m from the common accessway and have a minimum sill height of less than 1.4m above the common accessway, whilst Dwelling 3's south-facing ground floor Dining accessway, whilst Dwelling 3's south-facing ground floor Dining above the common accessway. Each of these windows would have double glazing to protect residents from vehicle noise impacts, satisfying the standard.
Clause 55.0	Clause 55.04-1 Side and rear setbacks objective	
Standard B17	A new building not on or within 200mm of a boundary should be setback from side or rear boundaries: • At least the distance specified in a schedule to the zone, or • 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.	✓ Standard met All dwellings within the proposed development would be setback more than 1m from all boundaries at ground floor level (for all walls not constructed on the boundary). All dwellings within the proposed development would be setback more than 2.08m from all boundaries at first floor level.



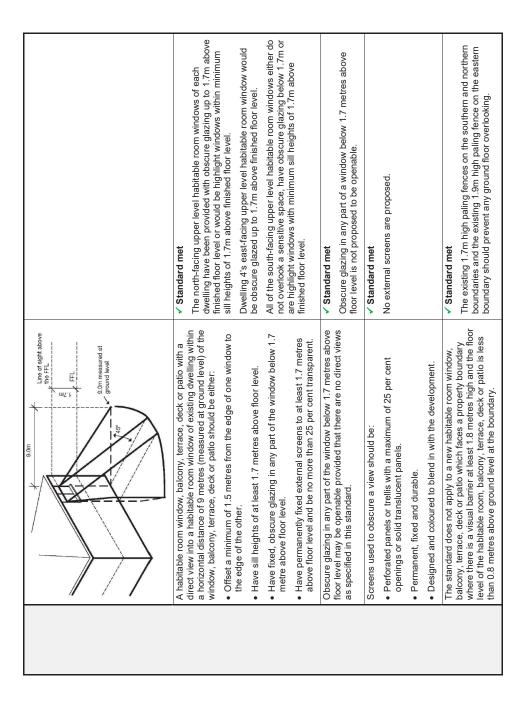
Clause 55.04-2 Walls on boundaries objective

Standard	A new wall constructed on or within 200mm of a side or rear	✓ Standard met
B18	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:	Dwelling 3's garage wall on the northern boundary would be less than 10m in length.
	 For a length of more than the distance specified in the schedule to the zone; or 	Dwelling 4's garage wall on the southern boundary would also be less than 10m in length.
	 If no distance is specified in a schedule to the zone, for a length of more than: 	
	 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or 	
	 Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. 	
	A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.	Standard met There are no side or rear boundaries which would be fully abutted by a new wall or carport.
	A building on a boundary includes a building set back up to 200mm from a boundary.	Standard met Dwelling 3's northern garage wall would sit just off the northern boundary and Dwelling 4's southern garage wall would sit just off the southern boundary.
	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.	 Standard met The maximum height of Dwelling 3's garage wall on the boundary is 3.2m. The maximum height of Dwelling 4's garage wall on the boundary is 3m.
Clause 55.0	Clause 55.04-3 Daylight to existing windows objective	
Standard B19	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.	V Standard met There are no existing dwellings to the east. The existing dwelling to south at 79 Bowmore Road has a north-facing habitable room window which is setback at least 3.28m from the boundary and therefore would have at least 1m clear to the sky. The existing dwelling to the north at 83 Bowmore Road has a south-facing habitable room window which is setback at least 1m from the boundary and therefore would have at least 1m clear to the sky.

closest to the adjoining dwelling at 83 Bowmore Road and therefore the shared boundary with the subject site, and the southern garage does not need to be setback any further from the nearest habitable wall of Dwelling 1 opposite the existing north-facing habitable room window at 79 Bowmore Road is setback 6.18m from the shared The existing dwelling at 79 Bowmore Road is setback 3.28m from The existing north-facing habitable room window of the existing dwelling at 79 Bowmore Road is more than 3m from the shared boundary with the subject site. The north facing wall of Dwelling 1 would have a height of 3m room window of the adjoining property at 83 Bowmore Road. Standard met Standard met boundary. habitable room window should be set back from the window at least Walls or carports more than 3 metres in height opposite an existing 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 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 The arc may height is measured from the floor level of the room containing the 50 per cent of the height of the new wall if the wall is within a 55 every metre of height over 6.9 metres, for a distance of 3 metres Where the existing window is above ground floor level, the wall Clause 55.04-4 North-facing windows objective from the edge of each side of the window. Diagram B2 Daylight to existing windows Wall setback from existing window. Standard B20



Clause 55.0	Clause 55.04-5 Overshadowing open space objective	
Standard	Where sunlight to the secluded private open space of an existing	✓ Standard met
B21	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 3am on 22 Sept.	Harrisfield Primary School to the east would not be affected by overshadowing from the proposed development at 9am or 12pm, but would have some overshadowing at 2pm and 3pm.
		The site to the south at 79 Bowmore Road would have some overshadowing from the proposed development at 9am, 12pm, 2pm and 3pm.
		The site to the north at 83 Bowmore Road would not be affected by overshadowing from the proposed development.
		Overall, 75% of the secluded private open space areas of the adjoining properties would receive at least 5 hours of sunlight between 9am and 3pm on September 22.
	If existing sunlight to the secluded private open space of an existing	✓ Standard met
	dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	The existing sunlight to the secluded private open space of the existing adjoining properties is not currently less than the requirements of this standard.
Clause 55.0	Clause 55.04-6 Overlooking objective	
Standard B22	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. Diagram B4 Overlooking open space **CHARGE STATES STATE	Standard met Standard met The north-facing upper level habitable room windows of each dwelling have been provided with obscure glazing up to 1.7m above finished floor level or would be highlight windows within minimum sill heights of 1.7m above finished floor level. Dwelling 4's east-facing upper level habitable room window would be obscure glazed up to 1.7m above finished floor level. All of the south-facing upper level habitable room windows either do not overlook a sensitive space, have obscure glazing below 1.7m or are highlight windows with minimum sill heights of 1.7m above finished floor level.
	dwelling new dwelling	



Clause 55.04-7 Internal views objective

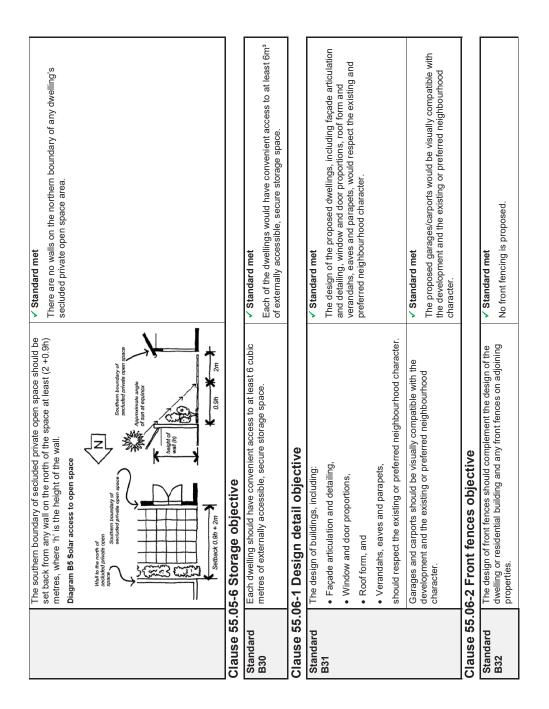
Standard B23	windows and barconies should be designed to prevent overlooking one than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	Variation in the problems of t
		Dwelling 2 does not have any west-facing upper level windows and all of its north-facing upper level windows are provided with obscure glazing up to 1.7m above finished floor level and would therefore not overlook Dwelling 1's secluded private open space area. It also does not have any east-facing upper level windows which would overlook Dwelling 3's secluded private open space area. It
		Dwelling 3 does not have any west-facing upper level windows which would overlook Dwelling 2's secluded private open space area and all of its north-facing upper level windows are provided with obscure glazing up to 1.7m above finished floor level and would therefore not overlook Dwelling 2's secluded private open and a legal does not have any east facing in pact and have any east facing in pact.
		space area, it also upes not have any east-taining upper level windows which would overlook Dwelling 3's secluded private open space area. It also does not have any east-facing upper level windows which would overlook Dwelling 4's secluded private open space area.
		Dwelling 4 does not have any west-facing upper level windows which would overlook Dwelling 3's secluded private open space area and its north-facing upper level window would be provided with obscure glazing up to 1.7m above finished floor level and would therefore not overlook Dwelling 3's secluded private open space
Clause 55.0	Clause 55.04-8 Noise impacts objectives	11000
Standard	Noise sources, such as mechanical plant, should not be located	✓ Standard met
B24	near bedrooms of immediately adjacent existing dwellings.	No mechanical plant is proposed to be located near the bedrooms of any immediately adjacent existing dwellings.
	Noise sensitive rooms and secluded private open spaces of new	✓ Standard met
	dwelings and residential buildings should take into account of noise sources on immediately adjacent properties.	The proposed development has taken this into account.
	Dwellings and residential buildings close to busy roads, railway	✓ Standard met
	lines or industry should be designed to limit noise levels in habitable rooms.	The subject site is not located near a busy road, railway line or industrial area.

Clause 55.05-1 Accessibility objective

Standard	The dwelling entries of the ground floor of dwellings and residential	✓ Standard met
B25	buildings should be accessible or able to be easily made accessible to people with limited mobility.	The dwelling entries of the ground floor of each dwelling would be accessible or able to be easily made accessible to people with limited mobility.
Clause 55.0	Clause 55.05-2 Dwelling entry objective	
Standard	Entries to dwellings and residential buildings should:	✓ Standard met
B26	 Be visible and easily identifiable from streets and other public areas. 	The entry to each dwelling would be visible from Bowmore Road to the west.
	 Provide shelter, a sense of personal address and a transitional space around the entry. 	Each dwelling would have a porch adjoining each front entry which would provide shelter, a sense of personal address and a transitional space around the entry.
Clause 55.0	Clause 55.05-3 Daylight to new windows objective	
Standard	A window in a habitable room should be located to face:	✓ Standard met
B27	 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 	All habitable room windows within the proposed development would face an outdoor space clear to the sky or a light court with a minimum area of 3 square metres and a minimum dimension of 1m clear to the sky.
	 A carport provided it has two or more open sides and is open for at least on third of its perimeter. 	

Clause 55.05-4 Private open space objective

an area and dimensions specified in a schedule to the zone. GRZI: "An area of 50 square metres of ground level, private open space provision of 122.4m², in excess of the 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 area of 30 square metres and a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area." Dwelling 3 would have a 50.5m² backyard which would be in excess of the 50m² required for this dwelling. It would include a component of secluded private open space with an area greater than 30m² with a minimum dimension of 5m in both directions. Dwelling 3 would have a 50.6m² backyard which would be in excess of the 50m² required for this dwelling. It would include a component of secluded private open space with an area greater than 30m² with a minimum dimension of 5m in both directions. Dwelling 4 would have a 50.6m² backyard which would be in excess of the 50m² required for this dwelling. It would include a component of secluded private open space with an area greater than 30m² with a minimum dimension of 5m in both directions. Dwelling 4 would have a 50.6m² backyard which would be in excess of the 50m² required for this dwelling. It would include a component of secluded private open space with an area greater than 30m² with a minimum dimension of 5m in both directions.	Clause 55.0	Clause 55.05-5 Solar access to open space objective	
an area and dimensions specified in a schedule to the zone. GRZ1: "An area of <u>50 square metres of ground level, private open space</u> , with an area of secluded private open space at the side or rear of the dwelling with a minimum area of <u>30 square metres and a minimum dimension of 5 metres</u> and convenient access from a living room; or A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."			Dwelling 4 would have a 51.1m² backyard which would be in excess of the 50m² required for this dwelling. It would include a component of secluded private open space with an area greater than 30m² with a minimum dimension of 5m in both directions.
an area and dimensions specified in a schedule to the zone. GRZ1: "An area of <u>50 square metres of ground level, private open space</u> , with an area of secluded private open space at the side or rear of the dwelling with a minimum area of <u>30 square metres and a minimum dimension of 5 metres</u> and convenient access from a living room; or A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."			Dwelling 3 would have a 50.6m² backyard which would be in excess of the 50m² required for this dwelling. It would include a component of secluded private open space with an area greater than 30m² with a minimum dimension of 5m in both directions.
an area and dimensions specified in a schedule to the zone. GRZ1: "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 manifold it is never and convenient of 5 metres and a minimum		uniformation of a meteos and conferent access from a living from; 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."	Dwelling 2 would have a 50.5m² backyard which would be in excess of the minimum 50m² required for this dwelling. It would include a component of secluded private open space with an area of greater than 30m² with a minimum dimension of 5m in both directions.
an area and dimensions specified in a schedule to the zone. GRZ1: "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	area at the side of the dwelling would have an area of 30m² with a minimum dimension of 5m in both directions.
an area and dimensions specified in a schedule to the zone.		GRZ1: "An area of <u>50 square metres of ground level, private open open space,</u> with an area of secluded private open	for a total private open space provision of 122.4m², in excess of the 50m^2 required for this dwelling. The secluded private open space
California de la condection battering of condection between the condection of the co	B28	an area and dimensions specified in a schedule to the zone.	Dwelling 1 would have a 79.5m² front yard and a 42.9m² backyard



	A front fence within 3 metres of a street should not exceed:	✓ Standard met
	 The maximum height specified in a schedule to the zone, or 	No front fencing is proposed.
	All schedules to all residential zones:	
	"Maximum 1.5 metre height in streets in Road Zone Category	
	1.2 metre maximum height for other streets"	
	 If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. 	
	Table B3 Maximum front fence height	
	Street Context Maximum front fence height	
Clause 55.0	Clause 55.06-3 Common property objectives	
Standard	Developments should clearly delineate public, communal and	✓ Standard met
B33	private areas.	The proposed development would clearly delineate public, communal and private areas.
	Common property, where provided, should be functional and	✓ Standard met
	capable of efficient management.	Common property would be functional and capable of efficient management.
Clause 55.0	Clause 55.06-4 Site services objectives	
Standard	The design and layout of dwellings and residential buildings should	✓ Standard met
B34	provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	The design and layout of the proposed development would provide sufficient space and facilities for services to be installed and maintained efficiently and economically.
	Bin and recycling enclosures, mailboxes and other site facilities	✓ Standard met
	should be adequate in size, durable, waterproof and blend in with the development.	Rubbish and recycling bins, mailboxes and other site facilities for each dwelling have been shown on the plans.
	Bin and recycling enclosures should be located for convenient	✓ Standard met
	access by residents.	Rubbish and recycling bins for each dwelling have been shown on the plans.
	Mailboxes should be provided and located for convenient access as	✓ Standard met
	required by Australia Post.	Mailboxes have been shown on the plans.

File Id: 127610

Responsible Officer: Director City Planning, Design and Amenity

Attachments: Submitted Plans

Location of Objectors Clause 22.09 Assessment Clause 55 Assessment Clause 55.07 Assessment Clause 52.06 Assessment

Application Summary

Applicant: Perry Town Planning c/o ERM

Proposal: The development of the land for fourteen (14) apartments within a

four storey building with basement

Zone: Residential Growth Zone – Schedule 2

Overlays No Overlays

Ward: Lightwood

This application has been brought before the Council because it has received ten (10) objections during the advertising process.

The application proposes the development of the land for fourteen (14) apartments within a four storey building with basement. A permit is required pursuant to Clause 32.07-5 of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.

Objectors Summary

The application was advertised to the surrounding area through the erection of an on-site notice and the mailing of notices to adjoining and surrounding owners and occupiers. Ten (10) objections were received to the application. Issues raised generally relate to matters of:

- Neighbourhood character
- Visual bulk, setbacks and massing
- Building height
- Privacy
- Overshadowing

- Inadequate car parking
- Traffic and congestion
- Constrained infrastructure

Assessment Summary

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

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

Recommendation Summary

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

Subject Site and Surrounds

Subject Site

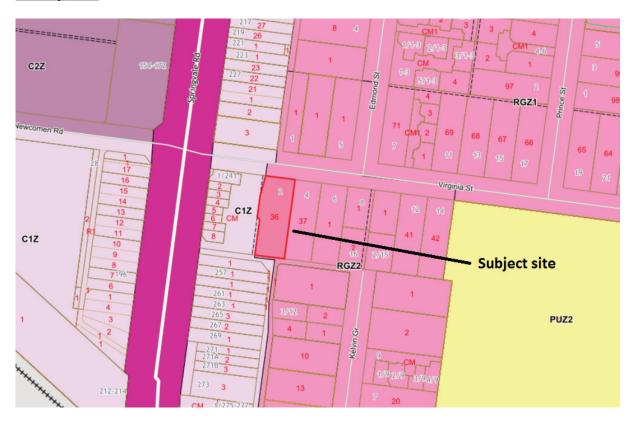
- The subject land is an irregular shaped lot located on the southern side of Virginia Street, Springvale.
- Virginia Street is oriented in an east-west direction and the subject land is currently occupied by a single storey dwelling of brick construction.
- The lot has a total area of 793sqm with a 17m abuttal to Virginia Street at the northern boundary of the site.
- Existing improvements on the land comprise a single storey dwelling located to the front of the lot, with a rear garden extending to the rear boundary.
- Boundary treatments consist of timber paling fences on the eastern, southern and western boundaries with brick and timber front fencing facing Virginia Street.

Surrounding Area

- To the east of the site is 4 Virginia Street, a single storey dwelling with a similar setback and design with the existing building, being a brick dwelling with tiled roof.
- Adjacent to the west is 241 Springvale Road, which is commercially zoned, used for commercial
 and retail purposes and car parking.
- Properties opposite the site to the north are 3 Virginia Street and 235-239 Springvale Road. 3
 Virginia Street is a three story residential apartment building and 235-239 Springvale Road is
 a mixed-use building, comprising commercial uses at ground floor and residential apartments
 on the upper levels.
- The immediate surrounds of the subject site exhibit a variety of built forms and land uses. Virginia
 Street is located within a pocket of Residential Growth Zone with an abutting Commercial 1 Zone
 to the west.
- The Public Use Zone and Public Park and Recreation Zone are located further to the east.
- Industrial 1 Zone and Commercial 2 Zone exists to the periphery of the Springvale Activity Centre, used primarily for warehousing, light industry and bulky retailing.
- Springvale railway station is located 270m to the south of the subject site.
- There are a range of educational facilities close to the site, including the Springvale Rise Primary School which is 600m to the south and Springvale Secondary College and Springvale Special Development School 800m to the south-east of the site.
- There are a number of public recreation facilities in close proximity such as the Springvale Town
 Hall and library situated 1km to the south of the site and the Springvale Central shopping centre
 600m to the south-east of the site. A feature of the locality is its excellent pedestrian connectivity
 to a wide range of services.
- The neighbourhood benefits from public open spaces around the area, including Warner Reserve, Mile Creek and Springvale Reserve.
- The site is located within proximity to the Springvale Railway Station, located 150m to the south of the site. In addition, the site also benefits from proximity (approximately 60m) to a variety of

- bus services running along Springvale Road including the 811, 813 and 902 services. These connect from Springvale to Dandenong via Waverley Gardens and from Chelsea to Airport West.
- The site is also services by a number of major arterials including Springvale Road, the Princes Highway (1.7km) and EastLink entrance (4.7km).
- There is a mix of built forms and lot sizes in proximity to the site including single dwelling lots, town houses, multi-dwelling developments and three storey apartment buildings. The emerging form and scale of development is indicative of the substantial change area.

Locality Plan



Background

Previous Applications

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

 PLN14/0684: The development of the land for a double storey dwelling to the rear of an existing dwelling. The application was lapsed on 04/05/2015.

Proposal

The application proposes the development of the land for fourteen (14) apartments within a four storey building with basement. Details of the proposal are as follows:

, composite aluminium cladding, aluminium strapping and aluminium	
(4) storeys mum height of 13.25m nia Street proposed material schedule includes metal wall cladding, rendered on composite aluminium cladding, aluminium strapping and aluminium	
mum height of 13.25m nia Street proposed material schedule includes metal wall cladding, rendered composite aluminium cladding, aluminium strapping and aluminium	
nia Street proposed material schedule includes metal wall cladding, rendered , composite aluminium cladding, aluminium strapping and aluminium	
proposed material schedule includes metal wall cladding, rendered , composite aluminium cladding, aluminium strapping and aluminium	
, composite aluminium cladding, aluminium strapping and aluminium	
The proposed material schedule includes metal wall cladding, rendered finish, composite aluminium cladding, aluminium strapping and aluminium powdercoated windows The proposed colour schedule includes white, grey, charcoal and black	
Morth: 4m East: 0m South: 0m West: 1.02m nd: North: 5.048m East: 2m South: 3m West: 0.9m North: 5.545m East: 2m South: 3.061m West: 0.635m nd: North: 8.085m East: 3.45m South: 5.2m West: 4m :	
- TH % / TH % /	

North: 11.439mEast: 5.966mSouth: 9.6mWest: 3.631m

Private open space type

Apartment 1 (G01): 65sqm of private open space, including an area of 27sqm of secluded private open space to the site frontage with a minimum dimension of 3.9m

Apartment 2 (G02): 36sqm of private open space, including an area of 25sqm of secluded private open space with a minimum dimension of 2.9m

Apartment 3 (G03): 50sqm of private open space, including an area of 35sqm of secluded private open space with a minimum dimension of 3m

Apartment 4 (G04): 48sqm of private open space, including an area of 26sqm of secluded private open space with a minimum dimension of 5m

Apartment 5 (G05): 43sqm of private open space, including an area of 26sqm with a varied minimum dimension between 2.939m and 4.387m

Apartment 6 (101): A balcony with 10sqm of secluded private open space and a minimum dimension of 3m

Apartment 7 (102): A balcony with 10sqm of secluded private open space and a minimum dimension of 2.1m

Apartment 8 (103): A balcony with 10sqm of secluded private open space and a minimum dimension of 2.45m

Apartment 9 (104): A balcony with 10sqm of secluded private open space and a minimum dimension of 2.4m

Apartment 10 (105): A balcony with 9.1sqm of secluded private open space and a minimum dimension of 2m and a secondary balcony with 6sqm of secluded private open space and a minimum dimension of 1.75m

Apartment 11 (201): A balcony with 10sqm of secluded private open space and a minimum dimension of 2m

Apartment 12 (202): A balcony with 10sqm of secluded private open space and a minimum dimension of 2.45m

Apartment 13 (203): A balcony with 20sqm of secluded private open space and a minimum dimension of 2m (plus a small section of 1.444m)

	Apartment 14 (301): A balcony with 19sqm of secluded private open space and a minimum dimension of 2.032m
Number of car parking spaces required	A total of 14 car parking spaces are required pursuant to Clause 52.06-5 No visitor car parking spaces are required as the site is located within the Principal Public Transport Network area
Number of car parking spaces provided	A total of 15 car parking spaces are provided on site, including one (1) visitor car parking space
Type of car parking	All car parking is provided at basement level at grade, with two (2) mechanical car stackers
Access	Access is provided via the existing concrete crossover to the western side of the frontage, leading to the proposed basement car park
Basement layout	The basement is accessed from Virginia Street, providing a ramp down to the available car parking spaces at the following grades:
	● Initial 5m – 1:10
	• 2m – 1:4.5
	• 11.986m – 1:4
	• 2.5m – 1:8
	Car parking is arranged to the middle and rear of the basement area with two (2) mechanical stackers including spaces 1 – 4
	Site services, refuse bins, bike racks and storage sheds are located towards the front area of the basement, with stairwell and lift access adjacent. Addition storage containers are provided at the rear of car spaces 10 to 14
	10 high mounted condenser units are located adjacent car space 14, servicing ground and first floor levels
	Three (3) 5,000L underground rainwater tanks are provided under the basement floor
Front fence	A 1.2m rendered fence is proposed along the site frontage, with 1.5m high louvered service cupboards
Garden area required	Not applicable as the site is located within the Residential Growth Zone

Additional information	Fire hydrants, electricity, water and gas services are all located to the site frontage, screened by 1.5m high louvres
Easements and assets	No easements present on the site, however a south east sewer pipe spans the western side boundary

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in Residential Growth Zone, as is the surrounding residential area. The purpose of the General Residential Zone outlined at Clause 32.07 is:

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

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

It is noted that within Schedule 2 to the zone, varied requirements of Clause 55 are set out as follows:

• Standard B6 (Minimum Street Setback) – As per B6 or 5 metres, whichever is the lesser;

- Standard B8 (Site coverage) [only valid for GRZ1, not GRZ2];Maximum of 70%;
- 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 40 square metres of ground level, private open space, with one part of the private open space to consistent of secluded private open space at the side or rear of the dwelling with a minimum area of 25 square metres, and a minimum dimension of 3 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 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 11.01-1S)

Settlement is outlined at Clause 11.01-1S. Objectives of this Clause include:

• To promote the sustainable growth of development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Activity Centres (Clause 11.03-1S)

Activity centres is outlined at Clause 11.03-1S. Objectives of this Clause include:

 To encourage the concertation of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Urban Design (Clause 15.01-1S)

Urban design is outlined at Clause 15.01-1S. Objectives of this Clause include:

• To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Building Design (Clause 15.01-2S)

Building design is outlined at Clause 15.01-2S. Objectives of this Clause include:

• To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

Integrated Housing (Clause 16.01-1S)

Integrated housing is outlined at Clause 16.01-1S. Objectives of this Clause include:

To promote a housing market that meets community needs.

Housing Diversity (Clause 16.01-3S)

Housing diversity is outlined at Clause 16.01-3S. Objectives of this Clause include:

• To provide for a range of housing types to meet diverse needs.

Land Use and Transport Planning (Clause 18.01-1S)

Land use and transport planning is outlined at Clause 18.01-1S. Objectives of this Clause include:

To create a safe and sustainable transport system by integrating land use and transport.

Local Planning Policy Framework

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

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

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

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

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

Clause 21.04-1 Housing and community

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

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

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

Clause 22.09 - Residential Development & Neighbourhood Character Policy

- contains the following objectives at Clause 22.09-2:
- To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.
- To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.
- To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.
- To facilitate high quality, well designed residential development and on-site landscaping.
- To promote a range of housing types to accommodate the future needs of the municipality's changing population.
- To ensure that residential development uses innovative, responsive and functional siting and design solutions that:
 - Achieve high quality internal amenity and private open space outcomes for future residents;
 - Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;
 - Promote public realm safety by maximising passive surveillance.
 - Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;
 - Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;
 - Achieve environmentally sustainable design outcomes;
 - Use quality, durable building materials that are integrated into the overall building form and façade; and
 - Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.

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

Clause 22.09-3.2 (Substantial Change Areas) provides design principles which are identified as follows:

- Preferred housing type The preferred housing type for the Substantial Change Area is medium to high density.
- Building Height The preferred maximum building height for land within the RGZ1 and RGZ2 is up to 4 storeys, including ground level.
- Bulk and Built Form
 - Building bulk and height can be relatively uniform throughout the depth of sites, where articulated building elevations and well-proportioned ground level setbacks to upper levels are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form
 - Upper level tiering may be appropriate in some cases with upper levels recessed from view. Tiered building profiles that result in excessive upper level setbacks should be avoided.
 - Separation between upper levels of dwellings on a site is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.
 - The bulk and mass of the upper levels of any dwelling should not have an unreasonable adverse impact on the amenity of adjacent residential secluded private open spaces.
 - Residential development should be well articulated through the use of contrast, texture,
 variation in forms, materials, openings, colours and the inclusion of vertical design elements.
- Site Design High density residential developments should provide safe and innovative communal open spaces.

Clause 22.10 – Springvale Activity Centre Local Planning Policy – contains the following objectives:

- To encourage the consolidation of appropriate sites where development outcomes respect the character of the activity centre and where it assists in the establishment of well designed, mixed-use developments.
- To ensure lots integrate and reflect the rhythm and scale of adjoining lots.
- To position the centre at a level that encourages further investment, redevelopment and business confidence.
- To improve walking and cycling links within the centre
- To encourage the availability and appropriate siting of cycling and public transport infrastructure.
- To provide appropriate higher density housing options to support the commercial component of the centre.
- To reduce visual clutter and promote consistent design form.
- To encourage the use of high quality building materials and finishes on the exterior of all new development

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.

The rate of nil (i.e. 0) visitor car parking spaces apply to land identified as being within the Principal Public Transport Network Area ("PPTN Area"), for developments of 5 or more dwellings. In this regard, as the proposal is identified as being located within PPTN Area and contains fourteen (14) apartments; there is no requirement for any visitor car parking to be provided on the subject site.

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.

Restrictive Covenants

Restrictive Covenant 2143944 is registered to the Certificate of Title. The Covenant restricts the excavation of particular materials except for the purpose of excavating for the foundations of any building to be erected thereon or to use the said land for the manufacturing or winning of bricks, tiles or pottery. The grant of a permit would not be in breach of the Covenant restrictions.

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

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

Diversity (Access & Equity)

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

Community Safety

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

Safe Design Guidelines

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

Referrals

External

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

<u>Internal</u>

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
Asset Planning	No objections, subject to conditions on permit
ESD and Sustainability	No objections, subject to conditions on permit
Waste Management	No objections, subject to conditions on permit
Urban Design	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 sign on site facing Virginia Street.

The notification has been carried out correctly.

Council has received ten (10) objections to date.

The location of the objectors is shown in Attachment 2.

Consultation

A consultative meeting was held on 29/08/2018, with the applicant and a Council representative in attendance. No objectors attended the consultative meeting.

Summary of Grounds of Objections

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

Neighbourhood character

Concerns were raised that the proposal is inconsistent with the character of the street and surrounding area. The site is located within the substantial change area which encourages well-designed medium to high density development. The proposal maintains consistency with the identified future character of the substantial change area, as well as consistency with the existing character of the immediate surrounds with two (2) apartment style buildings directly opposite the site at 3 Virginia Street and 235-239 Springvale Road.

Visual bulk, setbacks and massing

Concerns were raised that the proposal presents as visually bulky, with excessive massing and minimal setbacks. The proposal generally complies with the Standard B17 provisions with the exception of an instance to the western boundary (car park interface). In addition, the proposal affords adequate articulation at the individual levels through the use of visual cut outs (balconies), varied materials and colours and physical recession. The proposal is considered to be of an acceptable built form, consistent with the development character sought under Clause 22.09-3.2 for the substantial change area.

Building height

Objectors have raised concern regarding the overall height of the development. The four storey height proposed (totalling a maximum height of 13.25m) maintains consistency with the zone and local policy provisions noting that the zone allows a discretionary maximum height of 13.5m and the policy allows a preferred maximum building height up to four (4) storeys.

Privacy

Objectors have raised concern regarding privacy and overlooking. The proposal includes the necessary screening mechanisms to avoid overlooking as per the requirements of Standard B22.

Overshadowing

Objectors have raised concern regarding overshadowing of private open space. The proposal would overshadow the private open space of the adjoining property to the east at 4 Virginia Street, however it is noted that at its worst (3pm) at least 105sqm of the open space (approx.) maintains sunlight with a minimum dimension of 3m, thus meeting the standard and objective outlined at Clause 55.04-5. Whilst overshadowing will also occur to the south of the site, this area is used for commercial car parking and thus not applicable to the standards.

Inadequate car parking

Objectors have raised concern regarding inadequate car parking available for the site. The proposal affords 15 car parking spaces (inclusive of one visitor space), where only 14 are required, thus achieving consistency and exceeding the provisions outlined at Clause 52.06-5. It is noted that the site is located within the Principal Public Transport Network (PPTN), thus visitor car parking requirements are waived. The proposal therefore has excess car parking spaces available on site.

Traffic and congestion

Objectors have raised concern regarding traffic and congestion on Virginia Street and the surrounding local road network. The application was referred to Council's Transport Planning department with no concern raised regarding additional traffic and street congestion.

Constrained infrastructure

Objectors have raised concern regarding constrained public infrastructure due to the increase in demand from the proposed development. The application was referred to Council's Asset Planning and Civil Development departments with no concern raised regarding a strain on infrastructure capacity.

Assessment

Planning Policy Framework / Local Planning Policy Framework

In considering the Planning Policy Framework and the Local Planning Policy Framework, Council can establish that an acceptable proposal will be guided by:

- Clause 55 Two or more dwellings on a lot;
- Clause 22.09 Residential Development and Neighbourhood Character; and
- Clause 22.10 Springvale Activity Centre Local planning policy of the Greater Dandenong Planning Scheme.

Each of these Clauses ensures that Council facilitates the orderly development of urban areas, which is a specific objective of Clause 11.02 *Settlement*.

The objectives of Clause 15.01-01S *Urban Design, Clause 15.01-02S Building Design* 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 proposed design response respects the preferred neighbourhood character of the substantial change area by providing a high density housing typology in the form of a 4 storey apartment building.

The proposal is of a high quality urban design, with physical recession, articulation, the use of feature screens, varied use of materials, textures and other visual interest. The proposal is not significantly tiered at the upper levels, thus avoiding the 'wedding cake' effect.

The overall layout incorporates acceptable landscaping treatments across the site as evident in the landscape plan provided with the application. This includes significant canopy tree and shrubbery plantings within well-proportioned setback areas to allow growth to maturity.

The proposal is also located within an area subject to substantial change with other apartment buildings constructed within the last 10 years, of a similar scale and massing. The proposal is however, a much improved contemporary design, limiting any visual impact to the street. The proposal's compliance with Clause 22.09 and Clause 55 (subject to conditions) ensures that the development would achieve the objectives set out in Clause 15.01 and Clause 21.05-1.

In addition, the Springvale Activity Centre Local Planning Policy at Clause 22.10 provides a number of Policy Objectives as related to the Centre. These include:

 To provide appropriate higher density housing options to support the commercial component of the centre.

It is policy that new residential development contributes to an improved urban character and respects existing residential interface and setbacks and that well designed multi-level medium and higher density housing in the centre is encouraged. The proposed development is consistent with the objectives and policy directions of the Springvale Activity Centre Local Policy as well as the recently approved Springvale Activity Centre Structure Plan and therefore strongly encouraged in this location.

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

Clause 22.09 Assessment

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

Safety

The proposed development fails to provide adequate security lighting along the pedestrian entrance and within the basement car park.

Permit conditions will require the provision of sensor lighting along the pedestrian entrance, along the basement ramp and within the basement car park to improve overall site safety (Condition 1.1).

Clause 55 Assessment

A Clause 55 Assessment is attached to this report at Attachment 4 and 5. Standards that warrant further consideration are discussed as follows:

Clause 55.03-7 Safety objective

Objective:

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

Standard B12

The proposal fails to meet the relevant standard requiring the provision of lighting to the car parking and pedestrian areas.

A condition of permit will require the provision of sensor lighting along the pedestrian entrance, along the basement ramp and within the basement car park to improve overall site safety (Condition 1.1).

Clause 55.03-8 Landscaping objectives (varied under RGZ2)

Relevant objectives:

- To encourage development that respects the landscape character of the neighbourhood.
- To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.
- To provide appropriate landscaping.
- To encourage the retention of mature vegetation on the site.

Standard B13

The proposal fails to meet the minimum 70% landscaping requirement within the front setback area of the site, with 50% landscaping proposed. Whilst the proposal fails to meet the minimum standard, it is clear that adequate landscaping has been provided across the site as evident in the landscaping plan which seeks to soften the overall built form of the proposal.

Whilst the proposal fails to meet the standard, given the width of the block, the specific accessway width and pedestrian access requirements for apartment buildings, areas available for landscaping are generally more limited than typical multi-dwelling arrangements. Further, the applicant has indicated that the services engineer has confirmed the requirement for the site services (hydrant and sprinkler boosters) to be on the front boundary, facing the street, again reducing space available for landscaping.

As such, the reduced rate of 50% is considered to be appropriate, noting the proposed landscaping onsite will assist in providing a strong landscape character for the site and surrounds, with a large feature tree planting within the building frontage.

The proposal is considered to meet the objectives of Clause 55.03-8, with a variation to the standard recommended.

Clause 55.05-1 Side and rear setbacks objective

Objective:

 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.

Standard B17

The proposal fails to meet the minimum side setback requirements to the western boundary at first floor, second floor and third floor as well as the minimum side setback requirements to the eastern boundary at ground, second floor and third floor.

Whilst the proposal fails to meet the minimum setback requirement to the western boundary, the adjoining interface is not considered to be a sensitive one (car park associated with shops) and as such, the variation sought is going to have a limited impact. Furthermore, the site to the west is zoned Commercial 1 Zone, meaning it is unlikely to be used for a sensitive use, such as residential, in the future.

In addition, whilst the proposal fails to meet the minimum setback requirement to the eastern boundary, the adjoining interface is primarily an existing accessway, garage and other outbuildings hard to the boundary, thus the impact of visual bulk and massing to adjoining residential land is limited. Also, the variations sought to the eastern boundary are considered very minor and result in minimal visual bulk, as they are primarily eaves, planter box and a porch feature, thus limiting the impact of massing.

As such, the proposal is considered to meet the objective of Clause 55.04-1, with a variation to the standard recommended.

<u>Clause 55.05-4 Private open space objective (varied under RGZ2) / Clause 55.07-9 Private open space above ground floor objective (varied under RGZ2)</u>

Objective:

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

Standard B28

The following dwellings fail to meet the minimum requirements of the Residential Growth Zone – Schedule 2, which require S/POS as per the following:

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; 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.

Dwellings that fail to comply with the standard:

- Dwelling 1 (G01): 65sqm of private open space, including an area of 27sqm of secluded private open space to the site frontage with a minimum dimension of 3m (frontage not considered secluded with 1.2m high front fence only)
- Dwelling 2 (G02): 36sqm of private open space (4sqm variation), including an area of 25sqm of secluded private open space with a minimum dimension of 2.9m (0.1m variation)
- Dwelling 5 (G05): 43sqm of private open space, including an area of 26sqm with a varied minimum dimension between 2.9m (0.1m variation) and 4.4m
- Dwelling 10 (105): A balcony with 9.1sqm (0.9sqm variation) of secluded private open space and a minimum dimension of 2m and a secondary balcony with 6sqm of secluded private open space and a minimum dimension of 1.75m

Whilst it is acknowledged that there are a number of the open space areas at ground floor fail to meet the minimum dimension and area sizes (see non-compliances above), these are all very minor non-compliances in terms of dimensions. Furthermore, the open space areas are considered to be of high quality, accessible and useable for recreational purposes with all services located within the basement, thus ensuring that the space is unencumbered.

In addition to the above, all balconies meet the minimum requirements of Standard B28 with the exception of Dwelling 10 (105) which fails to meet the minimum area requirement of 10sqm with only 9.1sqm proposed. A minor shortfall of 0.9sqm is sought for variation. However, as the dwelling affords an additional 6sqm balcony to bedroom 1 and the balcony will not be encumbered by site services, it is considered that the variation is acceptable on the basis that this space is sufficient for recreational purposes.

Overall, it is considered that the proposal meets the objective of Clause 55.05-4.

Clause 55.05-5 Solar access to open space objective

Objective:

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

Standard B29

The ground, first and second floor, south facing open space/balconies do not meet the minimum setback requirements, specifically apartments G03, G04, 104 and 203. The minimum setbacks required at ground floor would generally all be in excess of 5 metres based on a wall height between 4.2 metres to 6.6 metres whilst the minimum setbacks required at first floor would be 4.7 metres with a wall height of 3 metres.

The proposal fails to meet the minimum standard for the south facing secluded private open space areas, primarily due to the north-south orientation of the site and its proposed use as an apartment building. However, it is important to note that this is not an unusual outcome on a development of this nature.

Whilst a number of dwellings on the southern side of the building will fail to meet the minimum setback requirement under Standard B29, the shadow diagrams indicate that solar access is achieved throughout the day due to the positioning of ground floor open space and balconies, which have been designed to have an east or west orientation in some part ensuring long term useability for improved residential amenity.

Overall, it is considered that the proposal meets the objective of Clause 55.05-5.

Clause 55.07-7 Accessibility objective

Objective:

To ensure the design of dwellings meets the needs of people with limited mobility.

Standard B41

It is noted that 7 of the 14 dwellings have been proposed for accessibility in accordance with the standard. However, out of these 7 dwellings, 2 fail to meet the minimum standard requirements. Dwellings 1 and 5 fail to provide an adaptable style bathroom in accordance with the standards, noting that in some instances the toilets are located in separate rooms, or the circulation area is not correctly located.

A permit condition will be necessary to ensure that the proposal meets the objective of Clause 55.07-7. The condition will require the reconfiguration of the dwelling 1 and 5 bathrooms to ensure that they are adaptable style bathrooms, allowing access for people with limited mobility (Condition 1.2).

Clause 55.07-10 Storage objective

Objective:

To provide adequate storage facilities for each dwelling.

Standard B45

Dwelling 301 fails to meet the minimum storage requirement, with only 8cbm of internal storage and 5cbm of external storage proposed, whereas a total of 14cbm and 9cbm located within the dwelling is required.

Given that this is the top floor apartment, it is believed that sufficient space is available for the provision of storage to ensure compliance with the standard and as such a condition of permit will be required to ensure that dwelling 301 meets the storage standard (Condition 1.6).

It is acknowledged that there are a number of variations to Clause 55, as detailed above, however it is important to note that almost all of these variations are very minor, and making further changes to accommodate the minor variations is likely to result in a poor outcome in terms of the functionality, liveability and built form of the proposal. Furthermore, given the minor variations sought, it is highly likely that VCAT would support the proposal in its current form.

Clause 52.06 Assessment

A Clause 52.06 Assessment is attached to this report at Attachment 6. Standards that warrant further consideration are discussed as follows:

Mechanical Parking

Council's Transport Planning department have recommended that both mechanical stacking units have a minimum length of 5.4 metres.

Permit conditions will require that mechanical stackers have a minimum length of 5.4 metres to ensure that B99 vehicles can be accommodated (Condition 1.7).

Safety

The proposed development fails to provide adequate security lighting along the pedestrian entrance and within the basement car park.

Permit conditions will require the provision of sensor lighting along the pedestrian entrance, along the basement ramp and within the basement car park to improve overall site safety (Condition 1.1).

Visitors will have to access to the site through remote application technology and prior arrangements with tenants.

Other matters

Bicycle Parking

Pursuant to Clause 52.34, the following bicycle parking rates are applicable:

- Dwelling:
 - Employee/resident: In developments of four or more storeys, 1 to each 5 dwellings; and
 - Visitor/shopper/student: In developments of four or more storeys, 1 to each 10 dwellings.

As such, a total of four (4) bicycle parking spaces are required, with two (2) for residents and two (2) for visitors to the site.

The proposed basement includes the provision of 13 bicycle parking spaces utilising 'ned kelly' bicycle racks, thus the provisions of Clause 52.34 have been achieved.

Waste Management Plan

The application includes a detailed waste management plan which has been assessed by Council's Waste department. The waste management plan indicates the use of a private waste contractor, with collection from the kerbside. Waste will be transferred from the basement bin storage room with the use of a bin tug, up the basement ramp onto the street prior to collection. A total of eight (8) 240L bins are proposed, with four (4) for both garbage and recycling. No objections were received to the proposed waste management plan and no additional conditions required.

Sustainable Management Plan

The application included a detailed sustainability report which has been assessed by Council's ESD department. No objections were received, subject to planning permit conditions.

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, subject to conditions.

Recommendation

That Council resolves to issue a Notice of Decision to Grant a Permit in respect of the land known and described as 2 Virginia Street SPRINGVALE VIC 3173, for the development of the land for fourteen (14) apartments within a four storey building with basement in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:
 - 1.1. Sensor lighting provided along the length of the pedestrian entrance, the length of the basement ramp and within the basement car park.
 - 1.2. Dwelling 1 and 5 bathrooms to be reconfigured ensuring compliance with Standard B41.
 - 1.3. All adaptable bathroom showers nominated as 'hobless' step free showers.
 - 1.4. Dwelling 301 storage to be increased to meet the minimum Standard B45 requirement.
 - 1.5. Mechanical car parking stackers to have a minimum length of 5.4 metres.
 - 1.6. Elevations specifying which windows are operable, including the type of operable window. All windows must comply with Standard B22.
 - 1.7. Incorporate additional shading measures to dwellings 1, 101 and 301 to reduce direct solar heat gain.
 - 1.8. Finished floor levels and basement apex to the satisfaction of the Responsible Authority.
 - 1.9. The landscape plan modified to capture any changes under Condition 1.

All to the satisfaction of the Responsible Authority.

- 2. When approved, the amended landscape plan will be endorsed and will form part of this permit.
- 3. The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.
- 4. Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.

- 5. At all times, the landscaping must be maintained in good order in accordance with the endorsed landscape plan and schedule to the satisfaction of the Responsible Authority.
- 6. The provisions, requirements and recommendations of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
- 7. When approved, the Waste Management Plan will be endorsed and will form part of this permit.
- 8. Before the development starts, the applicant is to submit a revised Sustainability Management Plan, in particular a revised energy efficiency assessment in accordance with any alterations to the plans in response to Condition 1 of the permit.
- 9. The development must be constructed in accordance with the design initiatives specified in the approved sustainability management plan (prepared by Ark Resources, Report no. 1110A, dated 27 Nov 2017). Any alterations to this report must not occur without written consent from the responsible authority
- 10. 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.
- 11. Once the approved development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.
- 12. 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.
- 13. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to the basement, car parking spaces and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.
- 14. Letterboxes and all other structures (including fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Clause 52.06-9 of the Planning Scheme.
- 15. Before the approved building is occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.

- 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. Except with the prior written consent of the Responsible Authority, service units, including air conditioning/heating units, must not be located on any of the balcony areas.
- 18. The mechanical car stackers must be maintained in a good working order and be permanently available for the parking of vehicles in accordance with their purpose, to the satisfaction of the Responsible Authority.
- 19. The mechanical stackers must be routinely serviced and maintained to the satisfaction of the Responsible Authority to ensure satisfactory access to all car spaces and to prevent any adverse effect on adjoining land by the emission of noise.
- 20. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.
- 21. The connection of the internal drainage infrastructure to the Legal Point of Discharge must be to the satisfaction of the Responsible Authority.
- 22. 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.
- 23. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority.
- 24. No buildings or works may be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.
- 25. This permit will expire if: -
 - 25.1 The development or any stage of it does not start within two (2) years of the date of this permit, or
 - 25.2 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:

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

Permit notes

The minimum finished floor level of the proposed construction would be recommended 48.71m to AHD.

The apex level of entry ramp to the underground basement would be recommended to be 48.15m to AHD.

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

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

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

No buildings or works may be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.

This permit is granted on the basis that consent to build over the easement is granted. If consent is not granted, the permit cannot be acted upon.

MINUTE 1139

Moved by: Cr Matthew Kirwan Seconded by: Cr Tim Dark

That Council resolves to issue a Notice of Decision to Grant a Permit in respect of the land known and described as 2 Virginia Street SPRINGVALE VIC 3173, for the development of the land for fourteen (14) apartments within a four storey building with basement in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:
 - 1.1. Sensor lighting provided along the length of the pedestrian entrance, the length of the basement ramp and within the basement car park.
 - 1.2. Dwelling 1 and 5 bathrooms to be reconfigured ensuring compliance with Standard B41.
 - 1.3. All adaptable bathroom showers nominated as 'hobless' step free showers.
 - 1.4. Dwelling 301 storage to be increased to meet the minimum Standard B45 requirement.
 - 1.5. Mechanical car parking stackers to have a minimum length of 5.4 metres.
 - 1.6. Elevations specifying which windows are operable, including the type of operable window. All windows must comply with Standard B22.
 - 1.7. Incorporate additional shading measures to dwellings 1, 101 and 301 to reduce direct solar heat gain.
 - 1.8. Finished floor levels and basement apex to the satisfaction of the Responsible Authority.
 - 1.9. The landscape plan modified to capture any changes under Condition 1.

All to the satisfaction of the Responsible Authority.

- 2. When approved, the amended landscape plan will be endorsed and will form part of this permit.
- 3. The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.

- 4. Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.
- 5. At all times, the landscaping must be maintained in good order in accordance with the endorsed landscape plan and schedule to the satisfaction of the Responsible Authority.
- 6. The provisions, requirements and recommendations of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
- 7. When approved, the Waste Management Plan will be endorsed and will form part of this permit.
- 8. Before the development starts, the applicant is to submit a revised Sustainability Management Plan, in particular a revised energy efficiency assessment in accordance with any alterations to the plans in response to Condition 1 of the permit.
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- 12. 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.
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- 14. Letterboxes and all other structures (including fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Clause 52.06-9 of the Planning Scheme.

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- 19. The mechanical stackers must be routinely serviced and maintained to the satisfaction of the Responsible Authority to ensure satisfactory access to all car spaces and to prevent any adverse effect on adjoining land by the emission of noise.
- 20. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.
- 21. The connection of the internal drainage infrastructure to the Legal Point of Discharge must be to the satisfaction of the Responsible Authority.
- 22. 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.
- 23. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority.
- 24. No buildings or works may be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.
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Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.

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

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This permit is granted on the basis that consent to build over the easement is granted. If consent is not granted, the permit cannot be acted upon.

CARRIED

STATUTORY PLANNING APPLICATIONS

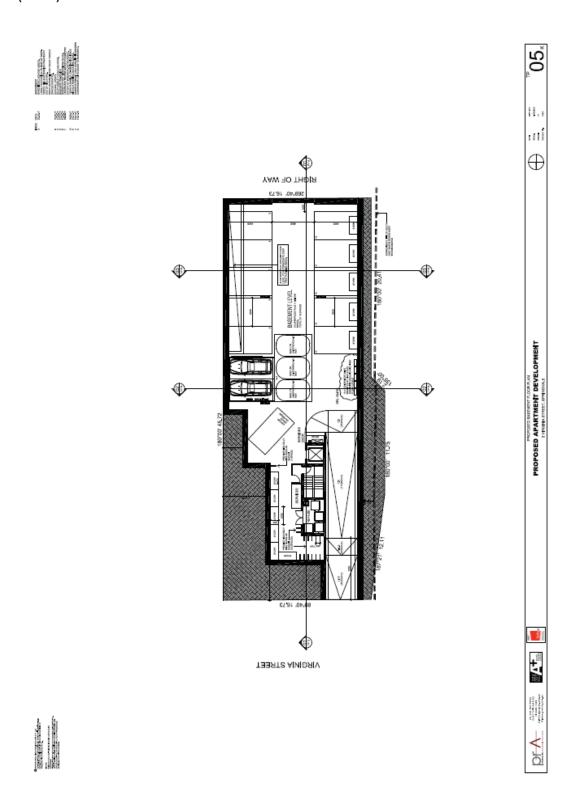
TOWN PLANNING APPLICATION - NO. 2 VIRGINIA STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN17/0812)

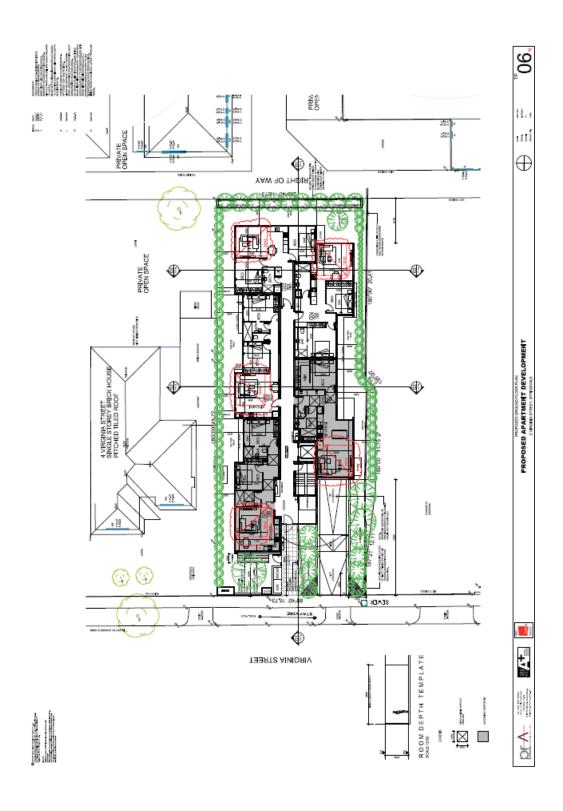
ATTACHMENT 1

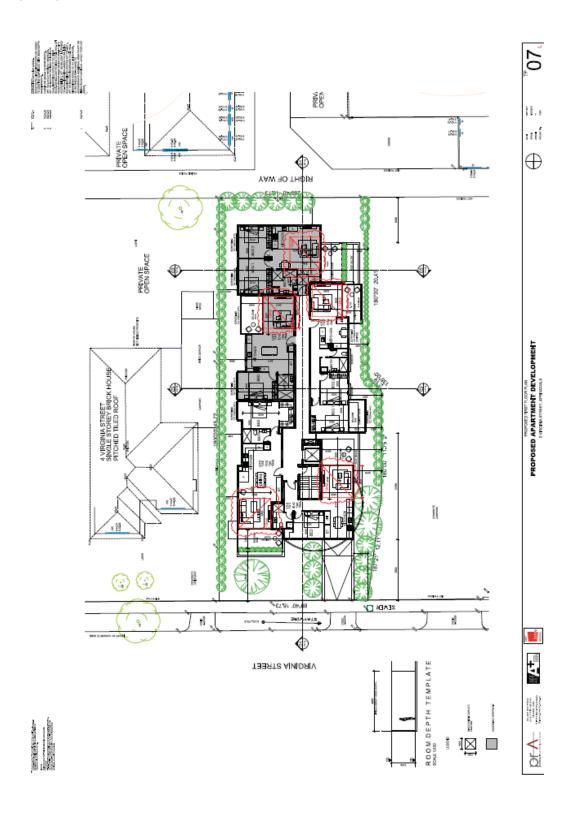
SUBMITTED PLANS

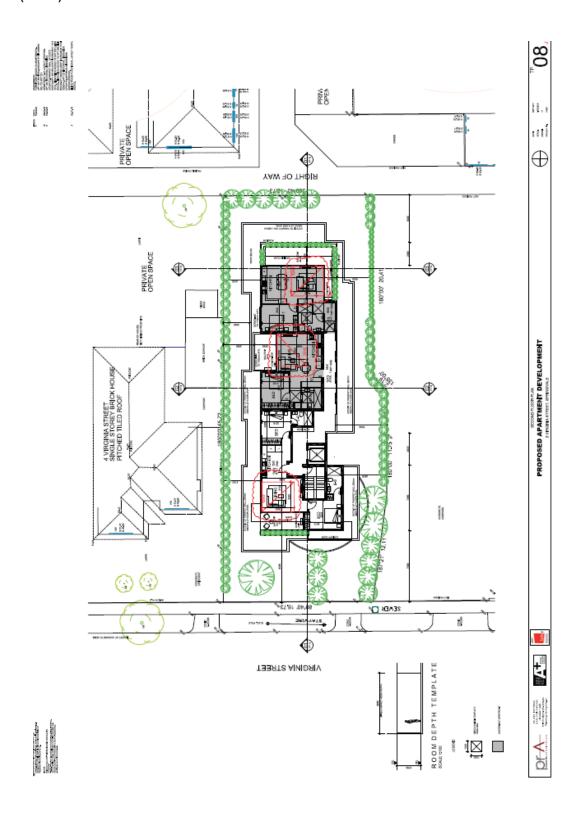
PAGES 15 (including cover)

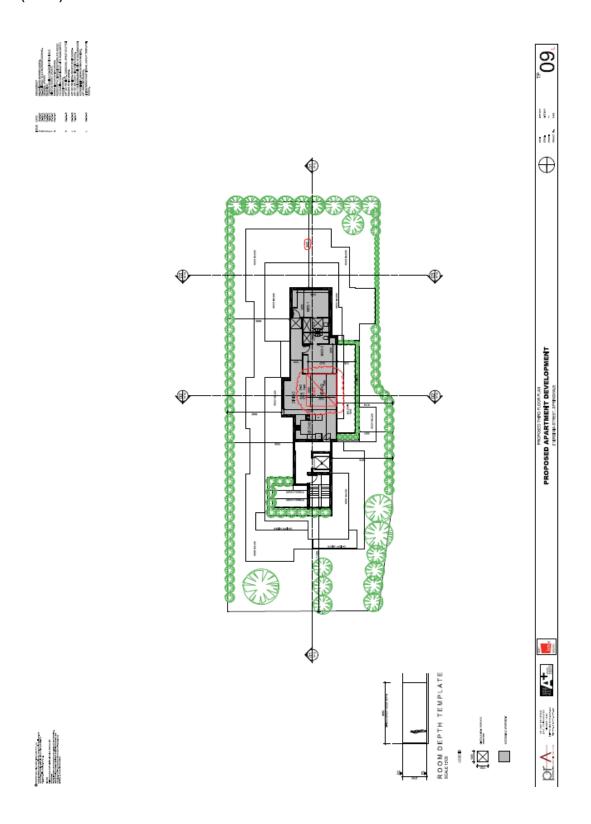
If the details of the attachment are unclear please contact Governance on 8571 5235.

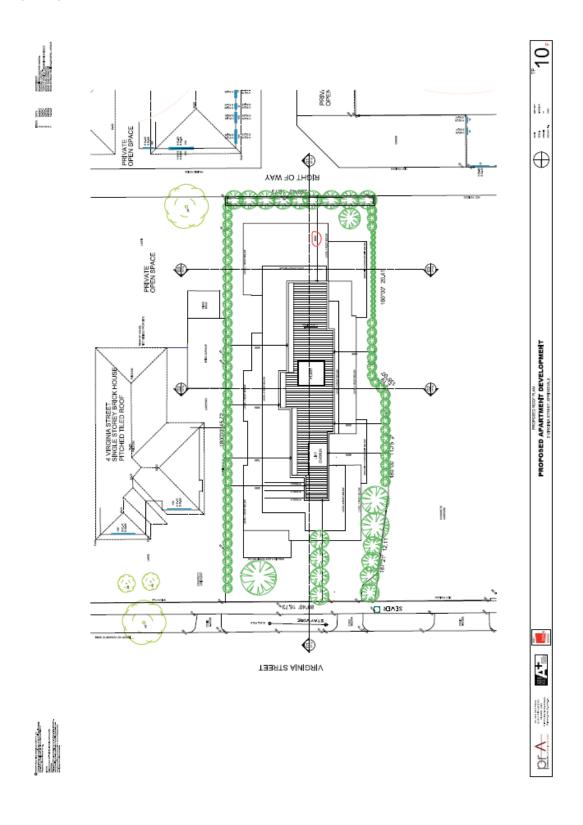


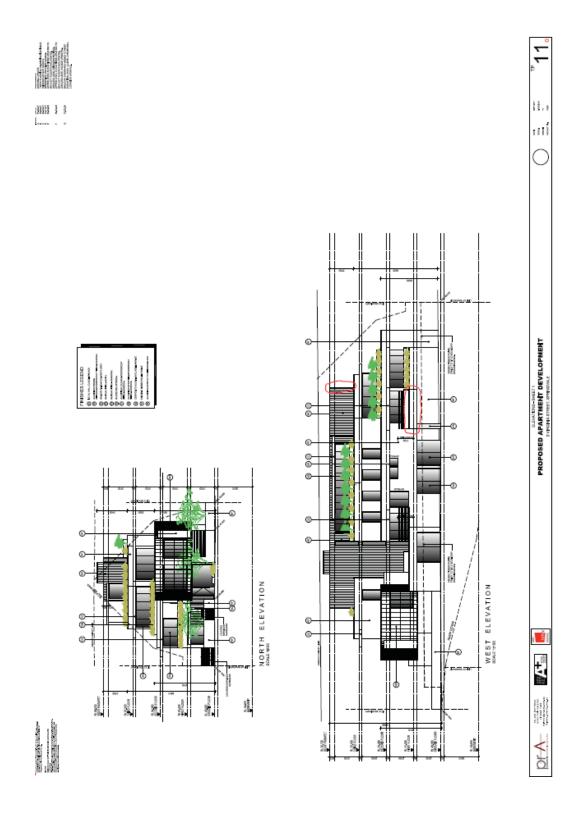


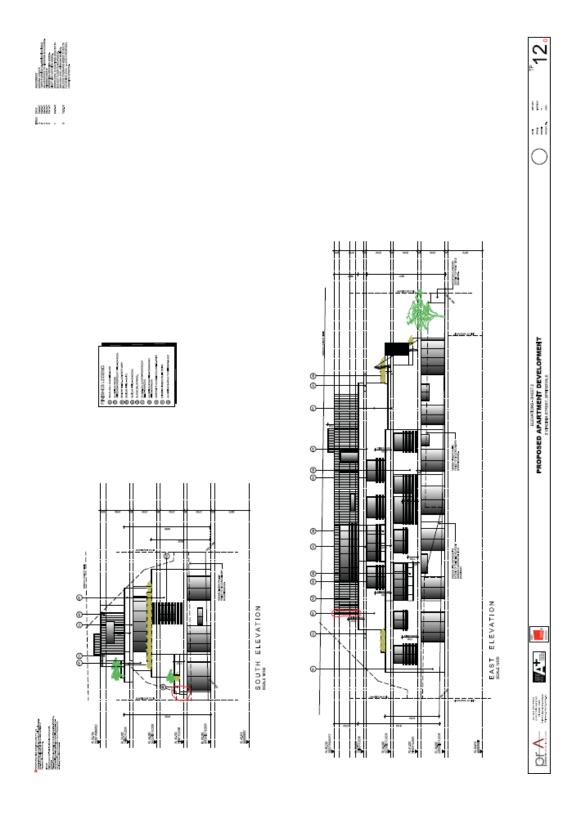


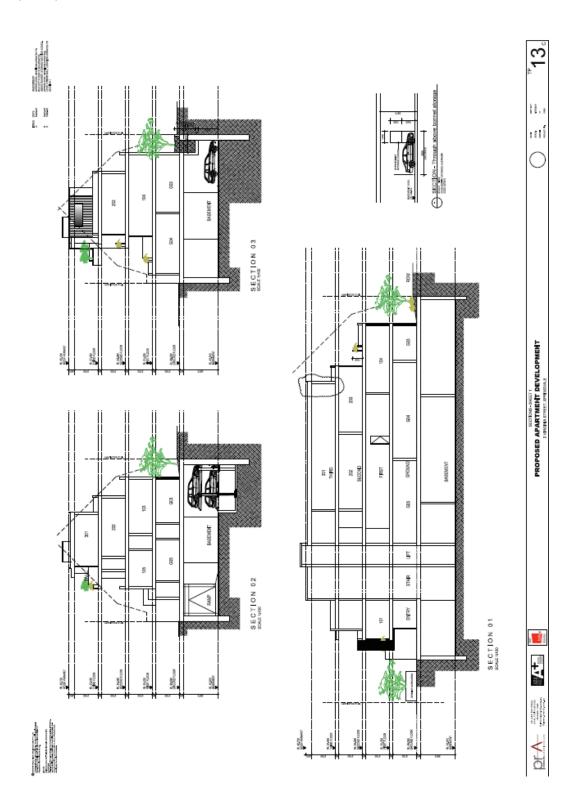


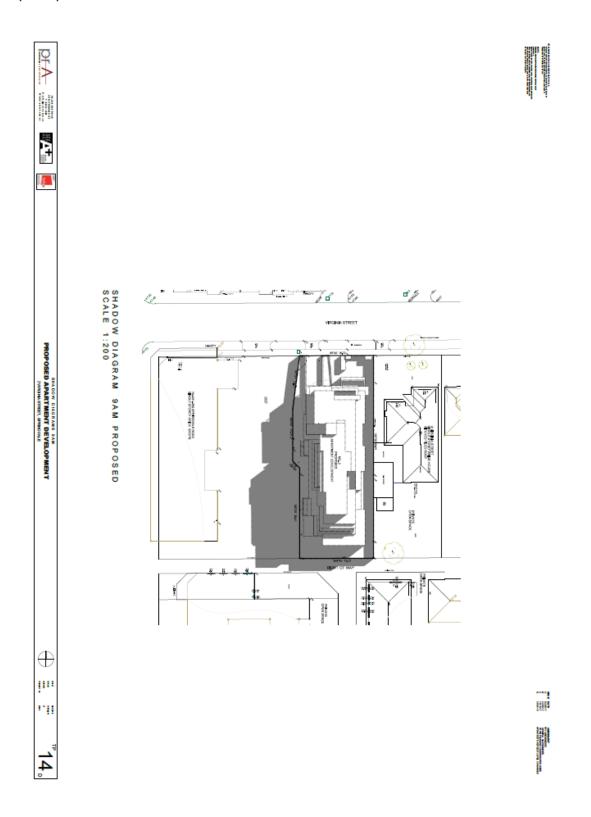


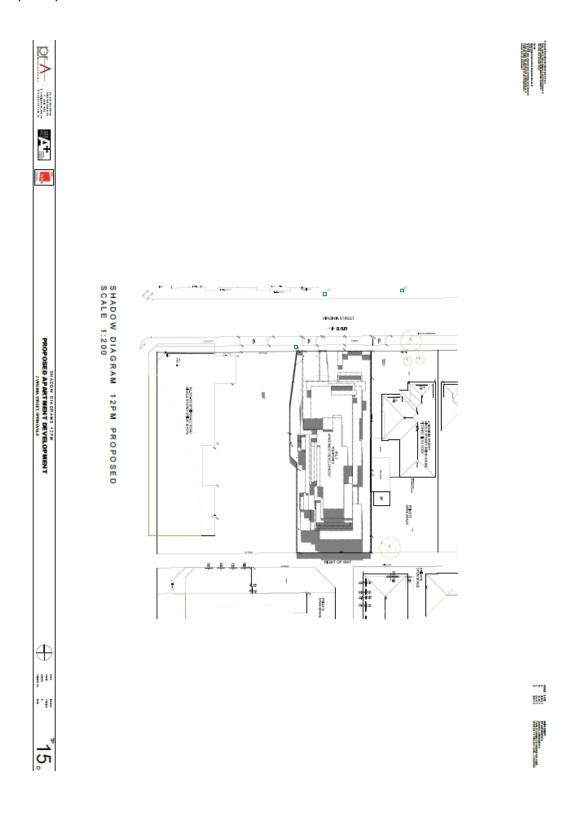


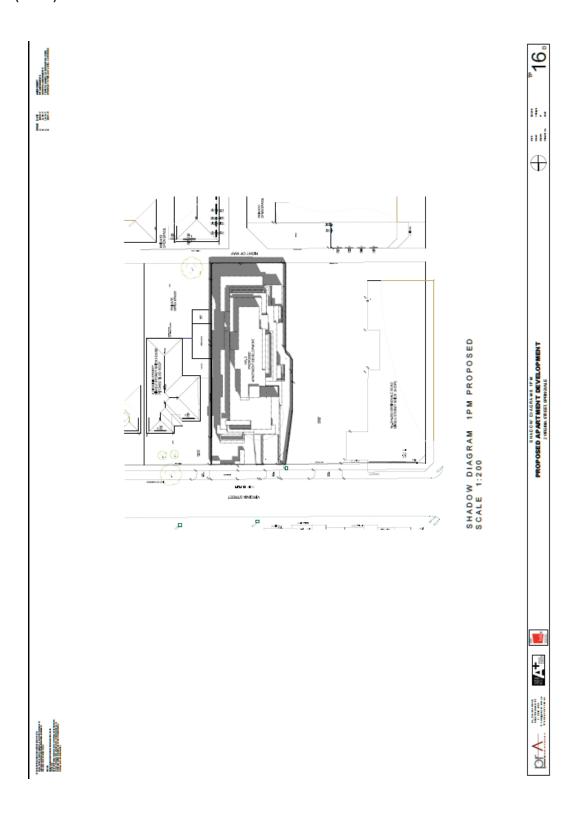








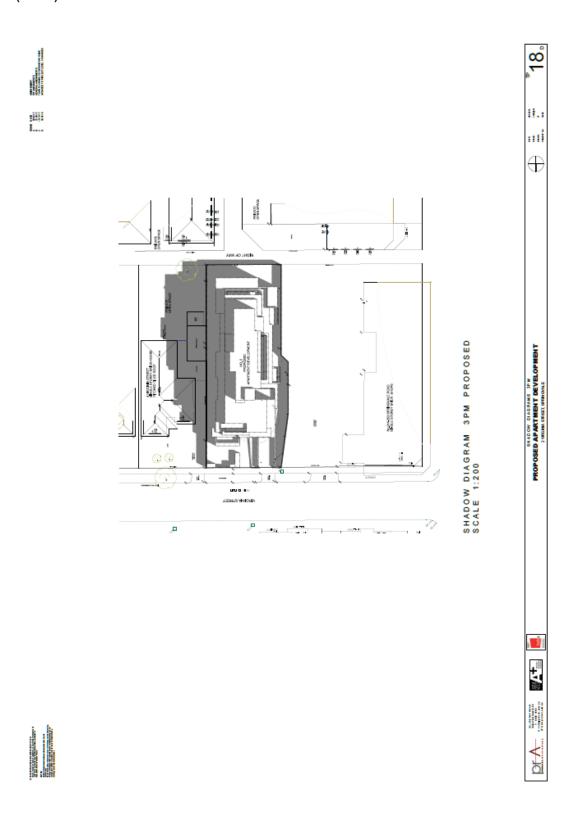












STATUTORY PLANNING APPLICATIONS

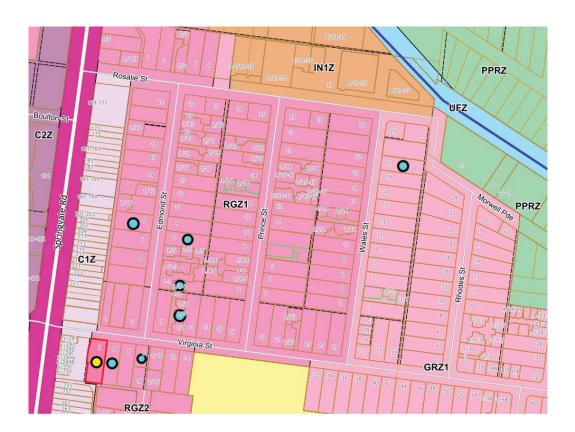
TOWN PLANNING APPLICATION - NO. 2 VIRGINIA STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN17/0812)

ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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



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Subject site



Location of objectors

Note: Some objectors located outside of the immediate area and unable to be shown on mapping

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 2 VIRGINIA STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN17/0812)

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 8 (including cover)

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

Assessment Table for Clause 22.09 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:	surveillance through designs that:
	Incorporate active frontages including ground floor habitable room windows.	Principle met
	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.	✓ Principle met
	Use semi-transparent fences to the street frontage.	Principle met Low front fencing provided to improve ground
		floor passive surveillance
	Light communal spaces including main entrances and car parking areas with high mounted sensor- linhte	* Principle not met
		A condition of permit will require the provision of security lighting where applicable
	Ensure that all main entrances are visible and easily identifiable from the street.	✓ Principle met
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	✓ Principle met
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.	V Principle met The landscape plan demonstrates a good landscaping outcome, with sufficient planting across the front, side and rear boundary within well-proportioned setback / deep root areas that allow for growth to maturity and seek to improve the visual outlook of the development from adjoining properties
	Provide substantial, high quality landscaping along vehicular accessways.	Principle met
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	✓ Principle met

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

19.	If the details of the attachment are unclear please contact Governance on 8571 5309.	
✓ Principle met	Provide a front setback with fence design and height in keeping with the predominant street pattern.	width
	Residential developments should:	Setbacks, front
Application reviewed by Asset Planning with recommendations provided		
✓ Principle met	Developments with basement car parking should consider flooding concerns where applicable.	
	Capable of fully accommodating a vehicle between a garage or carport and the site boundary.	
	Fully located within the site boundary; and	
✓ Principle met	Where car parking is located within the front setback it should be:	
	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.	
	Generally hidden from view or appropriately screened where necessary,	
	 Well integrated into the design of the building, 	
✓ Principle met	On-site car parking should be:	
✓ Principle met	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	Car parking
✓ Principle met	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	
✓ Principle met	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	
✓ Principle met	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	
✓ Principle met	Ensure that landscaping also addresses the Safety Design Principles.	
✓ Principle met	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	
✓ Principle met	Avoid the removal of existing mature trees by incorporating their retention into the site design.	
✓ Principle met	Planting trees that are common to and perform well in the area.	

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

	Maintain the apparent frontage width pattern.	✓ Principle met
	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 Appropriate side setbacks have been provided across the site allowing for screen and canopy planting
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	✓ Principle met
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
	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
	Private open space should be positioned to maximise solar access.	Principle met Where applicable, private open space has been positioned to maximise solar access
	Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	✓ Principle met
	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
Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: I Ising similarly proportioned roof forms—windows—doors and variables; and	✓ Principle met
	Maintaining the proportion of wall space to windows and door openings.	
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	✓ Principle met
		Dwellings have been designed to reduce the need for screening
	The development of new dwellings to the rear of existing retained dwellings is discouraged where:	N/A
	 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 develling detracts from the identified future character. 	

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:	N/A
	 Not exceeding the height of the neighbouring significant building; 	
	 Minimising the visibility of higher sections of the new building; and 	
	 Setting higher sections back at least the depth of one room from the frontage. 	
Site Design	Residential development should:	
	Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.	✓ Principle met
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive	✓ Principle met
	design and fabric performance	The BESS assessment achieved the required benchmark for indoor environmental quality and energy
	Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.	✓ Principle met
	Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees	✓ Principle met
	and to accommodate the future growth of new trees.	Appropriate setbacks have been provided across the site allowing for screen and canopy planting
	Provide suitable storage provisions for the management of operational waste	✓ Principle met
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	✓ Principle met
		Bicycle car parking has been provided on site
Materials &	Residential development should:	
FINISNES	Use quality, durable building materials and finishes that are designed for residential purposes.	✓ Principle met
		The proposal utilises a mixture of good quality materials, finished, textures and features to improve visual interest and long term durability
	Avoid the use of commercial or industrial style building materials and finishes.	✓ Principle met

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

	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.	✓ Principle met
	Use a consistent simple palette of materials, colours finishes and architectural detailing.	✓ Principle met
	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.	✓ Principle met
Domestic services normal	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:	
to a dwelling and Building services	Ensure that all domestic and building services are visually integrated into the design of the building and	✓ Principle met
	appropriately positioned of screened so as to not be seen from the street of adjoining properties.	Site and domestic services are located internal to the basement and not visible to the public realm
		Where services are necessary to be fronting the street (i.e. hydrants) they are enclosed within a louvered box to minimise visual dominance or clutter
	Be designed to avoid the location of domestic and building services:	✓ Principle met
	 Within secluded private open space areas, including balconies; and 	
	 Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. 	
Internal Amenity	Residential development should:	
	Ensure that dwelling layouts have connectivity between the main living area and private open space.	✓ Principle met
		The proposal has strong connection between living areas and private open space
	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ Principle met
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	✓ Principle met
	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.	Y Principle met The proposal meets all the relevant internal amenity objectives including those of Clause 55.07

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

the depth of the site with articulated building elevations through the use of recessions, building materials, features screens, cut outs, unreasonable adverse impact on the amenity existing dwelling accessway and outbuildings of adjacent interfaces noting that to the west, Building bulk is relatively uniform throughout The proposal includes well-proportioned setback areas that allow for the maturity of the site interfaces with a commercial car park, to the south the site abuts a laneway and to the east the site interfaces with an The upper level tiering proposed is not excessive and does not present as the "wedding cake" effect Principle met/Principle not met/NA Bulk and mass does not have an 4 storey development proposed depth, textures and the like High density proposed Clause 22.09-3.2 Design principles for Substantial Change Areas – Residential Growth Zone (RGZ) / Principle met Principle met / Principle met ✓ Principle met / Principle met ✓ Principle met ✓ Principle met canopy planting The bulk and mass of the upper levels of any dwelling should not have an unreasonable adverse impact on the amenity of adjacent residential secluded private open spaces. The preferred maximum building height for land within the RGZ1 and RGZ2 is up to 4 storeys, including ground level. Building bulk and height can be relatively uniform throughout the depth of sites, where articulated building elevations and well proportioned ground level setbacks to upper levels are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form. Separation between upper levels of dwellings on a site is not generally needed, provided the building Upper level tiering may be appropriate in some cases with upper levels recessed from view. Tiered building profiles that result in excessive upper level setbacks should be avoided. Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, openings, colours and the inclusion of vertical design elements. he preferred housing types for the Substantial Change Area are medium to high density portrays a high standard of design and does not result in unreasonable amenity impacts Principles **Building Height** nousing types Bulk & Built Form

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

No communal open space proposed or necessary pursuant to Clause 55.07

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

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 2 VIRGINIA STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN17/0812)

ATTACHMENT 4

CLAUSE 55 ASSESSMENT

PAGES 31 (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 design response is appropriate to the neighbourhood and the site, which seeks to respect the preferred future character of the land and minimise any amenity impact to adjoining interfaces, particularly that to the east and south-east of the site
		✓ Standard met
	character and respond to the features of the site.	The proposed design response respects the preferred neighbourhood character of the substantial change area by providing a high density housing typology in the form of a 4 storey apartment building
		The proposal is of a high quality urban design, with physical recession, articulation, the use of feature screens, varied use of materials, textures and other visual interest. The proposal is not significantly tiered at the upper levels, thus avoiding the 'wedding cake' effect
		The proposal incorporates adequate landscaping treatments across the site as evident in the landscape plan provided with the application. This includes significant canopy tree and shrubbery plantings within well-proportioned setback areas
		The proposal is located within an area subject to substantial change with other apartment buildings constructed within the last 10 years, of a similar scale and massing. The proposal is however, a much improved contemporary design, limiting any visual impact to the street
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
enidelines	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.	✓ Objective met
	To ensure that development responds to the features of the site and the surrounding area.	

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 PPF and the LPPF, including the MSS and local planning policies.	Standard met The application was accompanied by a written statement describing how the development is consistent with the relevant policies for housing to the satisfaction of Council
Decision Guidelines	The PPF 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 Objective met in the FFP 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.	✓ Objective met

Clause 55.02-2 Residential policy objectives

Clause 55.02-	Clause 55.02-3 Dwelling diversity objective	
Title & Objective Standards	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: • Dwellings with a different number of bedrooms.	✓ Standard met The proposal includes a mixture of one and two bedroom apartments The proposal includes a mixture of one and two bedroom apartments The proposal includes a mixture of one and two bedroom apartments. The proposal includes a mixture of one and two bedroom apartments. The proposal includes a mixture of one and two bedroom apartments. The proposal includes a mixture of one and two bedroom apartments. The proposal includes a mixture of one and two bedroom apartments. The proposal includes a mixture of one and two bedroom apartments. The proposal includes a mixture of one and two bedroom apartments. The proposal includes a mixture of one and two bedroom apartments. The proposal includes a mixture of one and two bedroom apartments. The proposal includes a mixture of one and two bedroom apartments. The proposal includes a mixture of one and two bedroom apartments. The proposal includes a mixture of one and two bedroom and two bedroom apartments. The proposal includes a mixture of one and two bedroom and two bedroom and the proposal includes a mixture of one and two bedroom and the proposal includes a mixture of one and two bedroom and the proposal includes a mixture of one and the pro
	 At least one dwelling that contains a kitchen, bath or shower, and a tollet and wash basin at ground floor level. 	
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings. ✓ Objective met	✓ Objective met

Clause 55.02	ciause 55.02-4 infrastructure objectives	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B4	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	✓ Standard met
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ Standard met
	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.	✓ Standard met
Decision	The capacity of the existing infrastructure.	
Salliaging	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.	
	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.	
Objectives	To ensure development is provided with appropriate utility services and infrastructure.	✓ Objective met
	To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	

Title 8 Objective	Tisto 9 Obiocéiro	Ctondond MotiCtondond Not MotiNiA
evince & Objective	orandards	Standard Met/Standard Not Met/NA
Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or	✓ Standard met
	enhance local accessibility.	The proposal includes vehicular access to a secure basement car park with separate pedestrian access from the site frontage
	Developments should be oriented to front existing and proposed streets.	✓ Standard met
	High fencing in front of dwellings should be avoided if practicable.	✓ Standard met
	Development next to existing public open space should be laid out to complement the open space.	N/A
Decision	Any relevant urban design objective, policy or statement set out in this scheme.	
saulapino	The design response.	
Objective	To integrate the layout of development with the street.	✓ Objective met

Clause 55.03-1 Street setback objective

Title & Objective	Standards		1 1	Standard Met/Standard Not Met/NA
	Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone:	oack from streets at least the	distance specified in a	✓ Standard met A minimum front setback of 5.048m is proposed Output Description: A minimum front setback of 5.048m is proposed Output Description: A minimum front setback of 5.048m is proposed Output Description: A minimum front setback of 5.048m is proposed Output Description: Output Description: A minimum front setback of 5.048m is proposed Output Description: Description: A minimum front setback of 5.048m is proposed Output Description: Output Descri
	\overline{KGZ} : 5 metres or as per rable B1, whichever is the lesser. \overline{GRZ} : 7.5 metres or as per Table B1, whichever is the lesser.	B1, wnicnever is the lesser e B1, whichever is the less	· er.	
	NRZ: As per Table B1. Table B1 Street setback			
	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 allotrnents 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 comer.	If there is a building on the abutting allowment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting on the abutting on the abutting the street.	Front walls of new development fronting the side street of a comer site should be setback at least the same distance as the sarback of the front wall of	
		allotment facing the front street or 9 metres, whichever is the lesser.	any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.	
		the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other	Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of	
		streets.	any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.	

Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
Salliae Guidellies	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.	✓ Objective met

Clause 55.03-	Clause 55.03-2 Building height objective	Standard Met/Standard Not Met/NA
Standard B7	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.	✓ Standard met Maximum heidht of 13.25 metres proposed
	RGZ: 13.5 metres discretionary maximum (refer Clause 32.07-8 for details)	
	GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)	
	NRZ: 9 metres / 2 storeys <u>mandatory</u> maximum (refer Clause 32.09-9)	
	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.	N/A
	Changes of building height between existing buildings and new buildings should be	✓ Standard met
	graduated.	The proposal maintains a similar height to the adjoining three (3) storey apartment style buildings located opposite the site to the north
		Whilst there is not a transition in height between the proposed apartment and the neighbouring single storey dwelling at 4 Virginia Street, the site is identified as a substantial change area with a preferred height of up to 4 storeys
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
cuideilnes	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.	
	The visual impact of the building when viewed from the street and from adjoining properties.	
Objective	To ensure that the height of buildings respects the existing or preferred neighbourhood character	✓ Objective met

Standard B8 The site area covered by build The maximum site coverage In o maximum site coverage RGZI: 70% RGZI: 70% RGZI: 70% RGZI: 70% RGZI: 60% (none specified) GRZI: 60% (none specified) GRZI: 60% (none specified) ANY relevant neighbourhood of Guidelines		Standard Met/Standard Not Met/NA
	area covered by buildings should not exceed:	✓ Standard met
	 The maximum site coverage specified in a schedule to the zone, or 	54% site coverage
	 If no maximum site coverage is specified in a schedule to the zone, 60 per cent. 	
	pecified)	
	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
The design response.		
The existing site covera features of the site.	The existing site coverage and any constraints imposed by existing development or the features of the site.	
The site coverage of ac	coverage of adjacent properties	
The effect of the visual neighbourhood.	The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.	
Objective To ensure that the site coverage respecand responds to the features of the site.	ts the existing or preferred neighbourhood character	✓ Objective met

Title & Objective Standards	Standards	Standard Met/Standard Not Met/NA
Standard B9	The site area covered by the pervious surfaces should be at least:	✓ Standard met
	• The minimum areas specified in a schedule to the zone, or	35% permeability
	• If no minimum is specified in a schedule to the zone, 20 per cent of the site.	
	RGZ1: 20% RGZ2: 20% (none specified) RGZ3: 20% (none specified)	
	<u>GRZ1</u> : 30% <u>GRZ2</u> : 20% (none specified)	
	<u>NRZ1</u> : 40%	
Decision	The design response.	
Guidelines	The existing site coverage and any constraints imposed by existing development.	
	The capacity of the drainage network to accommodate additional stormwater.	
	The capacity of the site to absorb run-off.	
	The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.	
Objectives	To reduce the impact of increased stormwater run-off on the drainage system.	✓ Objective met
	To facilitate on-site stormwater infiltration.	

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Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B10	Buildings should be:	N/A - Please refer to Clause 55.07 assessment under
	 Oriented to make appropriate use of solar energy. 	Appendix 5
	 Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	
	Living areas and private open space should be located on the north side of the development, if practicable.	
	Developments should be designed so that solar access to north-facing windows is maximised.	
Decision	The design response.	
Sallidellines	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.	

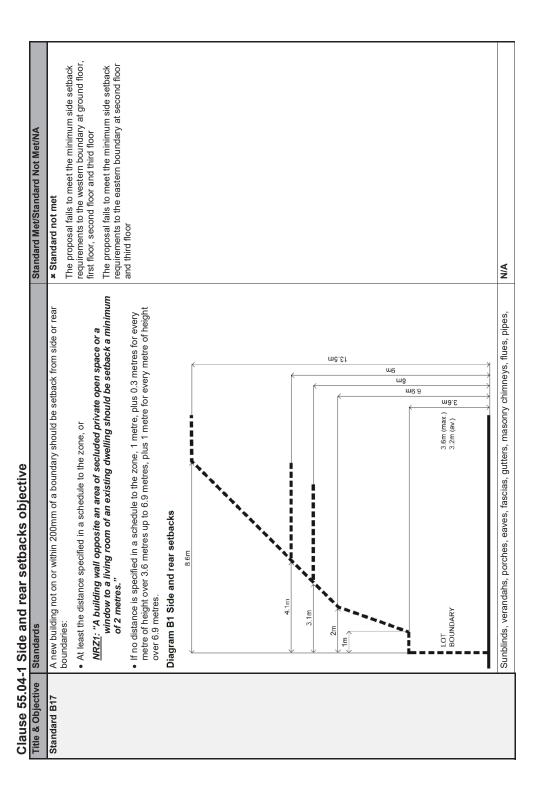
Clause 55.03-	Clause 55.03-6 Open space objective	
Title & Objective Standards	Standards	Standard Met/Standard Not Met/NA
Standard B11	If any public or communal open space is provided on site, it should:	N/A - Please refer to Clause 55.07 assessment under
	 Be substantially fronted by dwellings, where appropriate. 	Appendix 5
	 Provide outlook for as many dwellings as practicable. 	
	 Be designed to protect any natural features on the site. 	
	• Be accessible and useable.	
Decision Guidelines	Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies.	
	The design response.	
Objective	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	

Clause 55.03-7 Safety	-7 Safety objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B12		✓ Standard met
	street and internal accessways.	Entry to the site is accessed from Virginia Street and easily visible from the public realm
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ Standard met
		The landscape plan demonstrates that planting does not create unsafe spaces along the street and the accessway
		* Standard not met
	parks and internal accessways.	The proposal fails to provide security lighting to the sites entry or within the basement car parking area
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Standard met
Decision Guidelines	The design response.	A condition of permit will be required to ensure that the front entry way and basement have appropriate lighting
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	✓ Objective met

Clause 55.03-8 Land	-8 Landscaping objectives	Standard Mot/Standard Not Mot/NA
inte & Objective	Statiualus	Standard Merotalidard Not Meding
Standard B13	The landscape layout and design should:	✓ Standard met
	• Protect any predominant landscape features of the neighbourhood.	The landscape plan submitted clearly demonstrates the
	• Take into account the soil type and drainage patterns of the site.	intent to provide a suitable landscaping outcome on the site
	Allow for intended vegetation growth and structural protection of buildings.	The provisions of Clause 55.07 also apply to the site,
	In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.	and relate to deep root canopy planting. These matters will be addressed separately
	 Provide a safe, attractive and functional environment for residents. 	
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	 Standard met No significant trees being removed from the site, worth of protection
	Development should provide for the replacement of any significant trees that have been	✓ Standard met
	removed in the 12 months prior to the application being made	No significant trees being removed from the site, worth of protection
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	✓ Standard met
	Development should meet any additional landscape requirements specified in a schedule to	* Standard not met
	All schedules to all residential zones:	The proposal fails to provide the minimum 70% front setback landscaping requirement, with only 50%
	"70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."	proposed
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	Whilst the proposal fails to meet the minimum standard,
culdelines	Any relevant plan or policy for landscape design in the SPPF and the LPPF, including the MSS and local planning policies.	It is clear that adequate landscaping has been provided across the site as evident in the landscaping plan which seeks to soften the overall built form of the proposal
	The design response.	In addition, given the requirements of apartment
	The location and size of gardens and the predominant plant types in the neighbourhood.	buildings with basements to have certain accessway widths, plus pedestrian entries, generally, it reduces the
	The health of any trees to be removed.	land available for extensive landscaping. As such, the
	Whether a tree was removed to gain a development advantage.	reduced rate of 20 of a considerate to be appropriate, noting the proposed landscaping onsite will assist in providing a strong landscape character for the site and surrounds

Objectives	To encourage development that respects the landscape character of the neighbourhood.	✓ Objective met
	To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.	Whilst the proposal fails to meet the minimum 70% front setback landscaping standard, the proposal still provides
	To provide appropriate landscaping.	appropriate farius appring and meets the objectives of Clause 55.03-8
	To encourage the retention of mature vegetation on the site.	
Clause 55.03	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
	• 33 per cent of the street frontage, or	21%
	• 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 location of crossovers should maximise retention of on-street car parking spaces.	✓ Standard met
		The retention of the existing crossover retains the existing on-site car parking space
	The number of access points to a road in a Road Zone should be minimised.	N/A
	Developments must provide for access for service, emergency and delivery vehicles.	✓ Standard met
Decision	The design response.	
Sallige	The impact on neighbourhood character.	
	The reduction of on-street car parking spaces.	
	The effect on any significant vegetation on the site and footpath.	
Objectives	To ensure the number and design of vehicle crossovers respects the neighbourhood character.	✓ Objective met

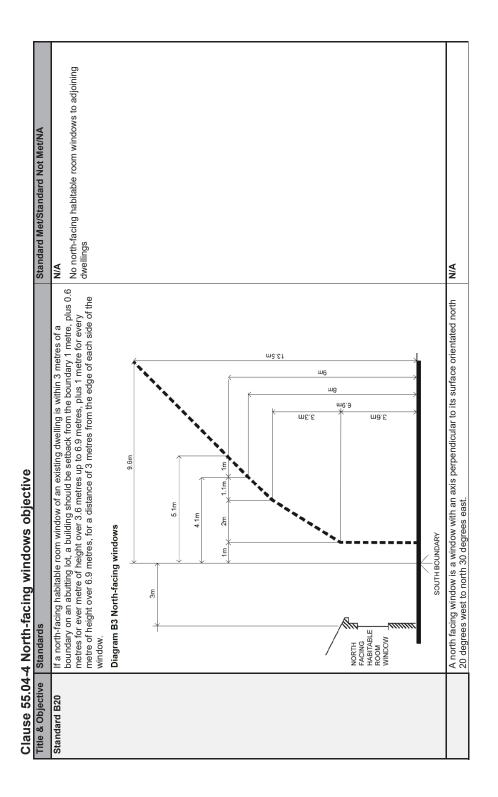
Clause 55.03	ciause 55.03-10 Parking location objectives	
Title & Objective Standar	Standards	Standard Met/Standard Not Met/NA
Standard B15	Car parking facilities should:	✓ Standard met
	• Be reasonably close and convenient to dwellings and residential buildings.	
	• Be secure.	
	Be well ventilated if enclosed.	
	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.	✓ Standard met
Decision Guidelines	The design response.	
Objectives	To provide convenient parking for residents and visitors vehicles.	✓ Objective met
	To protect residents from vehicular noise within developments.	



	domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.	
	Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.	N/A
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	Whilst the proposal fails to meet the minimum setback
Sallianino	The design response.	requirement to the western boundary, the aujorning interface is not considered sensitive (car park associated
	The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.	with shops) and as such, not as significantly impacted by visual bulk and massing
	Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.	In addition, whilst the proposal fails to meet the minimum setback requirement to the eastern boundary, the adjoining interface is primarily an existing accessway,
	Whether the wall abuts a side or rear lane.	garage and other outbuildings hard to the boundary, thus the impact of visual bulk and massing is limited
Objectives	To ensure that the height and setback of a building from a boundary respects the existing or	✓ Objective met
	preferred neignbournood cnaracter and limits the impact on the amenity of existing dwellings.	Whilst the proposal fails to meet the minimum side setback requirements, the proposal still achieves an acceptable built form outcome, ensuing that the height and setback of the building respects the preferred neighbourhood character and limits the impact on the amenity of existing dwellings

Clause 55.04-2 Wall	-2 Walls on boundaries objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B18	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:	N/A No walls constructed on the boundary
	 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: 	
	- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or	
	 Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, 	
	whichever is the greater.	
	A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.	N/A No walls constructed on the boundary
	A building on a boundary includes a building set back up to 200mm from a boundary.	N/A
		No walls constructed on the boundary
	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.	N/A No walls constructed on the boundary
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
Salinen	The design response.	
	The extent to which walls on boundaries are part of the neighbourhood character.	
	The impact on the amenity of existing dwellings.	
	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.	
	The orientation of the boundary that the wall is being built on.	
	The width of the lot.	
	The extent to which the slope and retaining walls or fences reduce the effective height of the wall.	
	Whether the wall abuts a side or rear lane.	
	The need to increase the wall height to screen a box gutter.	

Objectives	Io 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.	N/A No walls constructed on the boundary
Clause 55.04-3 Day	t-3 Daylight to existing windows objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B19	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.	 Standard met No proposed buildings opposite habitable room windows
	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. Diagram B2 Daylight to existing windows	N/A
	Existing Proposed Setback applies to applies to the window half the height of the window is above ground floor level, the wall height is measured from the	
	floor level of the room containing the window.	
Decision	The design response.	
	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.	
	The impact on the amenity of existing dwellings.	
Objective	To allow adequate daylight into existing habitable room windows.	Objective met



✓ Objective met

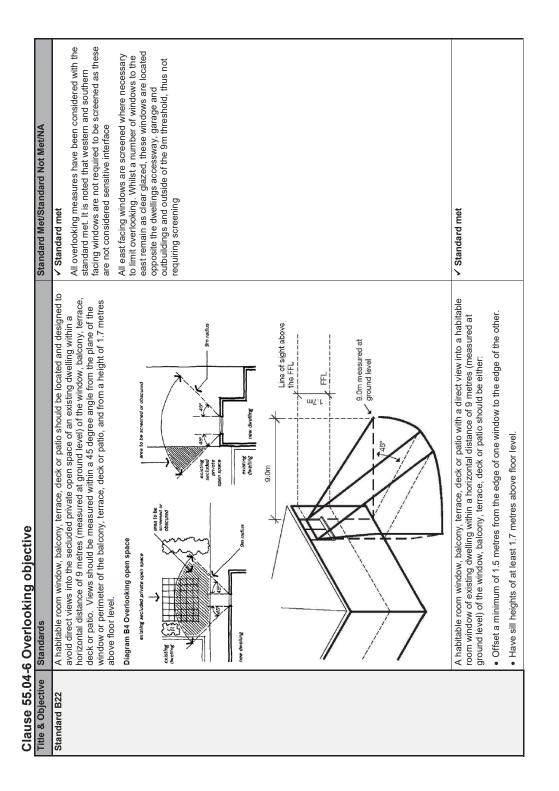
The effect of a reduction in sunlight on the existing use of the existing secluded private open space.

To ensure buildings do not significantly overshadow existing secluded private open space.

Objective

The time of day that sunlight will be available to the secluded private open space of the existing dwelling.

	Applies where existing HRW is between 20 west and 30' east from north	
Decision	The design response.	
euideiines	Existing sunlight to the north-facing habitable room window of the existing dwelling.	
	The impact on the amenity of existing dwellings.	
Objective	To allow adequate solar access to existing north-facing habitable room windows.	N/A
Clause 55.04-	Clause 55.04-5 Overshadowing open space objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B21	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least	✓ Standard met
	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.	Whilst overshadowing will occur to the eastern side of the site (existing private open space area), the private open space area will continue to maintain a minimum 104sqm of open space with full solar access
		Overshadowing of other adjoining non-sensitive adjoining properties is not applicable
	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.	✓ Standard met
Decision	The design response.	
salliapino	The impact on the amenity of existing dwellings.	
	Existing sunlight penetration to the secluded private open space of the existing dwelling.	



	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
	Screens used to obscure a view should be:	✓ Standard met
	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.	
	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
Decision	The design response.	
enidelines	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.	✓ Objective met

Clause 55.04-7 Inter	-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 Standard met of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	✓ Standard met
Decision Guidelines	The design response.	
Objective	To limit views into the secluded private open space and habitable room windows of dwellings Objective met and residential buildings within a development.	✓ Objective met

Clause 55.04-8 No	-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.	N/A – Please refer to Clause 55.07 assessment under Appendix 5
	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.	
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	
Decision Guidelines	The design response.	
Objectives	To contain noise sources within development that may affect existing dwellings.	
	To protect residents from external noise.	

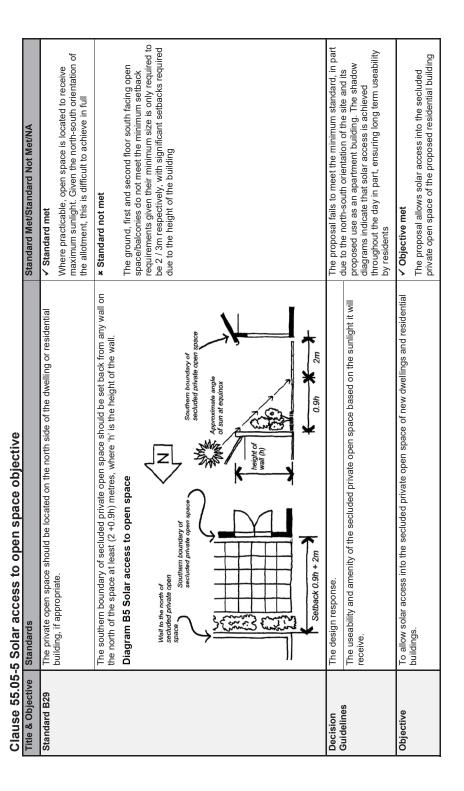
Clause 55.05-	Clause 55.05-1 Accessibility objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	N/A – Please refer to Clause 55.07 assessment under Appendix 5
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B26	Entries to dwellings and residential buildings should:	N/A - Please refer to Clause 55.07 assessment under
	 Be visible and easily identifiable from streets and other public areas. 	Appendix 5
	 Provide shelter, a sense of personal address and a transitional space around the entry. 	
Objective	To provide each dwelling or residential building with its own sense of identity.	
Clause 55.05-	Clause 55.05-3 Daylight to new windows objective	
Title & Objective Standard	Standards	Standard Met/Standard Not Met/NA
Standard B27	A window in a habitable room should be located to face:	✓ Standard met
	 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 	All proposed habitable room windows have access to suitable daylight
	 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. 	
Decision	The design response.	
enidelines	Whether there are other windows in the habitable room which have access to daylight.	
Objective	To allow adequate daylight into new habitable room windows.	✓ Objective met

Clause 55.05-4 Private open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B28		* Standard not met
	specified in a schedule to the zone. RGZ1: None specified	Only apartments which fail to meet the standard are shown
	"As per B28; or a <u>balcony or rooftop with a minimum area of 10 square</u> netres with a minimum width of 2 metres that is directly accessible from a iving room."	Dwelling 1 (G01): 65sqm of private open space, including an area of 27sqm of secluded private open space to the site frontage with a minimum dimension of 3.9m
	RGZ3: "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."	(frontage not considered secluded with 1.2m high front fence only) Dwelling 2 (G02): 36sqm of private open space, including
		an area of 25sqm of secluded private open space with a minimum dimension of 2.9m
	minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or	Dwelling 5 (G05): 43sqm of private open space, including an area of 26sqm with a varied minimum dimension
	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."	between 2.838m and 4.387m Dwelling 10 (105): Minimum area of 10sqm not achieved with 9.1sqm proposed
	GRZ2: "As per the B28 40 sq m requirement, with the 25 sq m of secluded private open space at ground level having a <u>minimum dimension of 5 metres</u> ; 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."	
	NRZ1: "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	
	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."	

	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:	N/A
	 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 baloony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or	
	 A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. 	
	The balcony requirements in Clause 55.05-4 do not apply to an apartment development.	
Decision	The design response.	Whilst a number of the open space areas at ground floor
Guidelines	The useability of the private open space, including its size and accessibility.	rail to meet the minimum dimensions and area sizes, the open spaces are considered to be of high quality,
	The availability of and access to public or communal open space.	accessible and useable for recreational purposes, and as it is recommended that they be maintained in their
	The orientation of the lot to the street and the sun.	current state
Objective	To provide adequate private open space for the reasonable recreation and service needs of	✓ Objective met
	residents.	With the above conditions, the private open space areas for each dwelling are considered reasonable for the recreation and service needs of residents



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.	N/A – Please refer to Clause 55.07 assessment under Appendix 5
Objective	To provide adequate storage facilities for each dwelling.	
Clause 55.06-1 Desigr	-1 Design detail objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B31	The design of buildings, including:	✓ Standard met
	 Façade articulation and detailing, 	The proposed apartment building maintains a consistent
	Window and door proportions,	Taçade pattem to those existing apartments opposite, including articulation and detailing
	Roof form, and	The flat roof form is typical for apartment buildings,
	Verandahs, eaves and parapets,	likewise the eaves, parapets and the like
	should respect the existing or preferred neighbourhood character.	The design features, including the curved screens provide visual interest to improve the presentation to the streetscape
	Garages and carports should be visually compatible with the development and the existing or	✓ Standard met
	preferred neignbournood character.	Garages are located within the basement car park and not visible to the streetscape
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
Semidelines	The design response.	
	The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.	
	Whether the design is innovative and of a high architectural standard.	
Objective	To encourage design detail that respects the existing or preferred neighbourhood character.	✓ Objective met

Clause 55.06-2 Front	-2 Front fences objective		
Title & Objective	Standards		Standard Met/Standard Not Met/NA
Standard B32	The design of front fences should con	The design of front fences should complement the design of the dwelling or residential	✓ Standard met
	building and any front fences on adjoining properties.	ning properties.	The design of the front fence is consistent with the varied front fence character of Virginia Street
	A front fence within 3 metres of a street should not exceed:	et should not exceed:	✓ Standard met
	• The maximum height specified in a schedule to the zone, or	schedule to the zone, or	1.2m high front fence proposed
	All schedules to all residential zones:	nes:	
	"Maximum 1.5 metre height in streets in Road Zone Category 1 1.2 metre maximum height for other streets"	eets in Road Zone Category 1 ner streets"	
	 If no maximum height is specified in in Table B3. 	 If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. 	
	Table B3 Maximum front fence height	ight	
	Street Context	Maximum front fence height	
	Streets in a Road Zone, Category 1	2 metres	
	Other streets	1.5 metres	
Decision	Any relevant neighbourhood characte	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
Guidelines	The design response.		
	The setback, height and appearance	The setback, height and appearance of front fences on adjacent properties.	
	The extent to which slope and retainir	The extent to which slope and retaining walls reduce the effective height of the front fence.	
	Whether the fence is needed to minimise noise intrusion.	ise noise intrusion.	
Objective	To encourage front fence design that character.	To encourage front fence design that respects the existing or preferred neighbourhood character.	✓ Objective met

Title & Objective Standards	tandards	Standard Met/Standard Not Met/NA
Standard B33 De	Developments should clearly delineate public, communal and private areas.	✓ Standard met
		Common property areas are clearly delineated from private areas
ŏ	Common property, where provided, should be functional and capable of efficient	✓ Standard met
Ĕ	тападетелт.	Common property, where provided on site is considered to be capable of efficient management
Objectives To	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.	✓ Objective met
To	To avoid future management difficulties in areas of common ownership.	

Clause 55.06-	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 basement car park accommodates all site services include bins, lift equipment, bicycle facilities, storage units and the like Very storage in the like The storage in the
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	✓ Standard met
	Bin and recycling enclosures should be located for convenient access by residents.	Standard met Waste refuse areas are located within the basement area for shared ease of access
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Standard met
Decision Guidelines	The design response.	
Objectives	To ensure that site services can be installed and easily maintained.	✓ Objective met
	To ensure that site facilities are accessible, adequate and attractive.	

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 2 VIRGINIA STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN17/0812) ATT. 5

ATTACHMENT 5

CLAUSE 55.07 ASSESSMENT

PAGES 18 (including cover)

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

Clause 55.07-1 Energy efficiency objectives

efficiency of existing dwellings, primarily Given the north-south orientation of the Noting the shadow diagrams prepared, facing to ensure that living areas and private open space received adequate have been sited to ensure living areas site, where practicable, the dwellings oriented to make use of solar energy Standards met/Standards not met dwellings do not exceed the cooling load for the Moorabbin climate zone The applicant has indicated that the Where practicable, the building is and private open space areas are located to the north, or if not north the proposed building will not unreasonably reduce the energy that dwelling to the east / Standard met ✓ Standard met Standard met ✓ Standard met ✓ Objective met To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of Dwellings should not exceed the following NatHERS maximum cooling load for climate zone 62 Moorabbin: Living areas and private open space should be located on the north side of the development, if practicable. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Developments should be designed so that solar access to north-facing windows is optimised The availability of solar access to north-facing windows on the site. To achieve and protect energy efficient dwellings and buildings The existing amount of solar access to abutting properties. To ensure dwellings achieve adequate thermal efficiency. Orientated to make appropriate use of solar energy The size, orientation and layout of the site. The annual cooling load for each dwelling. daylight and solar energy 21 MJ/m² per annum. The design response. Buildings should be: Standard B35 Decision Guidelines Objectives

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

The proposal is only for 14 dwellings Standards met/Standards not met ۷ ۷× ۷× ۷ ۷ ٨ ¥ To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development. Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, which ever is the lesser. The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents. Avoid overlooking into habitable rooms and private open space of new dwellings. Any relevant urban design objective, policy or statement set out in this scheme. Provide passive surveillance opportunities, where appropriate. Be accessible, useable and capable of efficient management. Minimise noise impacts to new and existing dwellings. Provide outlook for as many dwellings as practicable. Be designed to protect any natural features on the site. The availability of and access to public open space. Maximise landscaping opportunities. Communal open space should: The design response. Standard B36 Decision Guidelines Objective

Clause 55.07-2 Communal open space objective

Standards met/Standards not met As above ۷ N A/A N/A The useability and amenity of the primary communal outdoor space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June. The communal outdoor space should be located on the north side of a building, if practicable To allow solar access into communal outdoor open space. The design response. Standards Standard B37 Decision Guidelines Objective Objective

Clause 55.07-3 Solar access to communal outdoor open space objective

Clause 55.07-	Clause 55.07-4 Deep soil areas and canopy trees objective	
Objective	Standards	Standards met/Standards not met
Standard B38	The landscape layout and design should:	✓ Standard met
	Be responsive to the site context.	The landscape plan submitted clearly
	 Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration. 	demonstrates the intent to provide a suitable landscaping outcome on the site
	 Maximise deep soil areas for planting of canopy trees. 	The proposal provides an area for deep
	 Integrate planting and water management. 	root canopy planting, as well as significant canopy and shrubbery
		planting around the front, side and rear setback, seeking to soften the built form
		of the proposal

	Developments should prov	S bue seems lios needs of obj	Davalorimente charild nravirla the deen sail grees and canoniae as snearified in Tahla R5.	Standard mot
				, c. L.
	Table B5 Deep soil ar	Table B5 Deep soil areas and canopy trees		lotal deep soll area requirement: 5% of 793sqm or 39.65sqm of deep soil area
	Site area	Deep soil areas	Minimum tree provision	with a minimum dimension of 3m
	750 - 1000	5% of site area	1 small tree (6-8 metres) per 30	Minimum tree provision: 1 small tree (6-8m) per 30sam of deep soil
	square metres	(minimum dimension of 3 metres)	square metres of deep soil	The site frontage includes an area of 35sqm with a minimum dimension of
	1001 - 1500	7.5% of site area	1 medium tree (8-12 metres) per 50	4m, and includes a U <i>lmus parvifolia</i> Chinasa Elm' trae with a 10 × 10m
	square metres	(minimum dimension of 3 metres)	square metres of deep soil or	height/width at maturity The hasement/landscane plan also
			1 large tree per 90 square metres of deep soil	nominates a slab recession at the ground floor level to accommodate
	1501 - 2500 square metres	10% of site area (minimum dimension of 6	1 large tree (at least 12 metres) per 90 square metres of deep soil	additional deep tree planting, with a minimum width of 1.5m. Whilst this is not in accordance with the standard, it
		metres)	9	is an additional area available for deep canopy tree planting
			z medium trees per 90 square metres of deep soil	
	>2500	15% of site area	1 large tree (at least 12 metres) per 90 square metres of deep soil	
	square menes	metres)	o	
			2 medium trees per 90 square metres of deep soil	
	Where an existing canopy tree ov square metres without damage a requirement is 7% of the site area.	yy tree over 8 metres can b damage during the constru site area.	Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.	
	If the development cannot canopy cover should be ac	elopment cannot provide the deep soil areas and wer should be achieved by providing either:	If the development cannot provide the deep soil areas and canopy trees specified in Table B5, an equivalent canopy cover should be achieved by providing either:	N/A The proposal does meet the deep soil
	 Canopy trees or climbers requirements. 	s (over a pergola) with planter	 Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements. 	area requirement, but also seeks to provide canopy trees, climbers,
	Vegetated planters, green roofs or green facades.	in roofs or green facades.		vegerated pergolas, vegerated planters and green balconies at the ground, first, second and third level
Decision Guidelines	Any relevant plan or policy planning policies.	for environmental sustainabil	Any relevant plan or policy for environmental sustainability in the SPPF and LPPF, including the MSS and local planning policies.	
	The design response.			
	The suitability of the propos	The suitability of the proposed location and soil volume for canopy trees.	for canopy trees.	

	The ongoing management of landscaping within a development.	
	The soil type and drainage patterns of the site.	
Objective	To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect.	✓ Objective met
Clause 55.07-5 Integ	5 Integrated water and stormwater management objectives	
Objective	Standards	Standards met/Standards not met
Standard B39	Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry	✓ Standard met
	appliances and garden use.	The proposed BESS assessment provided demonstrates a roof area of approximately 441qm for rainwater catchment to 15kL of underground rainwater tanks
	Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.	✓ Standard met
	The stormwater management system should be:	✓ Standard met
	 Designed to meet the current best practice performance objective for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Guidelines (Victorian Stormwater Committee 1999) as amended. 	The proposal achieves a storm rating of 105%, thus meeting the best practice performance measures
	 Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	
Decision	Any relevant water and stormwater management objective, policy or statement set out in this scheme.	
Guideilnes	The design response.	
	Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.	
	Whether discharge from the site to the stormwater will adversely affect water quality entering the drainage system.	
	The capacity of the drainage network to accommodate additional stormwater.	
	Whether the stormwater treatment areas can be effectively maintained.	
Objectives	To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.	✓ Objective met
	To facilitate stormwater collection, utilisation and infiltration with the development.	
	To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.	

Clause 55.07-6 Noise	6 Noise impacts objectives	
Objective	Standards	Standards met/Standards not met
Standard B40	Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.	 Standard met No bedrooms are located immediately adjacent to any noise sources on the site or nearby
	The layout of new dwellings and buildings should minimise noise transmission within the site.	✓ Standard met
	Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.	Standard met The dwelling 5 living room is the only habitable room located adjacent to the lift area, with all other noise sensitive rooms located away from any on-site noise sources. Whilst this is not ideal, it is considered to be an adequate response that seeks to ensure that the majority of rooms are located away from on-site noise impacts
	New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.	 Standard met No nearby noise sources that would require specific acoustic treatments The applicant has indicated that acoustic attenuation is to be applied to plant and equipment

	Buildings within a noise influence area specified in Table B6 should be designed and constructed to achieve the following noise levels:	Standard met Whilst the proposal is located within
	Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.	300m of the Industrial 1 Zone on
	Not greater than 40dB(A) for living areas, assessed as an LAeq, 16h from 6am to 10pm	Parsons Avenue, it is noted that there are a number of existing structures that
	Table B6 Noise influence area	serve as a buffer between the two
	Noise source	Some of the Industrial 1 Zone is used as
	Zone interface	a Place of Worsnip, thus the holse impacts are limited
	Industry 300 metres from the Industrial 1, 2 and 3 zone boundary	
	Roads	
	Freeways, tollways and other 300 metres from the nearest trafficable lane roads carrying 40,000 Annual Average Daily Traffic Volume	
	Railways	
	Railway servicing passengers in 80 metres from the centre of the nearest track Victoria	
	Railway servicing freight outside 80 metres from the centre of the nearest track Metropolitan Melbourne	
	Railway servicing freight in 135 metres from the centre of the nearest track Metropolitan Melbourne	
	The noise influence area should be measured from the closest part of the building to the noise source.	
	Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.	
	Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.	
Decision	The design response.	
Sallianno	Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified specialist submitted with the application.	
	Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.	
	Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings.	
	Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.	
Objectives	To contain noise sources in developments that may affect existing dwellings.	✓ Objective met

	To protect residents from external and internal noise sources.	
Clause 55.07-7 Acces	7 Accessibility objective	
Objective	Standards	Standards met/Standards not met
Standard B41	At least 50 per cent of dwellings should have:	* Standard not met
	 A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. 	Whilst 7 of the 14 dwellings have been
	 A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. 	designed for accessibility, out of the seven dwellings number 1 and 5 fail to provide an adaptable style bathroom
	• A main bedroom with access to an adaptable bathroom.	and need to be reconfigured through

	At least 50 per ce	At least 50 per cent of dwellings should have:		x Standard not met
				5
	 At least one ada in Table B7. 	aptable bathroom that meets all	one adaptable bathroom that meets all of the requirements of either Design A or Design B specified : B7.	Dwellings 1 and 5 fail to provide an adaptable style bathroom and need to
	Table B7 Bathroo	Bathroom design		be reconfigured through permit
		Design option A	Design option B	
	Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.	
	Door design	Either:	Either:	
		 A slide door, or 	 A slide door, or 	
		 A door that opens outwards, or 	 A door that opens outwards, or 	
		 A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	 A door that opens inwards and has readily removable hinges. 	
	Circulation area	A clear circulation area that is:	A clear circulation area that is:	
		A minimum area of 1.2 metres by 1.2 metres.	A minimum width of 1 metre. The full length of the botheroom and a minimum	
			patritoonn and a minimum length of 2.7 metres.	
		 Clear of the toilet, basin and the door swing 	 Clear of the toilet and basin. 	
		a for the toilet erlap.	The circulation area can include a shower area. 	
	Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.	
	Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the threst wall from the door opening.	
	Toilet	A toilet located in the comer of the room.	A toilet located closest to the door opening and clear of the circulation area.	
Objective	To ensure the des	sign of dwellings meets the need	To ensure the design of dwellings meets the needs of people with limited mobility.	✓ Objective met
				With appropriate conditions, the design of dwellings would meet the needs of people with limited mobility

Clause 55.07-8 Building entry and circulation objectives

The dwelling entry is clearly visible and provides a sense of person identify to the streetscape. The entry has an The stairwell is located within the foyer area, adjacent the lift to encourage use Each common area has at least one source of natural light and ventilation, maintains clear sight lines and avoids The layout and design of the building Standards met/Standards not met clearly distinguished residential and allowing for circulation as necessary obstructions from building services internal/external transitional space The foyer entrance wall is all clear glazed, providing surveillance non-residential areas. ✓ Standard met ✓ Standard met Objective met opportunities by residents The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive. To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. To ensure internal communal areas provide adequate access to daylight and natural ventilation. Provide visible, safe and attractive stairs from the entry level to encourage use by residents. Provide shelter, a sense of personal address and a transitional space around the entry Clearly distinguish entrances to residential and non-residential areas - Include at least one source of natural light and natural ventilation. To provide each dwelling and building with its own sense of identity Provide windows to building entrances and lift areas. Provide common areas and corridors that: - Avoid obstruction from building services. The layout and design of buildings should: Entries to dwellings and buildings should: Be visible and easily identifiable. · Maintain clear sight lines. he design response. Standards Standard B42 Decision Guidelines Objectives Objective

Clause 55.07-9 Private open space above ground floor objective

requirement. However, as these are all at ground level sufficient open space is considered to be provided Adequate private open space is provided for the reasonable recreation and service needs of residents As nominated under Standard B28, a Standards met/Standards not met number of dwellings at ground floor level fail to meet the minimum area Heating and cooling units are not Standard not met located on balconies Objective met Ϋ́ The amenity of the private open space based on the orientation of the lot, the wind conditions and the sunlight it If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and A balcony with an area and dimensions specified in Table B8 and convenient access from a living room. To provide adequate private open space for the reasonable recreation and service needs of residents. The useability and functionality of the private open space, including its size and accessibility. 1.8 metres 2.4 metres 2 metres The availability of and access to public or communal open space. A dwelling should have private open space consisting of: 12 square metres 8 square metres 8 square metres convenient access from a living room, or Studio or 1 bedroom dwelling 3 or more bedroom dwelling Table B8 Balcony size The design response. 2 bedroom dwelling will receive. metres. Standard B43 Decision Guidelines Objective Objective

Clause 55.07-10 Storage objective

space is available for the provision of storage to ensure compliance with the standard and as such a condition of permit will be required to ensure that dwelling 301 meets the storage Each dwelling has convenient access to Dwelling 301 (2 bed): 6cbm internal and 5cbm external – does not comply Given that this is the top floor apartment, it is believed that sufficient Standards met/Standards not met Each one bedroom dwelling: 10cbm Each two bedroom dwelling: 14cbm with 9cbm internal to the dwelling useable and secure storage space The proposal provides adequate storage facilities for each dwelling with 6cbm internal to the dwelling * Standard not met ✓ Standard met / Objective met The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table B9. The useability, functionality and location of storage facilities provided for the dwelling Each dwelling should have convenient access to useable and secure storage space Minimum storage v within the dwelling 12 cubic metres 9 cubic metres 5 cubic metres 6 cubic metres To provide adequate storage facilities for each dwelling. 14 cubic metres 10 cubic metres 18 cubic metres 8 cubic metres bedroom 2 bedroom dwelling 1 bedroom dwelling Table B9 Storage The design response. **Dwelling type** more Standards dwelling ō Studio Standard B44 Decision Guidelines Objective Objective

Clause 55.07-11 Waste and recycling objectives

Objective	Standards	Standards met/Standards not met
Standard B45	Developments should include dedicated areas for:	✓ Standard met
	 Waste and recycling enclosures which are: 	Waste and recycling enclosures are
	- Adequate in size, durable, waterproof and blend in with the development.	adequate in size and located within the basement car park out of view of the
	- Adequately ventilated.	street. The waste refuse area is located
	-Located and designed for convenient access by residents and made easily accessible to people with limited mobility.	and design for convenient access with large openable doors for access to people with limited mobility
	 Adequate facilities for bin washing. These areas should be adequately ventilated. 	Adequate facilities are provided for bin
	 Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on- site management of food waste through composting or other waste recovery as appropriate. 	washing noting the overall size of the area
	 Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. 	The WMP provided with the application addresses matters of green waste,
	 Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. 	best practice management in accordance with Standard B45
	 Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. 	
	Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:	 Standard met The submitted WMP has been reviewed
	 Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria. 	by and approved by Council's Waste and Cleansing department ensuring
	 Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. 	best practice waste and recycling management
Decision	The design response.	
sallianing	Any relevant waste and recycling objective, policy or statement set out in this scheme.	
Objectives	To ensure dwellings are designed to encourage waste recycling.	✓ Objective met
	To ensure that waste and recycling facilities are accessible, adequate and attractive.	
	To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.	

Clause 55.07-12 Functional layout objective

The dwellings provide functional areas that meet the needs of residents Standards met/Standards not met All bedrooms meet the minimum dimensions of Standard B46 ✓ Standard met ✓ Objective met ✓ Standard met Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B11. Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. To ensure dwellings provide functional areas that meet the needs of residents 3.4 metres 3 metres 10 sqm 12 sqm Meet the minimum internal room dimensions specified in Table B10. The useability, functionality and amenity of habitable rooms 3.3 metres 3.6 metres 3 metres 3 metres Fable B11 Living area dimensions Table B10 Bedroom dimensions Studio and 1 bedroom dwelling 2 or more bedroom dwelling The design response. All other bedrooms Bedrooms should: Main bedroom Standard B46 Decision Guidelines Objective

Each dwelling meets the minimum standard, or is not applicable due to multiple aspects Standards met/Standards not met ✓ Standard met ✓ Objective met The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable The room depth should be measured from the external surface of the habitable room window to the rear wall of The extent to which the habitable room is provided with reasonable daylight access through the number, size, • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. Any overhang above habitable room windows that limit daylight access. To allow adequate daylight into single aspect habitable rooms. The room combines the living area, dining area and kitchen. excludes where services are provided above the kitchen. The kitchen is located furthest from the window. location, and orientation of windows. The design response. requirements are met: Standards the room. rooms. Standard B47 Decision Guidelines Objective

Clause 55.07-13 Room depth objective

All habitable rooms have a window in an external wall of the building Each bedroom window has access to daylight from a primary window Standards met/Standards not met ✓ Standard met ✓ Standard met ✓ Objective met The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows. The useability and amenity of the dwelling based on the layout, size, siting, size and orientation of habitable rooms. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. A maximum depth of 1.5 times the width, measured from the external surface of the window. Habitable rooms should have a window in an external wall of the building To allow adequate daylight into new habitable room windows. A minimum width of 1.2 metres. The secondary area should be: The design response. Standards Standard B48 Decision Guidelines Objective

Clause 55.07-14 Windows objective

Clause 55.07-15 Natural ventilation objectives

windows as either sliding or awning.
Given that external screens are being utilised for overlooking purposes, screen windows are considered a viable option It is not clear whether windows are openable in external walls. A condition of permit will be required to nominate At least 40% of the dwellings provide effective cross ventilation, and meets the minimum and maximise ventilation Standards met/Standards not met ✓ Standard met / Objective met / Standard met breeze paths The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context. The breeze path is measured between the ventilation openings on different orientations of the dwelling. At least 40 per cent of dwellings should provide effective cross ventilation that has: To allow occupants to effectively manage natural ventilation of dwellings. A maximum breeze path through the dwelling of 18 metres. A minimum breeze path through the dwelling of 5 metres. The size, orientation, slope and wind exposure of the site. Ventilation openings with approximately the same area. To encourage natural ventilation of dwellings The design response. Standards ventilation. Standard B49 Decision Guidelines Objectives Objective

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 2 VIRGINIA STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN17/0812)

ATTACHMENT 6

CLAUSE 52.06 ASSESSMENT

PAGES 6 (including cover)

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

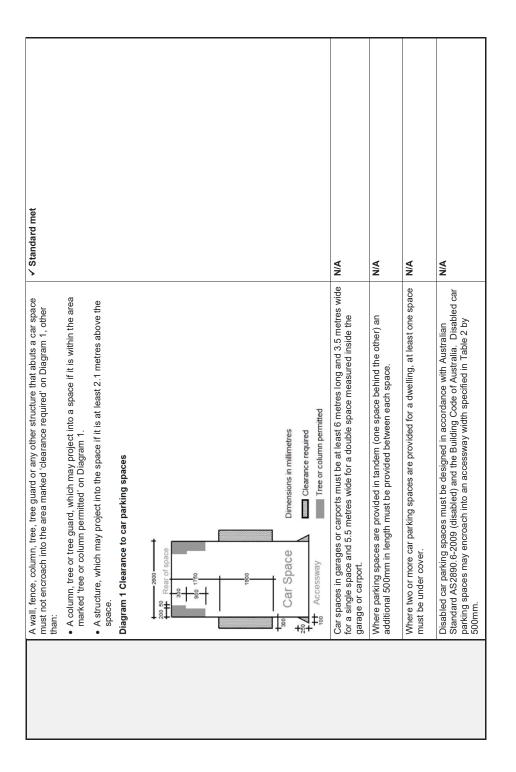
Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise. Clause 52.06-9 Design standards for car parking

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 must:	✓ Standard met
Accessways	 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
	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.	N/A
	Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	✓ Standard met
	 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
	 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. 	N/A
	 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
	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.	✓ Standard met
	If entry to the car space is from a road, the width of the accessway may include the road.	N/A

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

Design standard 2 –		accessways must have	the minimum dimensior		✓ Standard met
Car parking spaces	In Table 2. Table 2: Minimum dimensions of car parking spaces and accessways	ensions of car parkin	ig spaces and accessv	ways	All car parking spaces 3.2m x 4.9m with an accessway width of 4.8m
	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	
	°09	4.9 m	2.6 m	4.9 m	
	°06	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	
	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).	mensions in Table 2 va off street). The dimen ess to marked spaces to 2 are to be used in j b except for disabled sisabled.	ry from those shown in t sions shown in Table 2 , provide improved operatic preference to the Austra spaces which must achie	the Australian allocate more on and access. Iian Standard we Australian	



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
	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.	✓ Standard met
	ır park	
	Public car parks 20 metres or less 1:5 (20%)	
	longer than 20 metres 1:6 (16.7%)	
	Private or residential car 20 metres or less 1:4 (25%) parks	
	ionger 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.	N/A
	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.	✓ Standard met
Design standard 4: Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: • At least 25 per cent of the mechanical car parking spaces can accommodate a	✓ Standard met
	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. 	N/A
	 The design and operation is to the satisfaction of the responsible authority. 	* Standard not met
		Council's Transport Planning department have requested that the mechanical stackers have a minimum length of 5.4m. As confirmed with Council's Transport Planning department, if conditions were applied to the stackers, turning areas would not be impacted
Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ Standard met

	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.	✓ Standard met
	Design of car parks must take into account their use as entry points to the site.	✓ Standard met
	Design of new internal streets in developments must maximise on street parking opportunities.	N/A
Design standard 6: Safety	Car parking must be well lit and clearly signed.	* Standard not met Car parking is not well lit. A condition of permit would be required
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	N/A Car parking spaces are located within a basement car park
	Pedestrian access to car parking areas from the street must be convenient.	N/A Pedestrian access to the car park is unnecessary due to the basement configuration
	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.	 Standard met Clearly defined and separate access points provided for pedestrians and vehicles
Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	 Standard met Car parking areas include underground water tanks for rainwater catchment
	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
	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.	N/A

File Id: 124935

Responsible Officer: Director City Planning, Design and Amenity

Attachments: Submitted Plans

Location of Objectors Clause 22.09 Assessment Clause 55 Assessment

Clause 52.06

Application Summary

Applicant: Ha Hoang

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

Zone: General Residential Zone, Schedule 1

Overlay: No overlays affecting this site

Ward: Lightwood

This application has been brought before the Council as it has received four (4) objections.

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

Objectors Summary

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

- Overlooking;
- Traffic congestion and an increase in on-street parking opportunities;
- Overshadowing;
- Neighbourhood Character;
- Protection of trees on neighbouring sites;
- Noise;
- Increase in hard paved surfaces and additional stormwater run-off;

- Overdevelopment and the loss of gardens and greenspaces and the impact on wildlife;
- Increase in neighbourly disputes; and
- Increase in mental health issues.

Assessment Summary

The proposal is for two (2) double storey dwellings in a General Residential Zone (Schedule 1). The subject site is located within an established residential area and is suited for medium density housing given its location and being in reasonably close proximity to services.

The proposal respects the future character of the area by comprising two double storey townhouses with main living areas on the ground level. There are appropriate setbacks and private open space areas to allow for high quality landscaping along the frontage and rear to protect the amenity of adjoining dwellings and contribute to the landscape character. This includes a significant canopy tree in each rear secluded private open space area, two canopy trees within the front setback and boundary landscaping within well-proportioned setback areas. The proposal is located within an area subject to incremental change with other multi-dwelling double storey developments, of a similar scale and massing.

The development provides appropriate car parking and open space requirements and has been assessed against Clause 22.09 'Residential Development and Neighbourhood Character Policy', Clause 55 'Two or more Dwellings on a lot and Residential Buildings' and Clause 52.06 'Car Parking' of the Greater Dandenong Planning Scheme. The proposal complies with the above listed Clauses, with a few minor exceptions which are addressed by recommended conditions.

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 General Residential Zone with this report recommending that the application be supported, and a **Notice of Decision** (which provides appeal rights to objectors) to grant a permit be issued containing the conditions as set out in the recommendation.

Subject Site and Surrounds

Subject Site

The subject site (known as Lot 148 on Plan of Subdivision 019005) is regular in shape and has a total site area of 652 square metres. It is located on the southern side of Stephenson Street, and is broadly bound by Whitworth Avenue to the north, Ericksen Street to east and Burden Street to the south and west.

The northern frontage of the site is 16.46 metres wide and is oriented to Stephenson Street, with one single width crossover located on the northeast corner which provides access to the site. Currently there is a single storey weatherboard dwelling located to the front of the site with a detached garage located to the rear of the site. The subject site is relatively flat and has no significant vegetation present. No easements are present on the subject site.

Surrounding Area

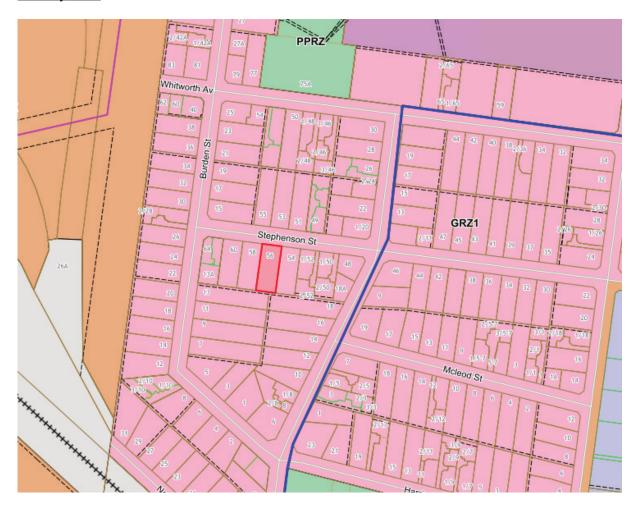
The subject site is located on the western end of Stephenson Street, which connects to Springvale Road. The site is surrounded by residential properties in all directions, with the closest commercial strip of shops located approximately 570 metres southwest on Boulton Street.

The surrounding housing types are single and double storey detached dwellings constructed of weatherboard, brick and rendered facades. The context includes medium density developments, ranging from two to three dwellings on a lot. Multi-dwelling double storey developments, of a similar scale and massing can be found along Stephenson Street.

The subject site is in close proximity to industrial land, with the land to the east of Burden Street, approximately 106 metres west of the subject site, zoned Industrial 1 Zone, and a section of Stephenson Street, approximately 280 metres to the east of the subject site, also being zoned Industrial 1 Zone.

The subject site is in close proximity to the Springvale Activity Centre, which is located approximately 70 metres to the east of the subject site. The subject site is well serviced with public transport. Westall Station is located approximately 160 metres southwest of the subject site, which provides further connections to a number of bus routes. Furthermore, a number of other key bus routes run along Springvale Road.

Locality Plan



Aerial Plan



Background

Previous Applications

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

Subject Application

The proposal was originally lodged for the development of the land for three (3) dwellings, comprising two double storey dwellings and one single storey dwelling to the rear. The proposal was subsequently advertised and received four objections. The proposal was formally amended pursuant to Section 57A of the *Planning and Environment Act 1987*, and was amended to two double storey dwellings on a lot. The proposal was subsequently readvertised and received three objections (from original

objectors). During the second advertising process no 'new' objectors made submissions. All objections were carried over from the original advertising period, and as such the proposal has received four objections to date.

Proposal

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

Details of the proposal are as follows:

Type of proposal	Multi-unit development: two double storey dwellings ('one behind the other' layout)
Number of dwellings	Two (2)
Number of bedrooms	Each dwelling contains 3 bedrooms
Levels	Two (2) storeys
Height	7.684 metres maximum
Oriented to	Dwelling 1 will be oriented to Stephenson Street, and dwelling 2 will be oriented to the internal accessway.
External materials	The proposed materials shown on the elevations include horizontal and vertical lightweight cladding to the first floor and brickwork to the ground floor.
	The proposed colour schedule includes dark grey roof tiles, light horizontal cladding, dark vertical cladding brown brickwork and timber paling fences.
Setbacks	Ground Floor setbacks
	North: 7.6 metres to the front of the site
	East: 1.4 metres
	South: 5.465 metres
	West: Walls on boundary
	First Floor setbacks
	North: 8.11 metres to the front of the site
	East: 2.23 metres

	South: 7.625 metres
	West: 2 metres
Private open space	Dwelling 1
	Total private open space: 139.7 square metres
	Secluded private open space: 42.8 square metres, with a primary secluded private open space area of 30 square metres with a minimum dimension of 5 metres.
	Dwelling 2
	Total private open space: 109.8 square metres
	Secluded private open space: 81.6 square metres, with a primary secluded private open space area of 56 square metres with a minimum dimension of 5.465 metres.
Number of car parking spaces required	A total of 4 car parking spaces are required pursuant to Clause 52.06-5.
	No visitor car parking spaces are required.
	The site is not located within the Principal Public Transport Network area.
Number of car parking spaces provided	A total of 4 car parking spaces have been provided.
Type of car parking	Both dwellings 1 and 2 would have double garages located to the rear or side of the dwelling
Access	A 2.7 metre crossover exists to the northeast corner of the site.
	Access is proposed to be provided for both dwellings via the existing single crossover.
	The existing crossover is proposed to be widened to 3.1 metres.
Front fence	A 0.9 metre timber paling fence is proposed
Garden Area	The size of the lot is 652 square metres.
	35% (228.2 square metres) is required to be set aside for garden area.

	38.93% (253.8 square metres) has been provided to be set aside for garden area. The proposal complies with the garden area requirement.
Easements and assets	No easements are present on the site

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

Pursuant to Clause 32.08-6 (General Residential Zone) of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.

The relevant controls and policies are as follows:

Zoning Controls

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

It is noted that within Schedule 1 to the zone, varies 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%;

- Standard B13 (Landscaping) 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees;
- Standard B28 (Private Open Space) An area of 50 square metres of ground level, private open space, with 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, a minimum dimension of 5 metres and convenient access from a living room; and
- Standard B32 (Front fence height) Maximum 1.5 metre height in streets in a Road Zone, and a maximum 1.2 metre height for other streets.

Overlay Controls

No overlays affect the subject site or surrounding area.

Planning Policy Framework

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

- a. To provide for the fair, orderly, economic and sustainable use, and development of land
- b. To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity
- c. To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria
- d. To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value
- e. To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the com munity
- f. To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e)
- g. (f) to facilitate the provision of affordable housing in Victoria
- h. 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 Planning Policy Framework that are relevant to this application.

Settlement (Clause 11)

Planning is to recognise the need for, and as far as practicable contribute towards

• A high standard of urban design and amenity

Clause 11.02 relating to Managing Growth contains the following relevant objectives:

- 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 manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

Built Environment and Heritage (Clause 15)

Clause 15 contains the following relevant objectives:

- To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- To create a distinctive and liveable city with quality design and amenity.
- To achieve neighbourhoods that foster healthy and active living and community wellbeing.

- To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Housing (Clause 16)

Clause 16 contains the following relevant objectives:

- To promote a housing market that meets community needs.
- To locate new housing in designated locations that offer good access to jobs, services and transport.
- To provide for a range of housing types to meet diverse needs.
- To deliver more affordable housing closer to jobs, transport and services.
- Direct new housing to areas with appropriate infrastructure.
- Create mixed-use neighbourhoods at varying densities that offer more choice in housing.

Clause 18 (Transport)

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

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

Clause 18.02-4 relating to Car parking main objective is to:

To ensure an adequate supply of car parking that is appropriately designed and located

Further to Clause 18.02-4, the following key strategies apply:

- Allocate or require land to be set aside for car parking subject to the existing and potential modes
 of access including public transport, the demand for off-street car parking, road capacity and
 the potential for demand management of car parking.
- Protect the amenity of residential precincts from the effects of road congestion created by on-street parking.

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).
- While there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The highest concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).
- With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping (Clause 21.02-4).

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

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

Clause 21.04-1 (Housing and community)

This Clause contains the following relevant key points and strategies:

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

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

This Clause 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.
 - Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.
- 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 improve the quality, consistency and functions of the city's environment.
- Encourage new developments which are adjacent to public open spaces to address and complement the open space.
- Encourage interconnected pedestrian links and bicycle paths to public transport and recreation facilities.
- Apply the Residential Development and Neighbourhood Character Policy at Clause 22.09.
- 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.
- Ensure that landscaping is designed in accordance with 'Crime Prevention Through Environmental Design' (CPTED) principles.

Clause 22.09 (Residential Development & Neighbourhood Character Policy)

The following objectives at Clause 22.09-2 are:

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

Clause 22.09-3.3 (Incremental Change Areas) provides design principles which are identified 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 carports 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 & Built Form
 - Residential development should:
 - ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;
 - provide separation between dwellings at the upper level;
 - retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space; and
 - 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.

An assessment of Clause 22.09 is included as Attachment 3.

Particular Provisions

Clause 52.06 (Car parking)

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

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and 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 required spaces are identified in the table to Clause 52.06-5. The table at Clause 52.06-5 notes that a dwelling with one or two bedrooms requires one (1) car space and a dwelling with three or more bedrooms requires two (2) car spaces. One (1) car parking space is required for visitors to every five dwellings for developments of five or more dwellings.

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

An assessment of Clause 52.06 is included as Attachment 5.

Clause 55 (Two or more Dwellings on a lot and Residential Buildings)

Pursuant to Clause 55 of the Greater Dandenong Planning Scheme, the provisions of this Clause apply to an application to construct two or more dwellings on a lot.

The purpose of this clause is:

- To implement the Municipal Planning Strategy and the Local 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.

An assessment of Clause 55 is included as Attachment 4.

General Provisions

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

Proposed Planning Scheme Amendments

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

Restrictive Covenants

A review of the submitted documents indicates that there are no restrictive covenants registered on the Title.

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

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

Diversity (Access & Equity)

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

Community Safety

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

Safe Design Guidelines

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

Referrals

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

<u>Internal</u>

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

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

Advertising

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

- Sending notices to the owners and occupiers of adjoining land.
- Placing a sign on Stephenson Street.

The notification has been carried out correctly.

Council has received four (4) objection/s to date.

The location of the objectors is shown in Attachment 2.

Consultation

A consultative meeting was held on 20 February 2019, with the objectors and Council representatives in attendance. The applicant did not attend the consult meeting. 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*).

Overlooking

Concern was raised over the double storey built form of the proposal, but more specifically in relation to overlooking and lack of privacy to the existing secluded private open space. The test for overlooking is set by Standard B22 - Clause 55.04-6 of the Greater Dandenong Planning Provisions. This requires any habitable room window or balcony with a direct view into an existing habitable room window or secluded private open space within a horizontal distance of 9 metres from ground level to be screened in accordance with Standard B22.

To satisfy this issue, upper floor windows on the south and west elevations have been appropriately screened or are highlight windows to prevent any overlooking to occur. The proposal would have sill heights of at least 1.7 metres above finish floor level, or have permanently fixed external screens, meeting the requirements of Standard B22 in Clause 55.04-6 (Overlooking objective) of the Greater Dandenong Planning Scheme.

There are two unscreened habitable room windows on the upper floor east elevation of dwelling 1 that have not been screened. It is considered that this room has to the capacity to be used as a habitable room and should be screened in accordance with Standard B22. To ensure the proposal will not result in any unreasonable overlooking, the following conditions will be placed on the permit:

- Permit condition 1.2 would be included on the permit so that the east facing upper floor habitable room windows would have fixed, obscure glazing in any part of the window below 1.7 metre above floor level; and
- Permit condition 1.3 would be included on the permit so that the a notation is put onto the elevations for all proposed screens to be dimensioned to 'Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent'.

Traffic congestion and a decrease in on-street parking opportunities

A number of concerns have been raised by the objectors with respect to an increase in traffic and car parking, insufficient car parking within the proposal, including a lack of street parking, an increase in traffic congestion and noise associated with traffic, and the overall impact on safety.

Council officers note that all car parking spaces have been provided in accordance with Clause 52.06-5. The proposal was referred to Council's Transport Planning Department who have not raised any further concern with respect to on-street parking, congestion or the like.

The development would propose one crossover where one previously existed. The proposal would comply with the Car Parking Principle of Clause 22.09-3.1 and would maximise the retention/provision of on-street car parking.

It is therefore considered that the proposal will not result in unacceptable traffic congestion or other traffic issues.

Overshadowing

Concerns were raised over the double storey built form and the impact of overshadowing on existing secluded private open space. Shadow diagrams have been submitted with the application for the 22 September equinox between 9am to 3pm. The proposal would have additional overshadowing impacts at 9am and 10am for the adjoining dwelling to the west (No. 58 Stephenson Street). The adjoining dwelling to the west has a large secluded private open space area of 120 square metres. At 9am, the proposal would have an additional overshadowing (cast outside of the boundary fence line) of 60 square metres. The sunlight to the secluded private open space area would be reduced by 50%. At 10am, the additional shadowing impacts are reduced to 26.8 square metres, and the sunlight to the secluded private open space would be reduced by 22.33%. By 11am, there are no additional overshadowing impacts to the west.

The test for overshadowing is set by Standard B21 of Clause 55.04-5 of the Greater Dandenong Planning Scheme. The provision requires that sunlight to existing secluded private open space not be reduced by at least 75%, and existing secluded private open space should receive a minimum of five hours sunlight between 9am and 3pm. The submitted shadow diagrams demonstrate that the development would not unreasonably overshadow the neighbouring property private open space (to the west) and satisfies the requirement of this standard and objective.

The prime secluded private open space of the adjoining properties to the south would not be overshadowed by the proposal. The proposal would cast some minor overshadowing to the adjoining dwelling to the east (No. 54 Stephenson Street) at 3 pm.

The proposal complies with the provision of Clause 55.04-5 – Overshadowing open space objective (Standard B21), and as such it is considered that this concern has been addressed.

Neighbourhood character

Concerns were raised regarding the proposal being inconsistent with the character of the street and surrounding area due to the double storey built form. The site is located within the incremental change area which encourages well-designed medium density development. The proposal maintains consistency with the identified future character of the incremental change area, as well as consistency with the existing character of the immediate surrounds with multi-unit development of two dwellings on a lot located on 48, 50, 52 and 62 Stephenson Street. A number of these developments are double storey.

• Protection of trees on neighbouring site

Concerns were raised over impact on neighbouring trees on the adjoining sites to the south and west. An arborist report was submitted as part of the application that specifically addressed the protection of the neighbouring trees to south and west. The findings of the report showed that the development would not detrimentally impact on the health of these trees. The arborist report recommended a number of conditions to ensure the health of the trees and these conditions will form part of this recommended approval and are shown as permit conditions 12-18.

Further to this, Council's arborist has reviewed the submitted report, agrees with the findings and supports the suggested conditions.

Noise

Concerns were raised over noise generated from the development and potential construction noise during development. While the proposal involves an intensification of the residential use of the land, residential noise is not unexpected in this area, especially given the General Residential zoning of the land and the close proximity to the Springvale Activity Centre.

The proposal satisfactorily responds to the noise standards and objectives of Clause 55-04-8 (Noise Impacts Objectives). It is considered appropriately located and designed to minimise any noise impacts. Like existing residents, any future occupants will be subject to the Environment Protection (Residential Noise) Regulations 2018. EPA noise regulations are also required to be meet during the construction phase.

Increase in hard paved surfaces and additional stormwater run off

The proposed development would exceed the minimum requirements of Standard B9 in Clause 55.03-4 (Permeability and stormwater management objectives) of the Greater Dandenong Planning Scheme, providing a permeable area of 39.63%. Standard permit conditions would ensure that stormwater is collected and retained on site and discharged into the drainage system at pre development peak discharge rates.

Overdevelopment and the loss of gardens and greenspaces and the impact on wildlife

The proposed development meets the varied requirements of Standard B28 in Clause 55.05-4 (Private open space objective), as varied by Schedule 1 to the General Residential Zone, of the Greater Dandenong Planning Scheme. The proposal further meets the mandatory garden area requirements of Clause 32.08-4 (General Residential Zone), setting aside 38.93% of the site for garden area.

It is considered that the areas of open space provided for the dwellings are acceptable.

Increase in neighbourly disputes

Concerns were raised over the increase in neighbourly disputes, particularly with regard to on-street parking disputes. This is not a planning matter and cannot be taken into consideration for this proposal.

• Increase in mental health issues

Concerns were raised over the increase in health issues, particularly with regard to mental health. This is not a planning matter and cannot be taken into consideration for this proposal.

Assessment

The subject site is located within an established residential area and is well suited for the development of medium density housing given that the site is located within easy walking distance of many community facilities and public transport. The proposal also seeks to reduce pressure on the urban fringe by providing two (2) dwellings where previously one (1) existed through the redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated.

As required by the General Residential Zone that applies to this site, the proposed development has been assessed against the provisions of Clause 55 (full assessment attached as Appendix 4) of the Greater Dandenong Planning Scheme and the Schedule 1 to the General Residential Zone. The proposed development has also been assessed against Clause 52.06 (full assessment in attachment 5) and Clause 22.09 (full assessment attached as Appendix 3) of the Greater Dandenong Planning Scheme. The proposal complies with all requirements of these clauses except in the following instances, where variations or conditions are required:

Use

As outlined in Clause 32.08-2 (General Residential Zone), a dwelling is listed as a Section 1 use, and a planning permit is not required for the use of the proposal. However, a planning permit is required for the buildings and works, which discussed below.

Planning Policy Framework / Local Planning Policy Framework

In considering the Planning Policy Framework and the Local Planning Policy Framework, 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 Developmentand Neighbourhood Character.

Each of these Clauses ensure that Council facilitates the orderly development of urban areas, which is a specific objective of Clause 11.02 Settlement.

The objectives of Clause 15.01-01S Urban Design, Clause 15.01-02S Building Design 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 proposed design response respects the preferred neighbourhood character of the incremental change area by providing a medium density housing typology in the form of two double storey townhouses in the 'one behind the other' layout.

The proposal is of a high quality urban design, with physical recession, articulation, varied use of materials, textures and other visual interest.

The overall layout incorporates acceptable landscaping treatments across the site as evident in indicative landscaping. This includes a significant canopy tree and shrubbery plantings within well-proportioned setback areas to allow growth to maturity.

The proposal is also located within an area subject to incremental change with other multi-unit developments of a similar scale and massing being found within the surrounding residential area. The proposal's compliance with Clause 22.09 and Clause 55 (subject to conditions) ensures that the development would achieve the objectives set out in Clause 15.01 and Clause 21.05-1.

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

Clause 22.09 Assessment

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

Clause 22.09-3.3 - Bulk and Built Form

The rearmost dwelling is double storey. Council officers are supportive of the double storey built form for a number of reasons:

- When viewed from the primary secluded open space areas from the adjoining site on the east and west (the areas that would potentially suffer detriment), the extent of the first floor width is very narrow (3 to 4 m);
- At the upper floor, the proposal is setback a minimum of 2.23 metres from the east boundary, and a minimum of 2.0 metres from the west boundary;
- The first floor of dwelling 2 contains three bedrooms and an ensuite. The first floor footprint is considered to be relatively small when compared to the size of the block;
- It is considered that the upper floor is well setback from the southern boundary. The setbacks vary, and include:
- A minimum setback of 6.865 metres from the ensuite to the boundary;
- 7.265 metres from the stairwell to the boundary;
- 7.775 metres from bedroom 1 to the boundary; and
- o 8.775 metres from bedroom 3.
- All elevations have been well articulated through varied setbacks, which will break up the visual bulk of the first floor, and the proposal has been further articulated with varying materials proposed on the ground and upper floor; and
- There is high levels of exiting mature vegetation on neighbouring properties, particularly on the adjoining dwelling to the south where there are two substantial trees of 15 and 16 metres in height, which will screen the view of the built form from the south.

Clause 55 Assessment

The proposal is considered to comply with the requirements of this Clause, except in the following instances:

Clause 55.03-6 Standard B13 – Landscaping objectives

Relevant objective: "To encourage development that respects the landscape character of the neighbourhood" and "To provide appropriate landscaping".

A detailed landscape plan has not been submitted as part of the application. However, if a permit were to be granted Condition 2 would require a detailed landscape plan to be submitted. Specifically Condition 2.6 and 2.7 would be requested so that the site would be able to achieve a revegetation of the site consistent with the surrounding properties and an improved landscape character.

Clause 55.03-10 Standard B15 - Parking location objectives

Relevant objective: "To protect residents from vehicular noise from within a development."

In its current form, the east facing habitable room windows of the dining room and kitchen windows of dwelling 1 would fail to comply with Standard B15, as these window would not be located 1.5 metres from the shared accessway and would not have a sill height of 1.4 metres above the accessway.

Permit Condition 1.1 requires these windows to be double glazed so that future residents would be protected from vehicular noise within the development.

Clause 55.04-6 Standard B22 - Overlooking objective

Relevant objective: "To limit views into existing secluded private open space and habitable room windows".

Dwelling 1 would have two east facing upper floor windows which have not been screened. It is considered that this room has to the capacity to be used as a habitable room and should be screened in accordance with Standard B22. Permit condition 1.2 would be included on the permit so that these windows would have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.

All other upper floor habitable room windows have sill heights of at least 1.7 metres above floor level, or have permanently fixed external screens.

Given that external screens are proposed and have not been dimensioned on plans, permit condition 1.3 would be placed on the permit for the applicant to provide updated plans which include dimensions on the screens and the following annotation on all relevant elevations for the screens to be 'Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent'.

Clause 55.04-7 Standard B23 – Internal views objective

Relevant objective: "To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development".

The upper floor north facing habitable room windows for dwelling 2 are oriented towards the secluded private open space of dwelling 1. These habitable room windows have external screens proposed. To ensure compliance with Standard B23, and that no internal overlooking opportunities are possible, it is recommended that permit condition 1.3 be included on the permit so that the a notation is put onto all relevant elevations for all external screens to be dimensioned to 'permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent'.

Clause 55.05-5 Standard B29 – Solar access to open space objectives

Relevant objective: "To allow solar access into the secluded private open space of new dwellings and residential buildings".

Due to the orientation of the allotment, the secluded private open space is located on the south side of the dwelling. For dwelling 1, of the 42.8 square metres of secluded private open space, 20 square metres does not comply with the required setback of Standard B29. For dwelling 2, of the 81.6 square metres of secluded private open space, 62.4 square metres does not comply with the required setback of Standard B29. However, it is considered that the proposal complies with the objective for the following reasons:

- The secluded private open space is located at the rear of the dwelling, and is considered appropriate having regard to the orientation of the allotment;
- The secluded private open space provided would exceed the requirements of Standard B28 (Private open space objectives);
- Due to the orientation of the allotment, it would be hard to avoid some overshadowing due to development;
- The secluded private open space will receive sufficient sunlight from an easterly and westerly aspect;
- Dwelling 1 benefits from a large private open space area to the front of the site that will have uninterrupted northern sunlight; and
- The secluded private open space will still be a highly useable space based on the sunlight it will receive.

Clause 52.06 Assessment

The proposal is considered to comply with the requirements of this Clause.

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 quidelines of Clause 65, subject to conditions.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 56 Stephenson Street, SPRINGVALE VIC 3171 (Lot 148 on PS 019005), for the purpose of development of the land for two (2) double storey dwellings in accordance with the plans submitted with the application subject to the following conditions:

- Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be generally in accordance with the application but modified to show:
 - 1.1. The east facing ground floor habitable room dining and kitchen windows to dwelling 1 to be provided with double glazing;
 - 1.2. The upper floor east facing windows to dwelling 1 to be screened in accordance with Standard B22 of Clause 55 of the Greater Dandenong Planning Scheme;
 - 1.3. All relevant elevations with habitable room windows with external screens to be dimensioned to 1.7m above finish floor level, and a notation stating the following to be added 'screens to be permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent' in accordance with Standard B22 of Clause 55 of the Greater Dandenong Planning Scheme;
 - 1.4. Relocate the access gate on the eastern boundary fence to the secluded private open space for dwelling 1 from the centre of the fence to the north, and create a separate pedestrian pathway from the driveway, to the satisfaction of the Responsible Authority

1.5. Substantially reduce the hard paved surfaces to the east of the secluded private open space to dwelling 1, leaving enough room for a turning

circle for dwelling 2 to the satisfaction of the Responsible

Authority; and

1.6. Landscape Plan in accordance with Condition 2.

2. Before the approved development starts, and before any trees or vegetation are removed, and 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 dimension and 3 copies must be provided. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:

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

2.2. the site at a scale of 1:100/200, including site boundaries, existing

and proposed buildings,

neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks:

2.3. details of the proposed layout, type

and height of fencing;

2.4. legend of all plant types, surfaces,

materials and landscape items to be used including the total areas of

garden and lawn;

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

individual plant quantities;

2.6. at least one (1) advanced canopy

tree with a minimum planting height

of 1.5 metres within the rear

secluded open space areas of each

dwelling;

2.7. at least two (2) advanced canopy

trees with a minimum planting height if 1.5 metre within the front setback

to dwelling 1;

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.

- Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.
- 4. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.
- 5. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.
- 6. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.
- 7. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.

- 8. The connection of the internal drainage infrastructure to the LPD must be 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. Letterboxes and all other structures (including visually obstructive fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-9.
- 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. A 1.8 metre high temporary fencing must be erected across the rear setback of the site 4.5 metre in from the rear boundary to create a Tree Protection Zone for Trees 2 and 3. Fencing must be installed prior to demolition and remain in place for the duration of site works.
- 13. Signage stating 'Tree Protection Zone No Access' must be attached to Tree Protection Zone fences.
- 14. Landscaping works including the construction of fences and sheds within the Tree Protection Zones of Tree 2 and 3 must be monitored by the project arborist. Post holes must be manually excavated and roots greater than 50mm diameter retained by relocation post holes as required.
- 15. All demolition and soil excavation within the Tree Protection Zones of Trees 2 and 3 must be supervised and documented by the project arborist.
- Prior to the construction of the development, root pruning must be completed in accordance with AS4373-2007 Pruning of Amenity Trees, using clean sharp tools.
- 17. All works requiring excavation within the Tree Protection Zone of Tree 3 and implemented tree protection measures must be documented by the project arborist to the satisfaction of the Responsible Authority.
- 18. All underground services and utilities must be either;

18.1.	Routed outside of Tree Protection Zones; or
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18.2. Installed using directional boring at a depth greater than 1.0m with boring pits located outside of the Tree Protection

Zones: or

18.3. Installed using non-destructive digging (NDD -Hydro-excavation) supervised by the project arborist.

- 19. 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.
- 20. 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.
- 21. Before the approved building is occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.

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

- 22. All glazing must at all times be maintained to the satisfaction of the Responsible Authority.
- 23. Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.
- 24. This permit will expire if:-
 - 24.1. The development or any stage of it does not start within two (2) years of the date of this permit, or
 - 24.2. The development or any stage of it is not completed within four (4) years of the date of this permit.

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

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

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

Notes

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

- The property is identified to be subject to flooding in major rain events. An application for Report and Consent for Flooding is required. Infrastructure Planning is to be contacted to confirm the minimum finished floor level (FFL) of the proposed development.
- 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

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.

- 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

MINUTE 1140

Moved by: Cr Matthew Kirwan Seconded by: Cr Tim Dark

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 56 Stephenson Street, SPRINGVALE VIC 3171 (Lot 148 on PS 019005), for the purpose of development of the land for two (2) double storey dwellings in accordance with the plans submitted with the application subject to the following conditions:

 Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be generally in accordance with the application but modified to show:

1.1.	The east facing ground floor
	habitable room dining and kitchen
	windows to dwelling 1 to be provided
	with double glazing;

1.2. The upper floor east facing windows to dwelling 1 to be screened in accordance with Standard B22 of Clause 55 of the Greater Dandenong Planning Scheme;

1.3. All relevant elevations with habitable room windows with external screens to be dimensioned to 1.7m above finish floor level, and a notation

stating the following to be added 'screens to be permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent' in accordance with Standard B22 of Clause 55 of the Greater Dandenong Planning Scheme;

1.4.

Relocate the access gate on the eastern boundary fence to the secluded private open space for dwelling 1 from the centre of the fence to the north, and create a separate pedestrian pathway from the driveway, to the satisfaction of the Responsible Authority

1.5.

Substantially reduce the hard paved surfaces to the east of the secluded private open space to dwelling 1, leaving enough room for a turning circle for dwelling 2 to the satisfaction of the Responsible Authority; and

1.6.

Landscape Plan in accordance with Condition 2.

- 2. Before the approved development starts, and before any trees or vegetation are removed, and 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 dimension and 3 copies must be provided. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:
 - 2.1. plans to accord with Condition 1 of this permit;
 - 2.2. the site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking,

> access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;

2.3. details of the proposed layout, type

and height of fencing;

2.4. legend of all plant types, surfaces, materials and landscape items to be used including the total areas of

garden and lawn;

- 2.5. a plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;
- 2.6. at least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling;
- 2.7. at least two (2) advanced canopy trees with a minimum planting height if 1.5 metre within the front setback to dwelling 1;

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

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

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

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

- 4. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.
- 5. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.
- 6. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.
- 7. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.
- 8. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority.
- Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.
- 10. Letterboxes and all other structures (including visually obstructive fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-9.
- 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.
- A 1.8 metre high temporary fencing must be erected across the rear setback of the site
 4.5 metre in from the rear boundary to create a Tree Protection Zone for Trees 2 and
 Fencing must be installed prior to demolition and remain in place for the duration of site works.
- 13. Signage stating 'Tree Protection Zone No Access' must be attached to Tree Protection Zone fences.
- 14. Landscaping works including the construction of fences and sheds within the Tree Protection Zones of Tree 2 and 3 must be monitored by the project arborist. Post holes must be manually excavated and roots greater than 50mm diameter retained by relocation post holes as required.
- 15. All demolition and soil excavation within the Tree Protection Zones of Trees 2 and 3 must be supervised and documented by the project arborist.
- 16. Prior to the construction of the development, root pruning must be completed in accordance with AS4373-2007 Pruning of Amenity Trees, using clean sharp tools.

- 17. All works requiring excavation within the Tree Protection Zone of Tree 3 and implemented tree protection measures must be documented by the project arborist to the satisfaction of the Responsible Authority.
- 18. All underground services and utilities must be either;

18.1.	Routed outside of Tree Protection Zones; or
10.1.	itoutou outoido oi illoo i lotootioli Eolico, oi

18.2. Installed using directional boring at a depth greater than

1.0m with boring pits located outside of the Tree Protection

Zones; or

18.3. Installed using non-destructive digging (NDD –

Hydro-excavation) supervised by the project arborist.

- 19. 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.
- 20. 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.
- 21. Before the approved building is occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.

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

- 22. All glazing must at all times be maintained to the satisfaction of the Responsible Authority.
- 23. Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.
- 24. This permit will expire if:-

24.1. The development or any stage of it does not start within two

(2) years of the date of this permit, or

24.2. The development or any stage of it is not completed within

four (4) years of the date of this permit.

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

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

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

Notes

- A flood dispensation is to be obtained prior to issue of Building Permit.
- The property is identified to be subject to flooding in major rain events. An application for Report and Consent for Flooding is required. Infrastructure Planning is to be contacted to confirm the minimum finished floor level (FFL) of the proposed development.
- 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

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.

- 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

CARRIED

STATUTORY PLANNING APPLICATIONS

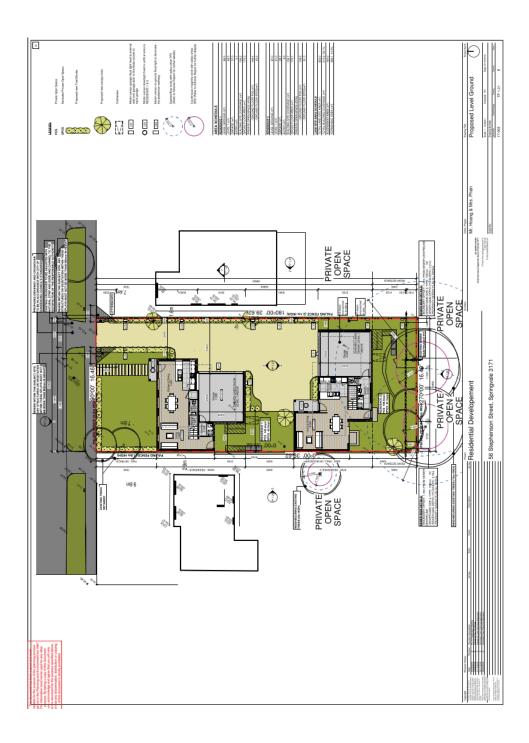
TOWN PLANNING APPLICATION - NO. 56 STEPHENSON STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN18/0567)

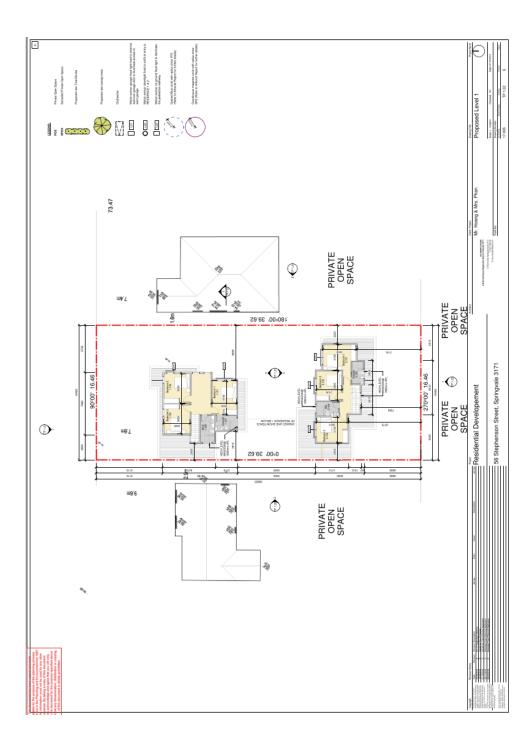
ATTACHMENT 1

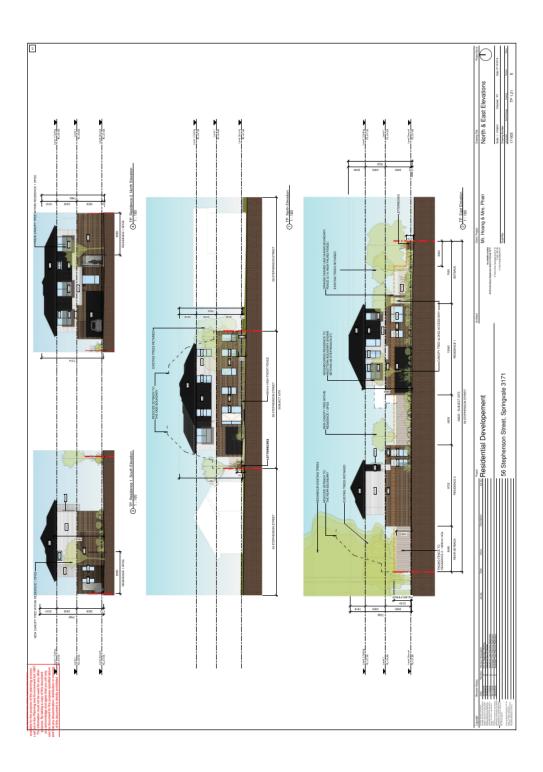
SUBMITTED PLANS

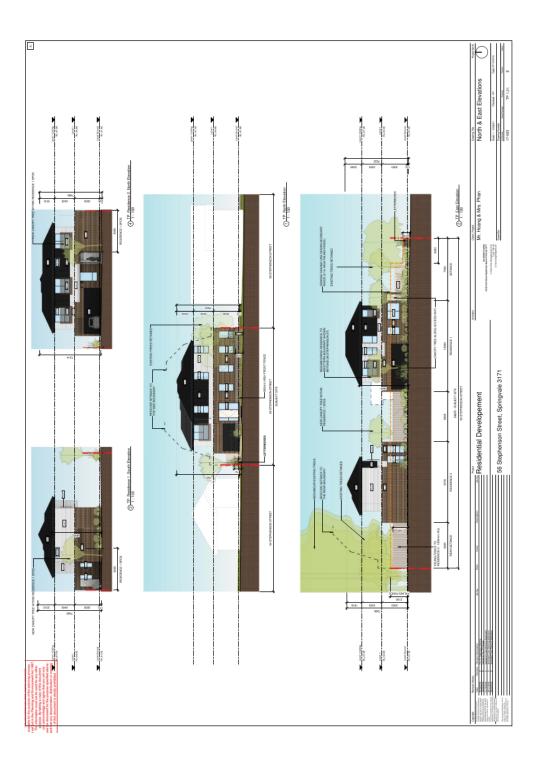
PAGES 6 (including cover)

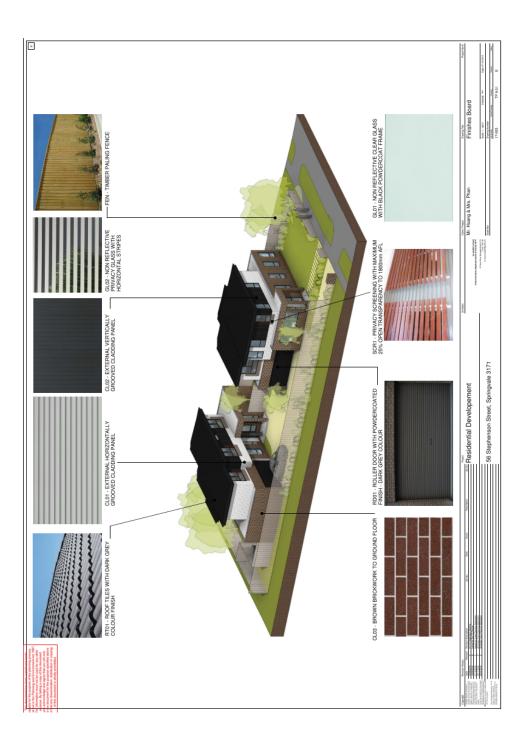
If the details of the attachment are unclear please contact Governance on 8571 5235.











STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 56 STEPHENSON STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN18/0567)

ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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



STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 56 STEPHENSON STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN18/0567)

ATTACHMENT 3

CLAUSE 22 ASSESSMENT

PAGES 14 (including cover)

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

Clause 22.09-3.1 Design Principles for all residential developments

Assessment Table for Clause 22.09

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.	✓ Principle met
		The proposal would have an active frontage with ground floor habitable room windows oriented towards the street for dwelling 1
	Maximise the number of habitable room windows on all levels of residential buildings that overlook the	✓ Principle met
	public realm, streets, laneways, internal access ways and car parking areas.	Passive surveillance of street and public realm is provided through habitable room windows fronting the street at both ground and upper floor level. Habitable room windows are oriented towards the internal accessway and car parking areas.
	Use semi-transparent fences to the street frontage.	✓ Principle met
		A 0.9 metre high paling fence proposed.
	Light communal spaces including main entrances and car parking areas with high mounted sensor-	✓ Principle met
	lights.	Motion sensor lighting has been provided to the dwelling entries, car parking areas, and along the internal accessway.
	Ensure that all main entrances are visible and easily identifiable from the street.	✓ Principle met
		Dwelling 1 is oriented towards Stephenson Street. The porch would make the entrance easily identifiable from the street. The dwelling would benefit from pedestrian access connecting the porch and the street.
		Dwelling 2 would be oriented towards the internal accessway. The porch would make the entrance easily identifiable rom the accessway.

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

	I noste non habitable roome eurh as bathrooms away from entrences and street frontage	/ Drinciple met
		Non-habitable rooms are located away from the street frontage.
Landscaping	Residential development should:	
	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	 Principle met (through permit condition)
		Condition required.
		A landscape plan has not been provided as part of the application.
		Permit condition 2 would request a landscape plan.
		The proposal would be capable of providing high quality on-site landscaping including screen planting and canopy trees along the ground level front setback, and side and rear boundaries.
	Provide substantial, high quality landscaping along vehicular accessways.	✓ Principle met
		A landscape plan has not been submitted as part of the application.
		Indicative landscaping suggests the proposal would provide high quality landscaping along the vehicular accessway.
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	 Principle met (through permit condition)
		Condition required.
		A landscape plan has not been provided as part of the application.
		Permit condition 2.6 and 2.7 would request a landscape plan with at least two substantial canopy trees to each front setback and at least one canopy tree to each ground level secluded private open space area.

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

Pla	Planting trees that are common to and perform well in the area.	 Principle met (through permit condition)
		Condition required.
		A landscape plan has not been provided as part of the application.
		Permit condition 2 would request a landscape plan.
Avc	Avoid the removal of existing mature trees by incorporating their retention into the site design.	 ✓ Principle met (through permit condition)
		Neighbouring trees are significant. An Aboricultural Report / Development Impact Assessment was submitted as part of the application. The report makes a number of recommendations that would be included as permit conditions, to ensure that neighbouring trees remain viable post development.
		In terms of on-site trees, trees are proposed to be removed to accommodate the development, and do not require a permit to be removed.
Use	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	 Principle met (through permit condition)
		The proposal would set aside 77.8% of the front setback for landscaping, which would soften the built form when viewed from the street.
		Permit condition 2.7 would request a landscape plan with at least two substantial canopy trees within the front setback.
		This would soften the appearance of the built form when viewed from the street to respect the amenity of the adjoining properties.
Eŭ	Ensure that landscaping also addresses the Safety Design Principles.	✓ Principle met
		Future landscaping can be provided to address the safety design principles.
	-	

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

	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	✓ Principle met (through permit condition)
		A landscape plan has not been provided, however the rear yard and front setbacks have adequate open space to allow for a substantial canopy tree.
		Permit condition 2.6 would request at least one canopy tree to each ground level secluded private open space area.
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban	✓ Principle met
	design and reduced impervious surfaces.	The proposal exceeds the requirements of Standard B9 (Permeability) of Clause 55.03-4.
		Setbacks are sufficient, and will allow for adequate landscaping to increase stormwater retention and increase permeability.
		There are rainwater tanks proposed in the design.
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	 Principle met (through permit condition)
		A landscape plan has not been provided as part of the application.
		Permit condition 2 would request a landscape plan that considered the species of landscaping.
		Rainwater tanks are proposed.
Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on	✓ Principle met
	allotments With frontage Widths less than 17 metres.	One crossover proposed on an allotment of 16.46 metres.

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

	On-site car parking should be:	Principle met
	 Well integrated into the design of the building, 	Dwelling 1 will have the double garage
	 Generally hidden from view or appropriately screened where necessary, 	from the streetscape.
	 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. 	The double garage to dwelling 2 would be located at the side of the building and would be setback 27.37 metres from the street frontage.
		The proposed parking layout would not dominate the streetscape and would maximise soft landscaping opportunities at ground level.
	Where car parking is located within the front setback it should be:	✓ Principle met
	 Fully located within the site boundary; and 	No parking within the front setback.
	 Capable of fully accommodating a vehicle between a garage or carport and the site boundary. 	
	Developments with basement car parking should consider flooding concerns where applicable.	✓ Principle met
		Basement parking not proposed.
Setbacks, front	Residential developments should:	
boundary and width	Provide a front setback with fence design and height in keeping with the predominant street pattern.	✓ Principle met
		A 0.9 metre paling fence is proposed. Front fence heights and designs vary throughout the street, and the 0.9, metre high paling fence is considered appropriate and of a design and height in keeping with the predominant street pattern.
	Maintain the apparent frontage width pattern.	✓ Principle met
		The frontage width pattern is maintained, with two clearly identified dwellings with a double garage located to the rear or side.
	Provide appropriate side setbacks between buildings to enable screen planting where required, and at	✓ Principle met
	least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.	Appropriate side setbacks have been provided, that will allow for screening planting.
		At least one generous side setback has been provided to the western boundary to allow for the retention of mature canopy trees

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

	Provide open or low scale front fences to allow a visual connection between landscaping in front	✓ Principle met
	gardens and street tree planting.	The proposed 0.9 metre high front fence is of a low scale and will allow for a visual connection between the front garden and street tree planting.
Private open	All residential developments should provide good quality, useable private open space for each dwelling	✓ Principle met
space	directly accessible from the main living area.	Each dwelling exceeds the minimum requirements of secluded private open space of Standard B28 (Private open space), as varied by Schedule 1 to the General Residential Zone.
		The private open spaces areas are easily accessible from the main ground floor living areas.
	Ground level private open space areas should be able to accommodate boundary landscaping, domestic	✓ Principle met
	services and outdoor furniture so as to maximise the useability of the space.	Large private open space areas provided, which will be able to accommodate boundary landscaping, services and outdoor furniture, and will maximise the useability of the space.
	Private open space should be positioned to maximise solar access.	✓ Principle met
		The provided secluded private open spaces are located predominantly to the south. The proposal complies with the objective to Clause 55.05-5 (Solar access to open space objective), and the secluded private open space will still be a highly useable space based on the sunlight it will receive.
	Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to	✓ Principle met
	ensure the solar access, useability and amenity of the space is not adversely affected.	The upper floor levels of the dwellings do not encroach on the secluded private open space below.
	Upper level dwellings should avoid encroaching the secluded private open space of a separate lower	✓ Principle met
	level dwelling so as to ensure good solar access and amenity for the lower level dwelling.	Apartments not proposed.

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

Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by:	✓ Principle met
	 Using similarly proportioned roof forms, windows, doors and verandahs; and 	The proposal has similar materials found in
	 Maintaining the proportion of wall space to windows and door openings. 	existing dwellings in the surrounding area. The proposed materials include brick at ground floor, with a light weight cladding for the upper floor, with a pitched roof with eaves.
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	✓ Principle met
		Balconies not proposed.
	The development of new dwellings to the rear of existing retained dwellings is discouraged where:	✓ Principle met
	 The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or 	Existing dwelling to be demolished.
	 The retention of the existing dwelling detracts from the identified future character. 	
	On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:	✓ Principle met
	 Not exceeding the height of the neighbouring significant building; 	Site not adjacent to any identified heritage buildings.
	 Minimising the visibility of higher sections of the new building; and 	
	 Setting higher sections back at least the depth of one room from the frontage. 	
Site Design	Residential development should:	
	Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar across and outlook of adjoining properties.	✓ Principle met
	soral access and outlook of adjoining properties.	Subject to conditions on permit, no issues identified in regards to the overlooking and overshadowing in the Clause 55 assessment above.
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive	✓ Principle met
	design and fabric performance	Large windows are proposed and where possible, north facing to maximise thermal performance and energy efficiency and lessen reliance for artificial heating and cooling.
	Ensure that building height, massing articulation responds sensitively to existing residential interfaces,	✓ Principle met
	site circumstances, setbacks and streetscape and reduces the need for screening.	Ground level living areas are proposed, which would minimise the need for screening.

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

	Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees	✓ Principle met
	and to accommodate the future growth of new trees.	Sufficient setbacks are provided to the front, side and rear to allow for landscaping, canopy trees and screen planting
	Provide suitable storage provisions for the management of operational waste	✓ Principle met
		Bins are located in the rear secluded private open space areas for each dwellings. Access gates have been provided for convenient access to the front of the site.
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	✓ Principle met
Materials &	Residential development should:	
FINISNES	Use quality, durable building materials and finishes that are designed for residential purposes.	✓ Principle met
		Proposed materials of brick and lightweight cladding are similar to those found in surrounding residential developments.
	Avoid the use of commercial or industrial style building materials and finishes.	✓ Principle met
		Materials are suited to residential developments.
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive	✓ Principle met
	repetitive use of materials.	The proposal is well articulated through variation to materials and forms. Repetitive and excessive use of materials has been avoided.
	Use a consistent simple palette of materials, colours finishes and architectural detailing.	✓ Principle met
		A simple palette of colours and materials have been utilised to ensure that the proposal maintains a simple design, without excess use of certain colours.
	Maximise the ongoing affordability and sustainability of residential developments through the selection of	✓ Principle met
	low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	The materials are durable and typical for residential developments.
Domestic services normal	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:	

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

to a dwelling and	Ensure that all domestic and building services are visually integrated into the design of the building and	✓ Principle met
Building services	appropriately positioned or screened so as to not be seen from the street or adjoining properties.	Bin and recycling enclosures, mailboxes, meter boxes, clothes lines and water tanks have all been provided and are easily accessible for each dwelling.
	Be designed to avoid the location of domestic and building services:	✓ Principle met
	 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. 	The domestic services would be located in both the rear secluded private open space areas and other private open space areas of the dwellings.
		Large secluded private open space areas have been provided, exceeding the requirements of Standard B28, and the location of the domestic services is considered acceptable.
Internal Amenity	Residential development should:	
	Ensure that dwelling layouts have connectivity between the main living area and private open space.	✓ Principle met
		There is a direct connectivity between living and private open space areas.
	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ Principle met
		Habitable rooms have been provided with windows and do not rely on borrowed light.
	Ensure that balconies and habitable room windows are designed and located to reduce the need for	✓ Principle met
	excessive screening.	Ground level living is proposed and reduces the need for screening.
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5,	✓ Principle met
	55.U4-1, 6 & 7, 55.U5-3, 4 & 5.	Ground level living is proposed.

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

Clause 22.09-3.3 D	-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)	itial Zone (GRZ)
Titles & Objectives	Principles	Principle met/Principle not met/NA
Preferred	The preferred housing type for the Incremental Change Area is medium density.	✓ Principle met
housing type		Medium density proposed. The proposal is consistent with the definition of medium density, as defined in Clause 22.09-4, as it is for two dwellings on a single lot. Each dwelling has its own, separate building dwelling has its own, separate building footprint on the land. The dwellings share a driveway. The proposal is for two double storey townhouses that are semi-detached.
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including	✓ Principle met
	ground level.	A maximum of two storeys proposed
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy	✓ Principle met (with permit condition)
	trees in front and rear gardens; and to protect the outlook of adjoining properties	A landscape plan has not been provided and would be requested as part of permit condition 2.
		Permit condition 2.6 and 2.7 would request two canopy trees within each front setback, and one canopy tree to each rear SPOS area. In addition, the proposal would also set aside 77.8% of the front setback for landscaping, which would protect the outlook of adjoining properties.

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

Setbacks front	Parking paying and car access within the front boundary setback should be limited in order to maximise	✓ Principle met
boundary and width		Parking, paving and car access would not dominate the street.
		No parking would be provided within the front setback. Dwelling 1 would have a double garage located to the rear of the dwelling.
		The accessway would comply with Standard B14 (Access objective).
		In addition, the proposal would also set aside 77.8% of the front setback for landscaping, which would maximise the opportunity for soft landscaping.
Private open	Residential development should provide secluded private open space at the side or rear of each	✓ Principle met
space	dwelling to avoid the need for excessive screening or high front fencing.	The secluded private open space is located at the rear of each dwelling.
Bulk & Built	Residential development should:	
EloL	Ensure that the built form respects the scale of existing prevailing built form character and responds to	✓ Principle met
	site circumstances and streetscape;	The existing neighbourhood character comprises a mix of single and double storey multi-unit developments.
		The built form responds to the site circumstances and street as there is one dwelling fronting the street, with a garage located to the rear, the proposed materials are comprised of brick at ground floor and lightweight cladding at the upper floor, and
		the dwelling would incorporate a pitched roof with eaves.
		Overall, the proposal integrates with the existing streetscape and incorporates a variety of elements from neighbouring dwellings.
	Provide separation between dwellings at the upper level;	✓ Principle met
		A 9.45 metre separation is provide between the upper levels.
	1	

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	✓ Principle met	
secluded open space;	A clear spine of open space has been retained to the rear of dwelling two to	
	maximise landscaping opportunities and protect private secluded private open space.	
Position more intense and higher elements of built form towards the front and centre of a site,	* Principle not met	1
transitioning to single storey elements to the rear of the lot.	Double storey at the rear proposed. Double	
	storey to the rear is considered acceptable	
	minimum 6.865 metres) from the rear	
	boundary and when viewed from the	
	secluded private open space areas from the	
	east and west boundaries the extent of the	
	first floor width is very narrow (3 to 4 metres).	
	Furthermore, the rear upper storey will be	
	screened by mature vegetation on the	
	southern boundary. The proposal has been	
	well articulated through varied materials and	
	setbacks.	
	-	1

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

The rearmost dwelling on a lot should be single storey to ensure the identified future character of the	✓ Principle met
area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.	Double storey dwelling to the rear proposed. The double storey built form at the rear is
Two storey dwellings to the rear of a lot may be considered where:	considered acceptable for the following
The visual impact of the building bulk does not adversely affect the identified future character of	reasons:
 the area; Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties: 	 The visual impact of the building bulk would not adversely affect the identified future character, or impact
 The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; 	on neignbouring sectuded private open space areas for the reasons listed in the body of this report;
Sufficient side and rear boundary landscaping can be provided to screen adjoining properties;	Subject to permit conditions, the
 Upper storey components are well recessed from adjoining sensitive interfaces. 	proposar larses no concerns with regard to overlooking or overshadowing in the Clause 55 assessment;
	The proposal would be able to accommodate canopy trees within the rear setback, and would not adversely affect the planting and future growth of canopy trees;
	 Sufficient side and rear setbacks have been provided;
	 The proposal will be able to accommodate side and rear boundary landscaping to screen adjoining properties;
	 The dwellings would have a proposed separation of 9.45 metres at the upper floor; and
	 The upper storey would setback varies and would have a minimum 6.865 metres from the rear (southern) boundary.
Residential development should be well articulated through the use of contrast, texture, variation in	✓ Principle met
forms, materials and colours.	The proposal has been articulated through the variation and contrast of materials. The upper floor is recessed from the ground floor.
e: Other requirements also apply. These can be found at the schedule to the applicable zone.	

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 - NO. 56 STEPHENSON STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN18/0567)

ATTACHMENT 4

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 & Ohjective	Standard (Summarised)	Standard Met/Standard Not Met/NA
avinos de capito		
Standard B1	The design response must be appropriate to the neighbourhood and the site.	✓ Standard met
		Complies.
		See Clause 22.09 assessment.
		The design response is appropriate to the neighbourhood and the site, which seeks to respect the preferred future character of the land and minimise any amenity impact to adjoining interfaces.
		✓ Standard met
	character and respond to the features of the site.	Complies.
		See Clause 22.09 assessment.
		The proposed design response respects the preferred neighbourhood character of the incremental change area by providing medium density housing typology in the form of a double storey townhouses.
		The proposal would be able to incorporate adequate landscaping treatments across the site. This includes a significant canopy tree in each rear secluded private open space area, two canopy trees within the front setback and boundary landscaping within well-proportioned setback areas.
		The proposal is located within an area subject to incremental change with other multi-unit double storey developments, of a similar scale and massing located within the Stephenson Street.
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
Sallianino	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 Resi	-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	✓ Standard met
	responsible authority that describes how the development is consistent with any relevant believe to housing in the SPPF and the LPPF, including the MSS and local planning policies.	Complies.
		See Clause 22.09 Assessment.
		The application was accompanied by a written statement describing how the development is consistent with the
		relevant policies for housing to the satisfaction of Council.
Decision	The SPPF and the LPPF including the MSS and local planning policies.	
Sallianino	The design response.	
Objectives	To ensure that residential development is provided in accordance with any policy for housing in the SFFP 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:	Standard met Only two (2) dwellings proposed
	 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. 	
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	
Clause 55.02-	Clause 55.02-4 Infrastructure objectives	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B4	Development should be connected to reticulated services, including reticulated sewerage,	✓ Standard met
	drainage, electricity and gas, if available.	The site is in an established residential area and can be connected to services.
	Development should not unreasonably exceed the capacity of utility services and	✓ Standard met
	infrastructure, including reticulated services and roads.	The site is in an established residential area and can be connected to services.
		If a permit is to be granted, standard permit conditions to be included on the permit in relation to stormwater discharge.
	In areas where utility services or infrastructure have little or no spare capacity, developments	✓ Standard met
	snould provide for the upgrading of or mitigation of the impact on services or infrastructure.	The site is in an established residential area and can be connected to services.
		If a permit is to be granted, standard permit conditions to be included on the permit in relation to stormwater discharge.
Decision	The capacity of the existing infrastructure.	
salliapino	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.	
	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.	
Objectives	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.	

Clause 55.02-5 Inte	-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 The vehicle and pedestrian links provided are appropriate for the site. Dwelling 1 would have a direct pedestrian pathway connecting the porch to the street. Logical vehicular access is provided, both dwellings have access via one shared accessway. ✓ Standard
	Developments should be oriented to front existing and proposed streets.	✓ Standard met Dwelling 1 is oriented towards Stephenson Street. Dwelling 2 is oriented towards the shared accessway.
	High fencing in front of dwellings should be avoided if practicable.	Standard met A 0.9 metre high paling fence is proposed.
	Development next to existing public open space should be laid out to complement the open space.	Standard met The site is not located next to existing 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.	

Standard Met/Standard Not Met/NA	distance specified in a	The proposal is required to be setback a minimum of 7.5 metres from the street		standard.	Minimum setback from metres from the street. a side street (metres)	Not applicable The upper floor wall to dwelling 1 would be setback 8.11 Complies.	Not applicable	Not applicable	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 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 same distance as the same distance as the same distance as the setback of the front wall of any existing building on the abutting allotment facing.
	ouildings should be set back from streets at least the distance specified in a	31. whichever is the lesser	metres or as ner Table 81 whichever is the lesser		Minimum setback from front street (metres)	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.	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.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	If there is a building on the abuting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abuting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abuting allotment facing the front street is metres for streets in a metres for streets in a Road Zone, Category 1, and 4 metres for other streets.
Standards	Walls of buildings should be set ba	scriedule to the zone. RG7.5 metres or as per Table R1 whichever is the lesser	GRZ: 7.5 metres or as nor Table	Table B1 Street setback	Development context	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	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.	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	The site is on a comer.
Title & Objective Standards	Standard B6								

Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
Guidelines	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 Build	-2 Building height objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B7	The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that annies to the land	✓ Standard met
	<u>RGZ</u> : 13.5 metres <u>discretionary</u> maximum (refer Clause 32.07-8 for details)	The proposal would have a maximum height of 7.684 metres and 2 storeys, and would comply with the 11
	GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)	metre / 3 storey maximum.
	<u>NRZ</u> : 9 metres / 2 storeys <u>mandatory</u> maximum (refer Clause 32.09-9)	
	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.	N/A
	Changes of building height between existing buildings and new buildings should be	✓ Standard met
	graduated.	Surrounding dwellings are comprised of single storeys. Proposed is double.
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
Guldelines	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.	
	The visual impact of the building when viewed from the street and from adjoining properties.	
Objective	To ensure that the height of buildings respects the existing or preferred neighbourhood character	

Clause 55.03-3 Site	-3 Site coverage objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B8	The site area covered by buildings should not exceed:	✓ Standard met
	• The maximum site coverage specified in a schedule to the zone, or	The proposal would have a site coverage of 228.2
	• If no maximum site coverage is specified in a schedule to the zone, 60 per cent.	square metres (35% of the site), and would comply with the 60% maximum.
	<u>RGZ1:</u> 70% <u>RGZ2</u> : 70% <u>RGZ3</u> : 70%	
	GRZ1: 60% (none specified) GRZ2: 60% (none specified)	
	<u>NRZ1</u> : 50%	
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
saulgellige	The design response.	
	The existing site coverage and any constraints imposed by existing development or the features of the site.	
	The site coverage of adjacent properties	
	The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.	
Objective	To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B9	The site area covered by the pervious surfaces should be at least:	✓ Standard met
	• The minimum areas specified in a schedule to the zone, or	The proposal has a permeable area of 258.4 sqm
	• If no minimum is specified in a schedule to the zone, 20 per cent of the site.	(39.63%) which complies with the GRZ1 minimum of 30%.
	RGZ1: 20% RGZ2: 20% (none specified) RGZ3: 20% (none specified)	
	<u>GRZ</u> 1: 30% (none specified)	
	<u>NRZ1</u> : 40%	
Decision	The design response.	
enidelines	The existing site coverage and any constraints imposed by existing development.	
	The capacity of the drainage network to accommodate additional stormwater.	
	The capacity of the site to absorb run-off.	
	The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.	
Objectives	To reduce the impact of increased stormwater run-off on the drainage system.	
	To facilitate on-site stormwater infiltration.	

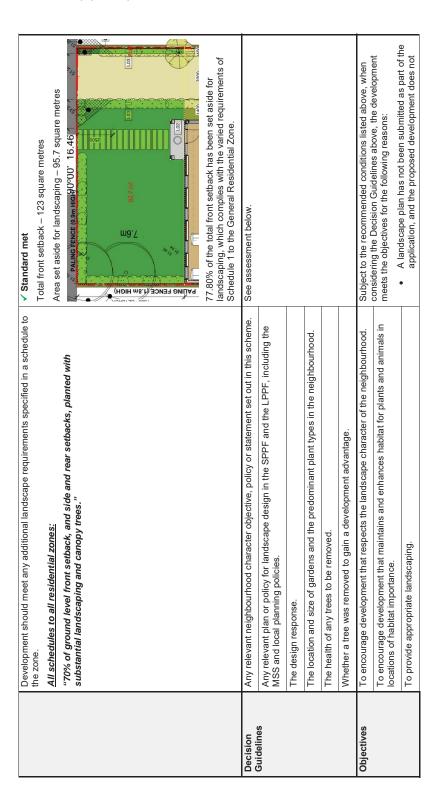
Clause 55.03-5 Energy efficiency objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B10	Buildings should be:	✓ Standard met
	Oriented to make appropriate use of solar energy.	The living areas are located on the north side of the dwellings.
	 Stied and designed to ensure that the energy enridency of existing dwellings on adjoining lots is not unreasonably reduced. 	Both dwellings would have a number of ground and unber floor north facing windows
	 Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must exits at the date the application is lodged. 	Due to the orientation of the allotment the secluded private open space areas of the dwellings are located on the south side of the dwellings.
		Generally, dwellings have been oriented to make appropriate use of solar energy. The dwellings have been sited and designed to not unreasonably reduce the energy efficiency of adjoining dwellings.
		Neighbouring dwellings do not feature rooftop solar panels, the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
	Living areas and private open space should be located on the north side of the development,	✓ Standard met
	ıf practicable.	The orientation of the allotment is a barrier to achieving the secluded private open space on the side or rear of the dwelling, as well as connected to a main living room and located on the north side of the dwelling.
		The living areas are located on the north side of the dwellings.
		The secluded private open space is located on the south side of the dwellings. This has been appropriately setback, and the secluded private open space would comply with the objective of Clause 55.05-5 Solar access to open space.
	Developments should be designed so that solar access to north-facing windows is	✓ Standard met
	maximised.	Both dwellings would have a number of ground and upper floor north facing windows.
Decision	The design response.	
Sallianino	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	-6 Open space objective	
Title & Objective Standard	Standards	Standard Met/Standard Not Met/NA
Standard B11	If any public or communal open space is provided on site, it should:	Not Applicable
	 Be substantially fronted by dwellings, where appropriate. 	No communal open space proposed
	 Provide outlook for as many dwellings as practicable. 	
	 Be designed to protect any natural features on the site. 	
	Be accessible and useable.	
Decision Guidelines	Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies.	
	The design response.	
Objective	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	

Clause 55.03. Title & Objective Standard B12	Clause 55.03-7 Safety objective Title & Objective Standards Standard B12 Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided.	Standard MeVStandard Not MeVNA
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	would not reduce visibility, and unsafe planting has been avoided. ✓ Standard met Natural surveillance of the car parking areas and internal accessway possible, through a number of ground and upper floor habitable room windows. Motion sensor lighting has been provided to the garages, and lighting has been provided along the internal accessway.
	Private spaces within developments should be protected from inappropriate use as public thoroghfares.	 Standard met Private spaces are fenced or delineated by fencing, built form or landscaping.
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B13	The landscape layout and design should:	* Standard not met
	 Protect any predominant landscape features of the neighbourhood. 	Condition required.
	 Take into account the soil type and drainage patterns of the site. 	A landscape plan has not been provided as part of the
	 Allow for intended vegetation growth and structural protection of buildings. 	application. If a normit ware to be arented normit condition 2 would request
	 In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. 	in a permit were to be granted, permit condition a world request. this as part of the landscape plan.
	 Provide a safe, attractive and functional environment for residents. 	
	Development should provide for the retention or planting of trees, where these are part of the	✓ Standard met
	character of the neighbourhood.	Vegetation is proposed to be removed and would not form a part of the character of the neighbourhood.
		An Arboricultural Report was submitted as part of the application, and no significant trees were found within the subject site. No permit is required to remove any of the trees.
		✓ Standard met
	removed in the 12 months prior to the application being made	No known significant trees to have been removed in the last 12 months.
	The landscape design should specify landscape themes, vegetation (location and species),	* Standard not met
	paving and lighting.	Condition required.
		A landscape plan has not been submitted as part of this application.
		Permit condition 2 would request a landscape plan.



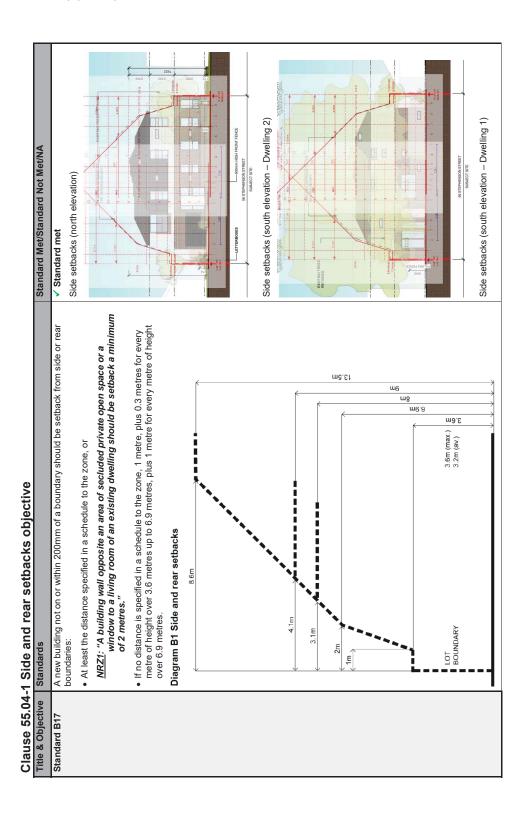
	To encourage the retention of mature vegetation on the site.	address which species will be planted. An assessment is unable to be completed if the design meets the predominant type of the neighbourhood. However, this will be conditioned if a permit is granted; Indicative landscaping highlights the design response is appropriate; No permit is required to remove any of the trees onsite; If a permit were to be granted, a permit condition 2.6 and 2.7 would be included requesting two canopy trees within the front setback to ensure high quality landscaping and canopy trees which would protect the amenity of the adjoining dwellings; and The proposal would be capable of providing a landscape character consistent with the Neighbourhood Character Objectives of Schedule 1 to Clause 32.08 General Residential Zone.
Clause 55.03-9 Access	9 Access objective	
Title & Objective		Standard Met/Standard Not Met/NA
Standard B14	The width of accessways or car spaces should not exceed:	✓ Standard met
	 33 per cent of the street frontage, or 	The street frontage is 16.46 metres.
	• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.	The accessway should not exceed 6.584 metres (40%) of the street frontage.
		The proposed is 3.1 metres wide.
	No more than one single-width crossover should be provided for each dwelling fronting a	✓ Standard met
	street.	One dwelling fronting the street, and one single-width crossover proposed.
	The location of crossovers should maximise retention of on-street car parking spaces.	✓ Standard met
		One single-width crossover fronting the street where one previously existed. No change to on street car parking opportunities.
	The number of access points to a road in a Road Zone should be minimised.	✓ Standard met
		Stephenson Street is not a road in a Road Zone.
	Developments must provide for access for service, emergency and delivery vehicles.	✓ Standard met
		The 3.1 metre accessway would be accessible for emergency and delivery vehicles
Decision	The design response.	
Guidelines	The impact on neighbourhood character.	

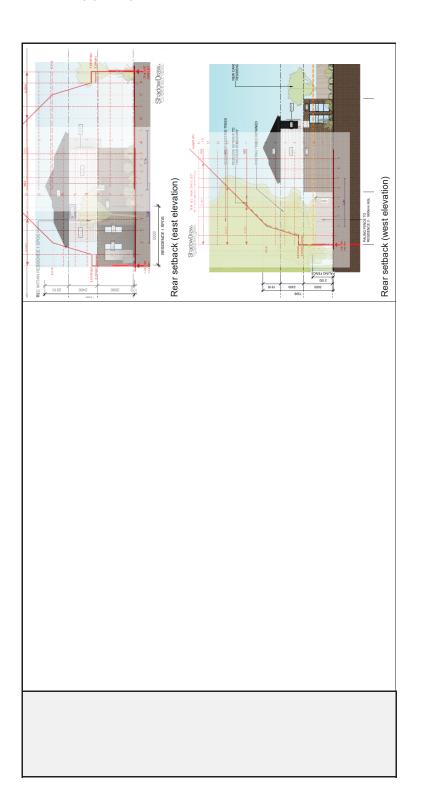
ORDINARY COUNCIL MEETING - MINUTES

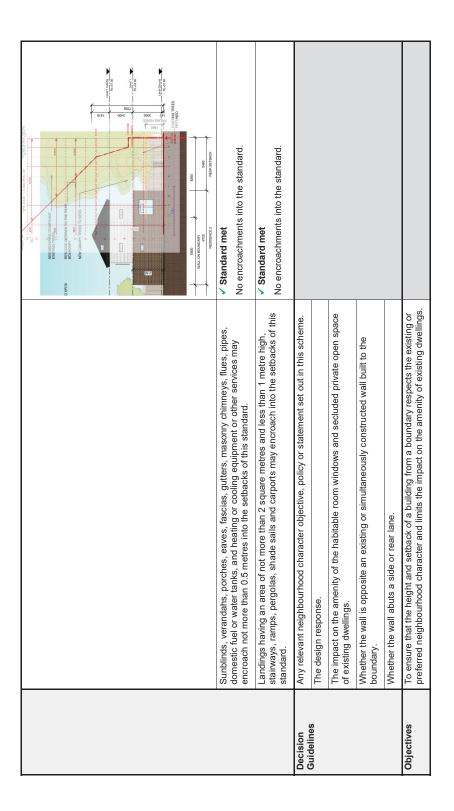
The effect on any significant vegetation on the site Objectives To ensure the number and design of vehicle cross	uction of on-street car parking spaces.
Objectives To ensure the number and design of vehicle cross	on any significant vegetation on the site and footpath.
character.	the number and design of vehicle crossovers respects the neighbourhood

Clause 55.03	Clause 55.03-10 Parking location objectives	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B15	Car parking facilities should:	✓ Standard met
	 Be reasonably close and convenient to dwellings and residential buildings. 	Car parking is provided in double garages.
	• Be secure.	Proposed garages are well connected and integrated into
	• Be well ventilated if enclosed.	the design of the dwelling, and will allow safe and efficient movement on and off the site.
	Shared accessways or car parks of other dwellings and residential buildings should be	* Standard not met
	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	Condition required.
	at least 1.4 metres above the accessway.	Dwellings 1 would have a number of east facing windows oriented towards the internal accessway. Dwelling 2
		would have a number of both horth and east racing habitable room windows oriented towards the shared accessway.
		Dwelling 1
		Dining windows
		Setback from accessway: 1.4 metres
		Sill height: Sill height varies, with a minimum sill height of 1.04 metres
		Condition required.
		Kitchen window
		Setback from accessway: 0 metres
		Sill height: 1.05 metres
		Condition required.
		Dwelling 2
		Living and Dining Windows
		Setback from accessway: 1.41 metres
		Sill height: 0.368 metres
		Kitchen window
		Setback from accessway: The setback varies, with a minimum setback of 0.826 metres
		Sill height: Sill height varies, with a minimum sill height of 0.47 metres.
Decision Guidelines	The design response.	See assessment below:

Objectives	To provide convenient parking for residents and visitors vehicles.	Subject to the recommended permit conditions listed,
	To protect residents from vehicular noise within developments.	when considering the Decision Guidenines above, the objective has been met for the following reasons:
		Permit condition 1.1 would request double glazing of the east facing habitable room windows for fuveiling 1. These windows are in a
		location where the accessway would be used by both dwellings. It is considered that the double
		glazing would protect future residents of dwelling 1 from vehicular noise generated within the
		development; and The windows to dwalling 2 would not comply with
		the standard, however a variation is considered
		appropriate for both the north and east facing habitable room windows of dwelling 2, as these
		windows are in a location where vehicular noise
		is likely to only be generated by future occupants of dwelling 2.

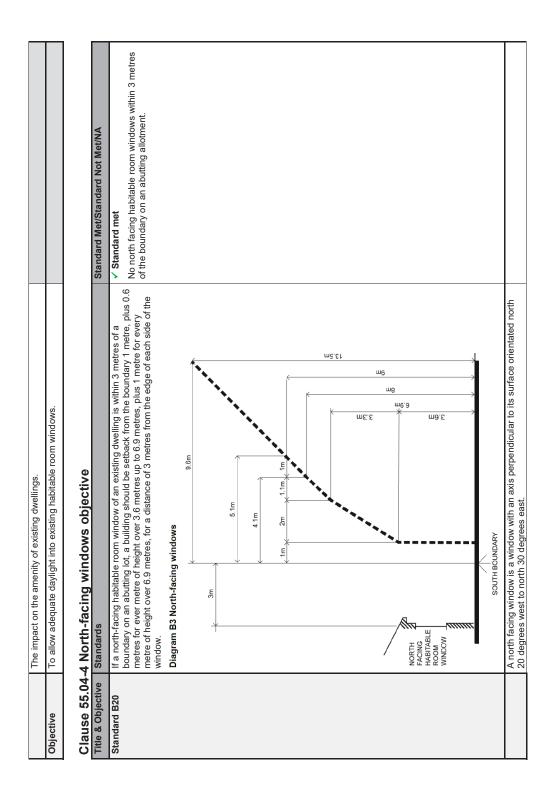






Clause 55.04-2 Walls	-2 Walls on boundaries objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B18	A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:	 Standard met Applicable to the west boundary. Two walls on boundary proposed
	 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: 	The length of the boundary wall should not exceed – 17.405 metres
	- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or	Dwelling 1 – proposed length of 7.19 metres
	 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, 	Dwelling 2 – proposed length of 6.92 metres Total – 14.11 metres
	whichever is the greater.	Complies.
	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.	✓ Standard met
	A building on a boundary includes a building set back up to 200mm from a boundary.	✓ Standard met
	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.	V Standard met Dwelling 1 The wall height varies, and would have an average of 3.19 metres Dwelling 2 The wall height varies, and would have an average of 3.77 metres. The average wall heights do not exceed 3.2 metres, and no part of the wall is 3.6 metres high.
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
Sallidellines	The design response.	
	The extent to which walls on boundaries are part of the neighbourhood character.	
	The impact on the amenity of existing dwellings.	
	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.	
	The orientation of the boundary that the wall is being built on.	
	The width of the lot.	

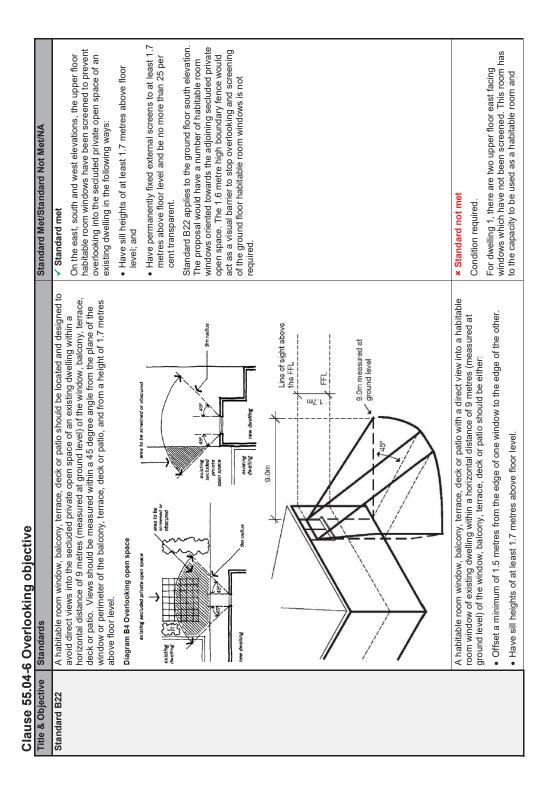
	The extent to which the slope and retaining walls or fences reduce the effective height of the	
	wall.	
	Whether the wall abuts a side or rear lane.	
	The need to increase the wall height to screen a box gutter.	
Objectives	To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	
Clause 55.04-3 Dayli	-3 Daylight to existing windows objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B19	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.	Standard met All shown existing habitable room windows have a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1m clear to the sky.
	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. Diagram B2 Daylight to existing windows	 Standard met Proposed walls are well setback from neighbouring windows, exceeding the minimum 50% requirement.
	Existing Proposed Setback applies to the wall within 35° of the wall setback from the window half the height of the rexisting window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	
Decision	The design response.	
sallian no	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.	



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

	Standard Met/Standard Not Met/NA	The proposal would have additional overshadowing impacts at 9am and 10am to the adjoining dwelling to the west. The adjoining dwelling to the west. The adjoining dwelling to the west. The adjoining dwelling to the west (No. 58 Stephenson Street) has a large secluded private open space area of 120 square metres. At 9am, the proposal would have an additional overshadowing (cast outside of the boundary fence line) of 60 square metres. The sunlight to the secluded private open space area is reduced by 50% PDS - 120smm At 10am, the additional shadowing impacts are reduced private open space would be reduced by 22.33%
Clause 55.04-5 Overshadowing open space objective	Standards	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.
Clause 55.04-	Title & Objective	Standard B21

		POOS- 1.200 cpm Poos- in the same proper many leaves and the same proper many leaves at the poos- tion of the poos- ti
		By 11am, there are no additional overshadowing impacts.
		The shadow diagrams demonstrate that the development would not unreasonably overshadow the neighbouring property private open space and satisfies the requirement of this standard and objective.
	If existing sunlight to the secluded private open space of an existing dwelling is less than the	✓ Standard met
	requirements of this standard, the amount of sunight should not be further reduced.	Existing dwellings have large secluded private open space areas, exceeding the requirements of this standard.
Decision	The design response.	
calliaging	The impact on the amenity of existing dwellings.	
	Existing sunlight penetration to the secluded private open space of the existing dwelling.	
	The time of day that sunlight will be available to the secluded private open space of the existing dwelling.	
	The effect of a reduction in sunlight on the existing use of the existing secluded private open space.	
Objective	To ensure buildings do not significantly overshadow existing secluded private open space.	



	• Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.	should be screened in accordance with this standard.
	 Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	Permit condition 1.2 would be included on the permit so that these windows would have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
		All other habitable room windows have been screened in the following ways:
		 Have sill heights of at least 1.7 metres above floor level; and
		Have external screens.
		As the dimension of the screens has not been included on the relevant elevations, it is recommended that permit condition 1.3 be included on the permit, so that a notation is put onto the elevations for the screens to 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 (with permit condition)
	Screens used to obscure a view should be:	✓ Standard met (with permit condition)
	 Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. 	Screens are proposed. Permit condition 1.3 would be included on the permit so that the a notation is put onto
	 Permanent, fixed and durable. 	all relevant elevations for the screens to be dimensioned to have permanently fixed external screens to at least
	• Designed and coloured to blend in with the development.	1.7 metres above floor level and be no more than 25 per cent transparent.
	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 On the ground floor, the east and west boundaries are exempt from Standard B22 as they have boundary fence at least 1.8 metres high, and finish floor level is less than 0.8 metres above ground level at the boundary. Our metres above ground level at the boundary.
		Standard B22 applies to the south boundary.
Decision	The design response.	
sallianing	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.	Subject to the recommended permit conditions listed, the proposal would comply with the objective as it would limit views into the existing secluded private open space and

		habitable room windows.
Clause 55.04-	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.	V Standard met (with permit condition) The upper floor north facing habitable room windows for dwelling 2 are oriented towards the secluded private open space of dwelling 1. These habitable room windows have been screened in accordance with Standard B22, and no internal overlooking opportunities are possible. External screens are proposed for these windows. Permit condition 1.3 would be included on the permit so that the anotation is put onto all relevant elevations for the screens to be dimensioned to have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.
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.	Subject to the recommended permit condition listed above, the proposal would comply with the objective as it would limit views into the secluded private open space and habitable room windows of dwelling 1 within the development.

Clause 55.04-8 Noise	-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	✓ Standard met
	immediately adjacent existing dwellings.	No noise sources apparent.
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential	✓ Standard met
	buildings should take into account of noise sources on immediately adjacent properties.	No noise sources immediately adjacent dwellings.
	Dwellings and residential buildings close to busy roads, railway lines or industry should be	✓ Standard met
	designed to limit noise levels in habitable rooms.	No noise sources apparent.
Decision Guidelines	The design response.	
Objectives	To contain noise sources within development that may affect existing dwellings.	
	To protect residents from external noise.	

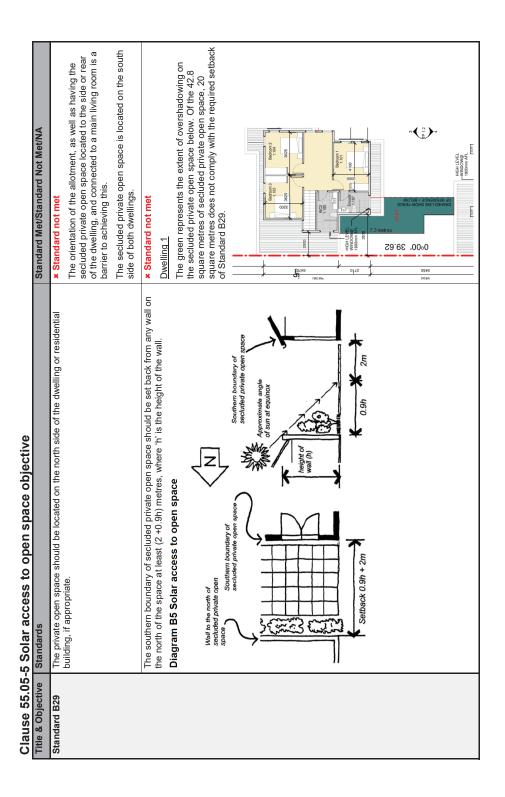
Clause 55.05-1 Accessibility objective

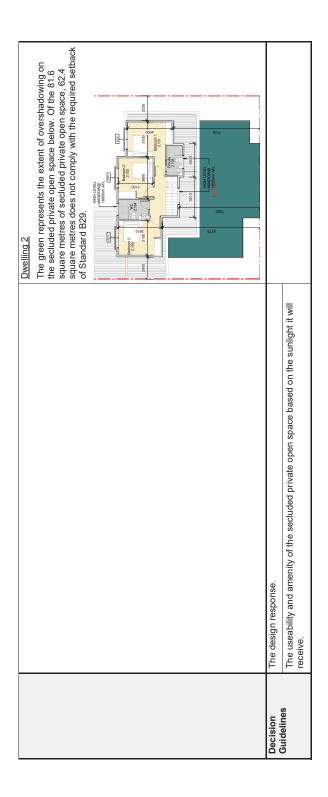
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	 Standard met The dwelling entries include a small step, easily accessible for people with limited mobility. Amenities are provided at ground level.
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	
Clause 55.05-2 Dwel	-2 Dwelling entry objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B26	Entries to dwellings and residential buildings should:	✓ Standard met
	 Be visible and easily identifiable from streets and other public areas. 	Dwelling entries are visible and easily identifiable. Both
	 Provide shelter, a sense of personal address and a transitional space around the entry. 	entries rave a porch which provides shere and a sense of personal address.
Objective	To provide each dwelling or residential building with its own sense of identity.	
Clause 55.05	Clause 55.05-3 Daylight to new windows objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B27	A window in a habitable room should be located to face:	✓ Standard met
	 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 	All habitable room windows are located to face an outdoor space clear to the sky or a verandah that is
	 A verandah provided it is open for at least on third of its perimeter, or 	open.
	 A carport provided it has two or more open sides and is open for at least on third of its perimeter. 	
Decision	The design response.	
sallianing	Whether there are other windows in the habitable room which have access to daylight.	
Objective	To allow adequate daylight into new habitable room windows.	

Clause 55.05-4 Private open space objective

Title & Objective Standard	Standards	Standard Met/Standard Not Met/NA
Standard B28	A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.	✓ Standard met
	DC21. None energical	Dwelling 1
		Total private open space: 139.7 square metres
	KGZZ: "As per BZX; or a <u>palcony or rootrop with a minimum area or 10 square</u> metres with a <u>minimum width of 2 metres</u> that is directly accessible from a living room."	Secluded private open space: 42.8 square metres, with a primary secluded private open space area of 30 square metres with a minimum dimension of 5 metres and
	RGZ3: "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."	convenient access to a main living room. Dwelling 2
	GRZ1: "An area of 50 square metres of ground level, private open space, with an	Total private open space: 109.8 square metres
	area of secluded private open space at the side or rear of the dwelling with a	Secluded private open space: 81.6 square metres, with a
	convenient access from a living room; or	primary sectioned private open space area of 50 square metres with a minimum dimension of 5.465 metres and
	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."	convenient access to a main living room.
	GRZ2: "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	
	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."	
	NRZ1: "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	
	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."	

	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:	Not applicable – Residential Growth Zone only
	 An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or 	
	A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or	
	 A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. 	
	The balcony requirements in Clause 55.05-4 do not apply to an apartment development.	
Decision	The design response.	
Guidelines	The useability of the private open space, including its size and accessibility.	
	The availability of and access to public or communal open space.	
	The orientation of the lot to the street and the sun.	
Objective	To provide adequate private open space for the reasonable recreation and service needs of residents.	





Objective	To allow solar access into the secluded private open space of new dwellings and residential	✓ Objective met
	buildings	
		When considering the above decision guidelines, it is
		considered that the objective has been met for the
		following reasons:
		•
		 The secluded private open space is located at
		the rear of the dwelling, and is considered
		appropriate with regard to the orientation of the
		allotment;
		 The secluded private open space provided would
		exceed the requirements of Standard B28;
		 Due to the orientation of the allotment, it would
		be hard to avoid shading by buildings;
		The secluded private open space will receive
		sufficient sunlight from an easterly and westerly
		aspect;
		 Dwelling 1 benefits from a large private open
		space area to the front of the site that will have
		uninterrupted sunlight; and
		 The secluded private open space will still be a
		highly useable space based on the sunlight it will
		receive.

Clause 55.05-6 Storag	-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	✓ Standard met
	accessible, secure storage space.	Each dwelling has been provided with 6 cubic metres of externally accessible, secure storage space located in the rear secluded private open space area.
Objective	To provide adequate storage facilities for each dwelling.	

Clause 55.06-	Clause 55.06-1 Design detail objective	Standard Met/Standard Not Met/NA
Standard B31	The design of buildings, including:	✓ Standard met
	 Fagade articulation and detailing, Window and Arch proportions 	The design detail responds to the preferred neighbourhood character.
	Roof form, and	The proposed dwelling would incorporated pitched tiled roof form with eaves, which is evident with the
	 Verandahs, eaves and parapets, 	surrounding area. Proposed materials include brick at pround floor, and light weight cladding at first floor.
	should respect the existing or preferred neighbourhood character.	groups and alterials are a common feature within the surrounding area.
		The proposal would integrate with the existing streetscape, and would be consistent with the emerging character of the area.
	Garages and carports should be visually compatible with the development and the existing or	✓ Standard met
	preferred neighbourhood character.	Dwelling 1 will have the double garage located to rear of the dwelling. The double garage to dwelling 2 would be located at the side of the building and would be setback 27.37 metres from the street frontage.
		The proposed car parking would be consistent with the preferred neighbourhood character.
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
euideiines	The design response.	
	The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.	
	Whether the design is innovative and of a high architectural standard.	
Objective	To encourage design detail that respects the existing or preferred neighbourhood character.	

ľ			
Title & Objective	Standards		Standard Met/Standard Not Met/NA
Standard B32	The design of front fences should con	The design of front fences should complement the design of the dwelling or residential	✓ Standard met
	building and any front fences on adjoining properties.	ning properties.	A 0.9 metre paling fence is proposed.
			Front fence heights and designs vary throughout the street, and the 0.9 metre high paling fence is considered appropriate.
	A front fence within 3 metres of a street should not exceed:	et should not exceed:	✓ Standard met
	 The maximum height specified in a schedule to the zone, or 	schedule to the zone, or	A 0.9m paling fence is proposed, complying with the
	All schedules to all residential zones:	nes:	varied requirements of Schedule 1 to the General Residential Zone of 1.2m high maximum.
	"Maximum 1.5 metre height in streets in Road Zone Category 1 1.2 metre maximum height for other streets"	eets in Road Zone Category 1 ner streets")
	 If no maximum height is specified in in Table B3. 	 If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. 	
	Table B3 Maximum front fence height	ight	
	Street Context	Maximum front fence height	
	Streets in a Road Zone, Category 1	2 metres	
	Other streets	1.5 metres	
Decision	Any relevant neighbourhood characte	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
Guidelines	The design response.		
	The setback, height and appearance of front fences on adjacent properties.	of front fences on adjacent properties.	
	The extent to which slope and retaining	The extent to which slope and retaining walls reduce the effective height of the front fence.	
	Whether the fence is needed to minimise noise intrusion.	ise noise intrusion.	
Objective	To encourage front fence design that i character.	To encourage front fence design that respects the existing or preferred neighbourhood character.	

Clause 55.06-3 Comm	3 Common property objectives	
Title & Objective Standards	Standards	Standard Met/Standard Not Met/NA
Standard B33	Developments should clearly delineate public, communal and private areas.	✓ Standard met
		Common areas and private spaces are delineated by fences, landscaping and buildings.
	Common property, where provided, should be functional and capable of efficient	✓ Standard met
	management.	No common property proposed.
Objectives	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	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	✓ Standard met
	(including easements where required) and facilities for services to be installed and maintained efficiently and economically.	The dwelling has been appropriate designed, and has provided for sufficient space for services to be installed and maintained efficiently and economically.
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size,	✓ Standard met
	durable, waterproof and blend in with the development.	Bin and recycling enclosures, mailboxes, meter boxes, gas, water tanks and clotheslines are all provided on the ground floor plan.
	Bin and recycling enclosures should be located for convenient access by residents.	✓ Standard met
		Bin and recycling enclosures located to the secluded private open space to each dwelling.
	Mailboxes should be provided and located for convenient access as required by Australia	✓ Standard met
	Post.	Mail boxes located at the front of the site, near the vehicular access point.
Decision Guidelines	The design response.	
Objectives	To ensure that site services can be installed and easily maintained.	
	To ensure that site facilities are accessible, adequate and attractive.	

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 56 STEPHENSON STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN18/0567)

ATTACHMENT 5

CLAUSE 52 ASSESSMENT

PAGES 7 (including cover)

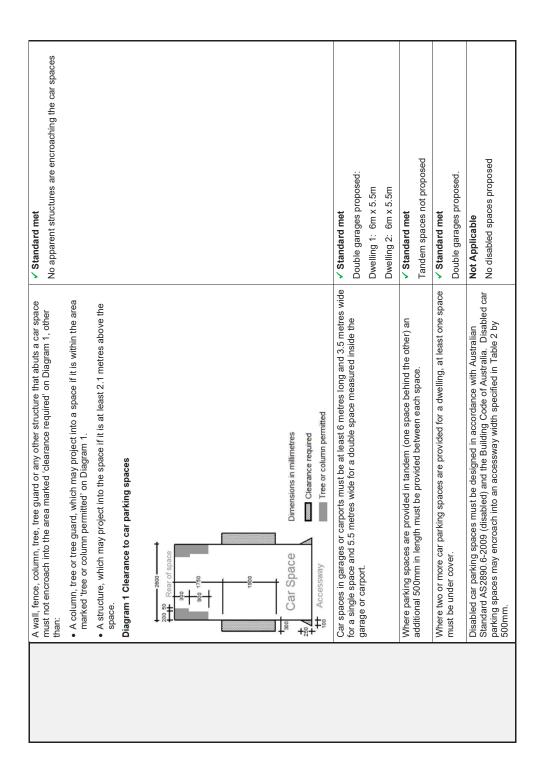
If the details of the attachment are unclear please contact Governance on 8571 5309.

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. Clause 52.06-9 Design standards for car parking

Design Standards	Assassment	Requirement met/Requirement not met/NA
Costal Orall de		
Design standard 1 -	Accessways must:	✓ Standard met
Accessways	• Be at least 3 metres wide.	The shared accessway has a minimum width of 3.1 metres.
	• 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
	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 Public parking not proposed
	• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for	✓ Standard met
	a vehicle with a wheel base of 2.8 metres.	The upper floor to both dwellings would slightly overhang the accessway, however would exceed the minimum 2.1 metres headroom.
		Dwelling 1:
		The upper floor would be 2.858 metres above the accessway.
		Dwelling 2:
		The upper floor would be 2.477 metres above the accessway.
	• If the accessway serves four or more car spaces or connects to a road in a Road	✓ Standard met
	Zone, the accessway must be designed to that cars can exit the site in a forward direction.	The accessway serves four cars. The accessway has been designed so that cars are able to exit in a forwards direction.
		Swept paths were submitted as part of the application and were referred to Councils Transport Department who did not object and raised no concern with the car parking layout.
	 Provide a passing area at the entrance at least 5 metres wide and 7 metres long if 	✓ Standard met
	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.	Passing area is not required as the accessway serves a maximum of four cars and does not connect to a road in a Road Zone.

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

	 Have a corner splay or a 	area at least 50 percen	Have a corner splay or area at least 50 percent clear of visual obstructions	ons	 Standard met
	extending at least z met and 2.5 metres along the	res along the frontage e exit lane from the fron	exending at least 2 metres along the frontage foad from the edge of an exit ane and 2.5 metres along the exit lane from the frontage, to provide a clear view of		The splay areas has been included on plans. This would be included as a standard permit condition.
	pedestrians on the footp obstructions may include provided, or adjacent lar	bath of the frontage roa e an adjacent entry or odscaped areas, provic	pedestrians on the tootpath 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.	jht.			
_	If an accessway to four or more car parking spaces is from land in a Road Zone, the	more car parking spac	ses is from land in a Roa	d Zone, the	Not Applicable
	access to the car spaces must be at least 6 metres from the road carriageway.	nust be at least 6 meti	res from the road carriag	eway.	Stephenson Street is not a road in a Road Zone.
	If entry to the car space is from a road, the width of the accessway may include the	from a road, the width	of the accessway may in	nclude the	Not Applicable
<u>-</u>	oad.				As above
1.	Car parking spaces and accessways must have the minimum dimensions as outlined	ccessways must have	the minimum dimension	s as outlined	✓ Standard met
Car parking spaces	n Iable 2.				See assessment below
	Table 2: Minimum dimensions of car parking spaces and accessways	nsions of car parking	g spaces and accessw	vays	
	Angle of car parking	Accessway width	Car space width	Car	
	way			length	
	Parallel	3.6 m	2.3 m	6.7 m	
	45°	3.5 m	2.6 m	4.9 m	
	°09	4.9 m	2.6 m	4.9 m	
	°06	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	
	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).	nensions in Table 2 van off street). The dimens ss to marked spaces to p. 2 are to be used in p except for disabled sy isabled).	ry from those shown in the sions shown in Table 2 a provide improved operation reference to the Australy paces which must achiev	he Australian Illocate more n and access. ian Standard	



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.	(10 per cent) within 5 metres of the cles. The design must have regard; pedestrian and vehicular traffic and configuration of the vehicle to accessways serving three	Standard met Subject site is relatively flat, with no accessway grades steeper than 1:10 within 5m of the frontage
	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.	ust have the maximum grades as avelling in a forward direction.	Standard met Subject site is relatively flat.
	Table 3: Ramp gradients		
	Type of car park	Maximum grade	
	Public car parks 20 metres or less	1:5 (20%)	
	longer than 20 metres	es 1:6 (16.7%)	
	Private or residential car 20 metres or less parks	1:4 (25%)	
	longer than 20 metres	es 1:5 (20%)	
	Where the difference in grade between two section	of ramp or floor is greater than	✓ Standard met
	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.	greater than 1:6.7 (15 per cent) for sition section of at least 2 metres to	Subject site is relatively flat.
	Plans must include an assessment of grade chang	les of greater than 1:5.6 (18 per	✓ Standard met
	cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.	the satisfaction of the responsible	No ramps proposed
Design standard 4:	Mechanical parking may be used to meet the car parking requirement provided:	parking requirement provided:	Not Applicable
Mechanical parking	 At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. 	g spaces can accommodate a	No mechanical parking proposed
	Car parking spaces the require the operation of the system are not allowed to vicinize unless used in a valet parking cituation.	the system are not allowed to	Not Applicable
	VISITOIS UTILESS USED III A VAIET PAINITY SITUATION.		No mechanical parking proposed
	 The design and operation is to the satisfaction of the responsible authority. 	f the responsible authority.	Not Applicable
			No mechanical parking proposed

Design standard 5:	Ground level car parking, garage doors and accessways must not visually dominate	✓ Standard met
Urban design	public space.	Parking, paving, garage doors and accessways would not dominate the street.
		No parking would be provided within the front setback.
		Dwelling 1 would have the double garage located to rear of the dwelling, and will not be visible from the streetscape.
		The double garage to dwelling 2 would be located at the side of the building and would be setback 27.37 metres from the street frontage.
	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use	Standard met
	of occupied tenancies, landscaping, architectural treatments and artworks.	Proposed parking would not dominate the street view.
	Design of car parks must take into account their use as entry points to the site.	/ Standard met
	Design of new internal streets in developments must maximise on street parking	Not Applicable
	opportunities.	No internal streets proposed
Design standard 6:	Car parking must be well lit and clearly signed.	✓ Standard met
Salety		Motion sensor lighting has been provided to the car parking areas and along the internal accessway.
	The design of car parks must maximise natural surveillance and pedestrian visibility	✓ Standard met
	from adjacent buildings.	Natural surveillance of the car parking areas provided through habitable room windows at ground and upper floor level oriented towards the internal accessway and car parking areas.
	Pedestrian access to car parking areas from the street must be convenient.	✓ Standard met
		Can be accessed from the accessway and internally from the dwelling.
	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.	✓ Standard met Non-high traffic area
Design standard 7:	The layout of car parking areas must provide for water sensitive urban design	✓ Standard met
Landscaping	treatment and landscaping.	The car parking layout allows for water sensitive urban design.
	Landscaping and trees must be planted to provide shade and shelter, soften the	✓ Standard met
	appearance of ground level car parking and aid in the clear identification of pedestrian paths.	The proposal would be able to accommodate landscaping which provides shelter and aids in the clear identification of pedestrian paths.

✓ Standard met

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.

2.4 POLICY AND STRATEGY

2.4.1 Review of Council Policies – Civic and Cultural Heritage Collection Policy

File Id:

Responsible Officer: Director, Community Services

Attachments: Cultural and Heritage Collections Policy 2007

Civic and Cultural Heritage Collection Policy

Report Summary

Council policies are in place to ensure accordance with relevant legislation, regulations and best practices. They provide a consistent approach to Council's operational requirements and promote accountability and transparency of Council decisions and actions.

Council adopted the Cultural and Heritage Collections Policy in May 2007 with the provision of reviewing the policy biennially.

Council has developed a revised Civic and Cultural Heritage Collection Policy to provide a framework for the sustainable development of the Civic and Cultural Heritage Collection, considering collection development, acquisitions, deaccessions and disposal.

The attached Civic and Cultural Heritage Collection Policy is presented to Council for adoption.

Recommendation Summary

This report recommends that the Civic and Cultural Heritage Collection Policy be adopted by Council and the Cultural and Heritage Collections Policy 2007 be abolished.

Background

Council is the custodian of the Civic and Cultural Heritage Collection on behalf of the community of the City of Greater Dandenong.

The Civic and Cultural Heritage Collection, and the sum of its parts, reflect and celebrate the City of Greater Dandenong's rich and diverse cultural heritage; its people, events and achievements. The Collection is representative of the natural, cultural and social history of the region that is considered as significant, and of interest to, residents now and in the future.

The Collection is acknowledged as being part of the irreplaceable records that support the understanding of our local history for this and future generations.

Proposal

Council's Arts and Cultural Heritage Strategy articulates the following strategic directions:

- Recording History and Heritage: Capture and preserve local history and cultural heritage in a sustainable and accessible format.
- Community Engagement: Increase opportunities for the community to engage and connect with Greater Dandenong's history and cultural heritage.
- Indigenous Culture and Heritage: Respect and celebrate local Indigenous culture and heritage.

The Civic and Cultural Heritage Collection Policy sets out Council's strategic direction and parameters for the Civic and Cultural Heritage Collections.

The Policy:

- Provides a framework for the sustainable development of the Civic and Cultural Heritage Collection.
- Provides clarity on the process to formally acquire item/s for inclusion into the Civic and Cultural Heritage Collection (Acquisition).
- Provides clarity on the process of de-registering item/s from the Civic and Cultural Heritage Collection (Deaccession).
- Provides options in order of priority regarding the disposal of items identified for deaccession.
- Provides definitions outlined under this Policy.
- Determines the roles and responsibilities that arise under this Policy.

In the past, Council has been guided by the Cultural Heritage Collections Policy (May 2007).

It is proposed that the attached Civic and Cultural Heritage Collection Policy will supersede the Cultural Heritage Collections Policy 2007 and support Council's Arts and Cultural Heritage Strategy 2016 strategic directions for History and Heritage.

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

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

Community Plan 'Imagine 2030'

People

- Pride Best place best people
- Cultural Diversity Model multicultural community

Place

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

Opportunity

- Education, Learning and Information Knowledge
- Tourism and visitors Diverse and interesting experiences
- Leadershipby the Council The leading Council

Council Plan 2017-21

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

<u>People</u>

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

Place

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

Opportunity

A diverse and growing economy

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

- City of Greater Dandenong Community Plan Imagine 2030
- City of Greater Dandenong Council Plan 2017-21

- City of Greater Dandenong Council Arts and Cultural Heritage Strategy 2016
- City of Greater Dandenong Council Library Strategy 2018-23

Related Council Policies

- Greater Dandenong Community Development Framework.
- City of Greater Dandenong Public Art Policy 2018.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Consultation

Prior to reporting to Council, the Civic and Cultural Heritage Collection Policy was reviewed and evaluated by the:

- Cultural Heritage Advisory Committee
- Arts and Cultural Development management and staff
- Governance staff
- Engineering Services (Asset Management, City Improvement) staff

Conclusions

The Civic and Cultural Heritage Collection Policy provides clarity and direction to guide the development of Council heritage collections. The Civic and Cultural Heritage Collection Policy replaces the Cultural and Heritage Collections Policy 2007 and is submitted for Council adoption for a period of four years.

Recommendation

That Council:

- 1. abolishes the Cultural and Heritage Collections Policy 2007 as per Attachment 1; and
- 2. endorses the Civic and Cultural Heritage Collection Policy as per Attachment 2.

MINUTE 1141

Moved by: Cr Matthew Kirwan Seconded by: Cr Sean O'Reilly

That Council:

- 1. abolishes the Cultural and Heritage Collections Policy 2007 as per Attachment 1; and
- 2. endorses the Civic and Cultural Heritage Collection Policy as per Attachment 2.

CARRIED

POLICY AND STRATEGY

REVIEW OF COUNCIL POLICIES – CIVIC AND CULTURAL HERITAGE COLLECTIONS POLICY

ATTACHMENT 1

CULTURAL AND HERITAGE COLLECTION POLICY 2007

PAGES 3 (including cover)

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



POLICY

CULTURAL &HERITAGE COLLECTIONS

*This policy includes Libraries, Heritage Hill, other facilities and specialty collections.

Policy Statement

The City of Greater Dandenong has a rich and diverse culture and heritage. The Cultural and Heritage Collection is representative of the natural, cultural and social history of the City of Greater Dandenong and of those subjects that are considered as significant, or of interest to, the people of this City.

Council acknowledges that the Collection is an irreplaceable record of the history of the City and commits to continuing to collect, document, preserve, exhibit and interpret this material and associated information for public benefit.

This policy will be reviewed biennially (every 2 years).

Context / Rationale

Heritage and cultural collections are the accumulated storehouse of human achievement and memory. Our local heritage and culture is acknowledged as a representation of the City's cultural wealth and well-being.

The City of Greater Dandenong, in acquiring, interpreting and providing information on its culture and heritage, reflects the influences and cultural diversity of the City.

The City strives to meet the needs of a wide variety of audiences by providing a range of programs and exhibits that inform, interpret and educate.

As custodian of the collection Council will use the allocated resources available to provide the highest standard access to the collection and cultural and heritage facilities for the community and visitors.

Objectives

- City of Greater Dandenong will preserve, conserve, manage and make accessible the cultural and heritage objects, archival material or documentary heritage collected on behalf of the community it serves.
- The collection will reflect the values, norms and aspirations of people living in this
 district from post European settlement to the present.
- The collection will also reflect the diversity of cultures that have helped develop and change the socioeconomic landscape of the City over the past 160 years.
- Council acknowledges the Bunurong people as the traditional custodians of the land on which the City of Greater Dandenong is located and will therefore work with the Indigenous community to preserve their physical and cultural heritage.
- Additions to the collection will be based on quality illustrations of the physical, artistic, cultural, socioeconomic and political history of Greater Dandenong.

Key Linkages

City of Greater Dandenong:

- Council Plan 2002-2007
- Annual Report 2002-2003
- Indigenous Policy
- City of Greater Dandenong Arts Policy Draft 2002
- Diversity Policy

Other Policies and Practices

- Burra Charter
- International Council of Museums Policy and Collecting Guidelines and Code of Ethics
- · Codes of Practice Australian Museums Queensland

Original Date adopted by Council:

Last endorsed by Council:

14 May 2007

Directorate:

Community Services

Date of Next Review:

May 2009

Review Cycle:

Biennially

File Reference:

03-00077-01

POLICY AND STRATEGY

REVIEW OF COUNCIL POLICIES – CIVIC AND CULTURAL HERITAGE COLLECTION POLICY

ATTACHMENT 2

CIVIC AND CULTURAL HERITAGE COLLECTION POLICY

PAGES 10 (including cover)

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



Civic and Cultural Heritage Collection Policy

Policy Endorsement:	Endorsement required	d by Council	
Policy Superseded by	Cultural and Heritage Collections Policy 2007		
this Policy			
Directorate:	Community Services		
Responsible Officer:	Manager, Community	Arts, Culture and Libra	ary Services
Policy Type:	Discretionary		
File Number:		Version No:	01
1st Adopted by Council		Last Adopted by	
	Minute No.	Council:	Minute No.
Review Period:	Four (4) years	Next Review:	2023

1. Purpose

The City of Greater Dandenong is home to rich and diverse cultural heritage.

Council is committed to the protection, management, and celebration of the region's tangible and intangible cultural heritage.

The Civic and Cultural Heritage Collection and the sum of its parts is owned and managed by the City of Greater Dandenong. The Collection documents the evolving history of the City of Greater Dandenong and its predecessors. This includes the former Dandenong and District Roads Board, the former shires of Dandenong, Springvale and Noble Park; former cities of Dandenong and Springvale, as well as parts of the former cities of Cranbourne and Berwick.

This Policy provides a framework for the sustainable development and management of the Civic and Cultural Heritage Collection.

The Policy assists in delivering actions and key themes highlighted in the:

- Greater Dandenong Community Plan Imagine 2030
- Greater Dandenong Council Plan 2017-21
- Greater Dandenong Council Create and Connect Arts and Cultural Heritage Strategy 2016
- Greater Dandenong Council Library Strategy 2018-23
- City of Greater Dandenong Public Art Policy 2018

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• Greater Dandenong Community Development Framework

2. Background

2.1 Context

Council is the custodian of the Civic and Cultural Heritage Collection on behalf of the community of the City of Greater Dandenong.

The Civic and Cultural Heritage Collection Policy demonstrates Council's support for local cultural heritage, acknowledging the social, health and wellbeing, and economic benefits of heritage in fostering a diverse, culturally engaged and active community.

2.2 The Civic and Cultural Heritage Collection

The Civic and Cultural Heritage Collection, and the sum of its parts, reflect and celebrate the City of Greater Dandenong's rich and diverse cultural heritage; its people, events and achievements.

The Collection is acknowledged as being part of the irreplaceable records that support the understanding of our local history for this and future generations.

The Collection is representative of the natural, cultural and social history of the region that is considered as significant, and of interest to, residents now and in the future.

The collection includes tangible and intangible items such as artworks, photographs, sculptures, prints, and mixed media; audio and multimedia items, civic memorabilia, and civic gifts. The Civic and Cultural Heritage Collection Policy does not include sites or buildings or public art.

3. Scope

This Policy applies to all items in the Civic and Cultural Heritage Collection owned and managed by City of Greater Dandenong. It does not apply to Public Art Works – see Greater Dandenong Council Public Art Policy or items stored in Council or other facilities that do not form part of the Civic Collection.

Community Arts, Culture and Library staff will be guided by the Civic and Cultural Heritage Collection Management Operational Guidelines to articulate operational processes and procedures for the Collection in relation to its management and development - including acquisition, deaccession and disposal; care and storage; valuation and insurance; exhibition and display; and public access. The National Standards for Australian Museums and Galleries V1.5, September 2016 guides the Policy, and the associated operational guidelines.

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Greater Dandenong Policy

Council provides advice and support to local volunteer historical societies and community groups in the management of their collections. Council is committed in working collaboratively to ensure local organisations manage their collections to industry recommended best practice standards. Council does not seek to collect artefacts and materials generated by local community groups and organisations.

4. Human Rights and Responsibilities Charter - Compatibility Statement

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

5. References

- City of Greater Dandenong Council Arts and Cultural Heritage Strategy 2016
- City of Greater Dandenong Community Plan Imagine 2030
- City of Greater Dandenong Council Plan 2017-21
- City of Greater Dandenong Procurement Policy- current
- City of Greater Dandenong Public Art Policy 2018
- National Standards for Australian Museums and Galleries V1.5, September 2016
- UNESCO Convention for the Safeguarding of Intangible Cultural Heritage (2016 edition)
- International Council of Museums (ICOM) Code of Professional Ethics (2013)

6. Definitions

Acquisition

The processes by which any item is formally acquired for inclusion to the Civic and Cultural Heritage Collection.

Civic and Cultural Heritage Collection

11 items which have been formally acquired for / into as being part of the City of Greater Dandenong's Civic and Cultural Heritage Collection. (Public Artworks are excluded from this terminology). The Civic and Cultural Heritage Collection may also be referred to as 'The Collection', 'Collection Items' or 'CC (name of sub collection)'.

City of Greater Dandenong

City of Greater Dandenong Municipality.

Council

City of Greater Dandenong Council.

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Greater Dandenong Policy

Cultural Heritage

Cultural Heritage refers to the legacy that is inherited from past generations, maintained in the present and bestowed for the benefit of future generations. This includes indigenous and multicultural heritage as well as physical objects and places that we inherit from the past and pass on to future generations to use, learn from and be inspired by. Our cultural heritage invites us to reflect on where we came from and imagine how we would like things to be in the future.

Cultural Heritage Advisory Committee (CHAC)

CHAC is comprised of Greater Dandenong Councillor/s and Council officer representatives, representatives from the Dandenong and District Historical Society, Springvale and District Historical Society, Spirit of Enterprise Group and independent and community members. The Committee provides strategic advice to Council regarding Cultural Heritage matters.

Civic Collection Acquisition and Deaccession Working Group:

Is responsible for the review of proposed items based on acquisition and deaccession criteria outlined in this policy and provide recommendations for consideration.

The Working Group is comprised of external independent professional members with a variety of relevant cultural heritage and collection management related professional skills and backgrounds, Presidents of the Dandenong and Springvale Historical Societies, Spirit of Enterprise Group representative and Council Officers. The Civic Collection Acquisition and Deaccession Working Group will meet every 6 months, or more regularly as required.

Deaccession

The process of de-registering an item/s from the Collection, for stated reasons and conforming to clear policy and procedure.

Disposal

The act of permanently removing items from the Civic Collection guided by the National Standards for Australian Museums and Galleries.

Intangible Heritage

Intangible Heritage includes:

- · oral and inherited traditions
- · performing arts
- social practices
- rituals
- festive events
- knowledge and practices concerning nature and the universe
- traditional craftsmanship (UNESCO, 2016).

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Greater Dandenong Policy

Provenance

The documented chain of ownership of an item or collection, or more broadly the life history of an item including previous owners, origin, and context of use.

Public Art

For the purpose of this Policy, the term 'Public Art' is defined as art specifically created to be experienced in the public domain regardless whether it is situated on private or public land or whether it has been commissioned with public or private funds.

Public art can be permanent or temporary, in open space or within buildings or part of functional infrastructure. It can take on any art-form e.g. literary, visual, acoustic, interactive or multi-disciplinary. Public art includes the conceptual contribution of an artist to the design of public spaces and facilities that may be located in or part of a public space or facility provided for public benefit. Public art for the purposes of this Policy may be considered as permanent, integrated or temporary.

Tangible Heritage

Physical artefacts produced, maintained and transmitted intergenerationally in a society.

7. Council Policy

7.1 Policy Statement

The City of Greater of Dandenong is committed to protecting, managing, promoting and celebrating the regions tangible and intangible cultural heritage. By recording and celebrating the history, culture and the achievements of the people of Greater Dandenong we teach understanding and appreciation of our heritage.

Effective conservation and management today will ensure items of Cultural Heritage value and importance to the community are preserved for future generations to enjoy and learn from.

Council acknowledges that the Aboriginal and Torres Strait Islander community is an important part of our community. Council respectfully acknowledges Aboriginal and Torres Strait Islander peoples as the First Australians and the Traditional Owners of the land.

In 2016 Census data, Greater Dandenong is considered Australia's most culturally diverse community. Council acknowledges the importance of collecting and celebrating the stories of the waves of migration that have helped define this City since settlement until today.

The City of Greater Dandenong's Civic and Cultural Heritage Collection Management Operational Guidelines provides a framework for Council to manage the Civic and

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Cultural Heritage Collection in relation to access, acquisitions, deaccessions, storage and use, for future needs.

7.2 Collection Development

Development of the collection will meet both the immediate and long-term objectives of Greater Dandenong City Council's Arts and Cultural Heritage Strategy, informed by Imagine 2030 and the Council Plan.

Development of the collection will both build on strengths and address weaknesses and will consider current and future priorities and constraints. Strategies will include both planned and opportunistic approaches. Principal objectives of collection development are to acquire and preserve material that relates to the history of the organisation and its predecessors or is highly significant to the Greater Dandenong region and would be otherwise lost to the community.

The Council will endeavour to develop unique collections and collecting strategies, which will take into account the focus of other collecting organisations, particularly within the region, to avoid duplication.

7.3 Acquisition and Deaccessions

Acquisition Criteria

In order to be acquired into the Civic and Cultural Heritage Collection, an item will meet *all* of the following criteria.

An item will:

- Have a distinctive and verifiable connection with the City of Greater Dandenong or its predecessors.
- Be of local, state or national significance.
- Enhance the current scope of the Civic Collection, for example filling an
 important thematic or geographical gap, or representing a unique voice, event or
 experience.
- Be an unconditional bequest, donation or purchase with a valid and clearly verifiable legal title, unless an acceptable argument can be made for the special exemption of an item from this criterion.
- Have been ethically and lawfully collected, sold or otherwise transferred in compliance with national and international guidelines.
- Have clearly established and verifiable provenance.
- Be safe and pose no threat to people or other collection items.
- Have sufficient resources allocated by Council for its care and conservation.

Proposals for acquisitions will be prepared by relevant officers and experts (where necessary) with a report provided to the Civic Collection Acquisition and Deaccession

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Greater Dandenong Policy

Working Group for review. Items reviewed and recommended by the working group for acquisition will be submitted to Director Community Services for approval.

Deaccession Criteria

There is recognition that there may be reasons to review the retention of Civic and Cultural Heritage Collection items.

The City of Greater Dandenong reserves the right to deaccession and dispose Civic and Cultural Heritage Collection items as a necessary part of the development and management of the Collection.

Council will always approach the deaccessioning of items with caution, with appropriate delay and review mechanisms in its procedures.

The nomination for deaccessioning may occur only where the item/s meets one or more of the following criteria:

- The item does not meet the current acquisition eligibility criteria for the Civic and Cultural Heritage Collection.
- It is in poor condition and is considered of insufficient merit for allocation of conservation resources.
- The item is damaged beyond repair or destroyed.
- The retention of the item may put people and/or other items at risk.
- The conservation and storage requirements of the item are beyond the means of Council.
- The item is a lesser quality duplicate of an item already in the Civic Collection and serves no specific function.
- The item lacks any supporting information to enable proper identification to establish its significance to the Collection.
- The item is lost, stolen or mislaid with no likelihood of return.

Proposals for Deaccessions will be prepared by relevant officers and experts (where necessary) with a report provided to the Civic Collection Acquisition and Deaccession Working Group for review. Items reviewed and recommended by the working group for deaccession will be submitted to Director Community Services for approval.

Methods of Disposal

The disposal procedure for an item identified for deaccession will adhere to the following order of options, in accordance with the ICOM Code of Professional Ethics (2013), Section 4.3: Deaccessioning Policies and Procedures. The options for disposal in order of priority are that the item may be:

- · returned to the original donor or artist
- offered to an appropriate collecting institution

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2.4.1 Review of Council Policies - Civic and Cultural Heritage Collection Policy (Cont.)



Greater Dandenong Policy

- · sold on the public market
- · destroyed where no other options are appropriate.

With regards to heritage collection artwork items, the artist or practitioner should be contacted if it is proposed that the work be relocated or deaccessioned. If it is not possible to contact the practitioner, then consideration needs to be given as to who should be consulted on the practitioner's behalf e.g. the estate and current copyright holder.

The potential deaccession of any item acquired with assistance (financial or otherwise) under the Cultural Gifts Program, or similar, must be considered within the requirements of that Scheme.

Councillors, Council staff, volunteers, and their families are prohibited from acquiring an item deaccessioned from the collection unless they purchase the item according to its market value. Such a purchase must be approved by the Director Community Services in accordance with Greater Dandenong City Council's Procurement Policy.

Council Cultural Heritage staff must maintain records of items deaccessioned including their method of disposal.

Any monies received by Greater Dandenong City Council from the disposal of an item should be applied solely to collection conservation or collection development (i.e. purchase of collection items), in accordance with ICOM Code of Professional Ethics (2013). Section 4.5: Income from Disposal of Collections.

Roles and Responsibilities

The responsibilities that arise under this policy are:

Councillors: Are responsible for strategic direction and policy approval.

Directors of Community/Engineering Services/City Planning, Design and Amenity/CEO: are responsible for Civic and Cultural Heritage Policy development.

Managers: Are responsible for monitoring staff under their supervision to ensure that they understand and comply with the policy and the requirements within it.

Community Arts, Culture and Library Staff: Are responsible for the compilation of items for acquisition and deaccession, based on criteria outlined in this Policy along with relevant information to assist informed recommendations.

Communicate and consult with City of Greater Dandenong management and other relevant committees and working groups regarding acquisitions or deaccessions as required.

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2.4.1 Review of Council Policies - Civic and Cultural Heritage Collection Policy (Cont.)



Greater Dandenong Policy

Cultural Heritage Advisory Committee: Provides strategic advice to Council regarding Cultural Heritage.

Civic Collection Acquisition and Deaccession Working Group: Nominated representatives comprised of external independent professional members with a variety of relevant cultural heritage and collection management related professional skills and backgrounds, Presidents of the Dandenong and Springvale Historical Societies, Spirit of Enterprise Group representative and Council Officers.

It will review proposed items based on acquisition and deaccession criteria outlined in this Policy and provide recommendations for consideration.

The Civic Collection Acquisition and Deaccession Working Group will meet every 6 months or more regularly as required.

All Staff: are responsible for compliance with the Policy and the requirements within it.

8. Related Documents

- City of Greater Dandenong Council Plan 2017-21
- City of Greater Dandenong Council Arts and Cultural Heritage Strategy 2016
- City of Greater Dandenong Council Library Strategy 2018-23
- City of Greater Dandenong Community Development Framework 2015
- City of Greater Dandenong Public Art Policy 2018
- City of Greater Dandenong Community Plan Imagine 2030
- Memorandum of Understanding Shared Archive signed 1 April 2015
- Diversity, Access and Equity Policy 2015
- Indigenous Policy 2012
- Plaques, Memorials and Interpretive Signage Policy 2015
- Cultural Heritage Advisory Committee Terms of Reference, 2017
- National Standards for Australian Museums and Galleries V1.5, September 2016
- Supersedes Cultural and Heritage Collections Policy adopted by Council 14 May 2007 Policy no 03-00077-01 2016
- Australian Bureau of Statistics Census, Greater Dandenong
 https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA22670?opendocument#cultural

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File Id: A5855609

Responsible Officer: Director City Planning, Design and Amenity

Attachments: Greater Dandenong Planning Scheme

Amendment C213 Explanatory Report

Clause 32.08 General Residential Zone Schedule

3

Planning Scheme Maps 1, 4, 5 and 6

Summary of Submissions

Submission Themes and Officer Responses.

Report Summary

Amendment C213 seeks to implement the objectives of the remaining components of Amendment C182 by finalising the fundamental recommendations of the *Greater Dandenong Residential Planning Policy and Controls Project 2015.*

More specifically, the Amendment applies to residential land surrounding the Dandenong, Springvale and Noble Park Activity Centres which was generally proposed to be rezoned to Schedule 3 to the Residential Growth Zone by Amendment C182. These areas are now proposed to be rezoned to Schedule 3 to the General Residential Zone by Amendment C213.

This report includes an officer response to the 173 submissions received during the statutory exhibition of Amendment C213 and seeks a Council resolution to note the above and refer the unresolved submissions to an independent Planning Panel Hearing.

Recommendation Summary

This report recommends that Council receives the submissions in relation to Amendment C213 and resolves to continue the statutory process of the amendment by requesting the Minister for Planning appoint an independent Planning Panel and refer the unresolved submissions to a Planning Panel Hearing.

Background

In 2015, Council sought to make changes to the planning rules relating to residential development in the Residential Growth Zone and General Residential Zone. These changes were known as Amendment C182. In December 2017, the Minister for Planning approved part of Amendment C182 and requested Council do further work in regards to the proposed introduction of the Residential Growth Zone Schedule 3 (RGZ3).

In the interim, the Minister approved VC110 which amended Clause 72 of all planning schemes across Victoria to introduce a new general term, minimum garden area requirement and specified a default maximum building height of 11 metres and 3 storeys for a dwelling or residential building in the General Residential Zone.

Subsequent to these events, Amendment C213 (the Amendment, as exhibited) proposes to implement the objectives of the remaining components of Amendment C182 for those areas originally proposed to be RGZ3 (by Amendment C182), around the core activity centres, and rezone these areas to be General Residential Zone – Schedule 3 (GRZ3). The GRZ3 seeks to achieve the same built form outcomes as previously proposed by the RGZ3 through the application of a mandatory maximum building height instead of a discretionary control.

As detailed in the Explanatory Report (at **Attachment 1**) Amendment C213 proposes to:

- introduce a new Schedule 3 to the Clause 32.08 (General Residential Zone) for land in the 'Incremental Change – Residential Transition Area';
- rezone identified areas around the core activity centres to General Residential Zone Schedule 3 (GRZ3);
- remove the Minimum Garden Area requirement in the GRZ3;
- apply the default maximum building height of 11 metres and 3 storeys in the GRZ3;
- increase the minimum size of balconies from 8m² to 10m² and increase the minimum width from 1.6m to 2m for those areas being rezoned from RGZ1 to GRZ3;
- reduce the minimum size of private open space from 50m² to 40m² with the secluded part reduced from 30m² to 25m² (with the minimum dimension reduced from 5m to 3m) for those areas being rezoned from GRZ1 to GRZ3.
- making consequential changes to Clauses 21.03, 21.04 and 22.09 in the Local Planning Policy Framework; and
- amend Planning Scheme Maps 1, 4, 5 and 6.

The table below (Table 1) shows the proposed planning controls to be included in Clause 32.08 General Residential Zone Schedule 3 (GRZ3).

General Residential Zone Schedule 3 (GRZ3)		
'Residential Transition Areas'		
(Amend	ment C213 Proposed)	
Change Classification	Incremental Change Area	
Building Height (Maximum building height requirement for a dwelling or residential building)	11m (mandatory)	
Minimum Garden Area	Exempt	
Minimum Street Setback	As per ResCode or 5 metres, whichever is lesser	
Site Coverage Up to 70%		
Permeability	As per ResCode	
Landscaping	Multiple Dwellings – 70% of ground level front setback, and side and rear setbacks, to be planted with substantial landscaping and canopy trees.	
Side and Rear Setback	As per ResCode	
Walls on boundaries	As per ResCode	
Private Open Space	Multiple dwellings open space min. of 40m ² with secluded part min. 25m ² , min. dimensions of 3m	
r rivate Open Space	Balconies: minimum area 10m² minimum width 2m	
	Rooftop Area of 10m ² , min. dimensions of 2m	
Front Fence Height	No change proposed (as per ResCode)	

Table 1: Proposed planning controls for General Residential Zone Schedule 3

Table 1: Proposed planning controls for General Residential Zone Schedule 3

Planning Scheme Amendment C213 (as exhibited) seeks to implement the objectives originally proposed in 2015 by Amendment C182 which were reviewed and endorsed by the C182 Planning Panel, and those recommended in the *Greater Dandenong Residential Planning Policy and Controls Project 2015.*

Amendment C213 gave notification in accordance with the requirements of the *Planning and Environment Act 1987*, and was placed on public exhibition for a period of four weeks from 16 May to 14 June 2019.

Letters were sent to owners, occupiers and Prescribed Ministers. In addition, the Amendment was advertised to the broader community through:

- Formal notice in the local newspapers (Dandenong Journal and Dandenong Leader) and Government Gazette:
- Notice on Council's website; and
- Explanatory folders at all Council Customer Service Centres.

Materials available during the exhibition included a Frequently Asked Questions and Fact Sheet along with the standard documents required.

Submissions

A total of 173 submissions were received in response to the exhibition period for Amendment C213, seven of which were received after the exhibition period had closed, but have been included in the final analysis.

From the officers' analysis, 61 submissions supported the amendment without changes, 101 submissions supported the amendment with changes, 10 objected to the amendment and 1 response was unclear.

The 101 submissions requested the following specific changes, however supported the overall intent of the amendment:

- Building height in the General Residential Zone 3 (GRZ3) should be limited to two storeys to avoid overshadowing and adverse amenity impacts
- Minimum Garden Area requirement should be retained
- Concerns regarding car parking and traffic congestion
- South side of Herbert St Dandenong should also be rezoned to General Residential Zone Schedule 3 (GRZ3)
- Wording of Clause 32.08 General Residential Zone Schedule 3 (GRZ3)
- Wording of Clause 22.09 Residential Development and Neighbourhood Character.

Ten submissions objected to the proposed three storey height limit. Eight considered this building height is too high due to concerns about overshadowing, loss of amenity and neighbourhood character. The remaining two objections considered the proposed building height is too low and should remain unchanged to enable higher development.

Attachment 4 summarises each submission and **Attachment 5** details the recommended Council approach and response. Given the significant strategic work undertaken by Council since 2015 to ensure that medium to high density housing is built in the right locations and to achieve a transition

of built form surrounding each activity centre, the submissions requesting changes to the amendment are not supported by Officers. Furthermore, some of the submissions are in direct contrast to each other so cannot be resolved.

Subsequently, a total of 111 submissions are recommended to be referred to a Planning Panel Hearing (101 supported with changes and 10 objections). It is anticipated that not all submitters will request to be heard by a future Planning Panel.

Proposal

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

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

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

Officers are recommending that no changes be made to Amendment C213 (as exhibited) as a result of the submissions, therefore Option 2 is not considered appropriate. Further, it is not recommended that Council abandon the Amendment as a great deal of strategic work has been undertaken and the Amendment aims to implement the final objectives of Amendment C182.

It is considered appropriate for Council to refer the unresolved submissions to a Planning Panel. The process also provides further opportunity for submitters to be heard on the matter. Therefore, Option 1 is recommended.

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 1

Pride – Best place best people

Place

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

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

Opportunity

• Leadershipby the Council - The leading Council

Council Plan 2017-21

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

Place

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

Opportunity

An open and effective Council

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

• Greater Dandenong Housing Strategy 2014-2024 (2014)

Related Council Policies

Community Engagement Policy and Framework

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

Planning Scheme Amendment C213 has been budgeted for in this financial year and considered as part of the Long Term Financial Strategy.

Consultation

Notification of the Amendment was given in accordance with the requirements of the *Planning and Environment Act.* 1987.

Should Council determine to refer the unresolved submissions to a Planning Panel, submitters will be invited to participate in the Panel Hearing process.

Conclusion

Planning Scheme Amendment C213 was publicly exhibited from 16 May to 14 June 2019. As a result 173 submissions were received, with 111 submissions unable to be resolved

It is now considered appropriate to request the Minister for Planning to appoint an independent Planning Panel and refer the unresolved submissions to a Planning Panel Hearing.

Recommendation

That Council:

- 1. receives all submissions made in response to the statutory exhibition of Planning Scheme Amendment C213 to the Greater Dandenong Planning Scheme;
- 2. adopts the position on the submissions, as set out in this report, with no change to the amendment:
- 3. requests the Minister for Planning appoint a Panel pursuant to Section 153 of the Planning and Environment Act 1987 to consider the submissions received in response to exhibition of Amendment C213; and
- advises all submitters accordingly.

Councillor Zaynoun Melhem returned to the Chamber at 7.15pm.

MINUTE 1142

Moved by: Cr Matthew Kirwan Seconded by: Cr Tim Dark

That Council:

- 1. receives all submissions made in response to the statutory exhibition of Planning Scheme Amendment C213 to the Greater Dandenong Planning Scheme;
- 2. adopts the position on the submissions, as set out in this report, with no change to the amendment:
- 3. requests the Minister for Planning appoint a Panel pursuant to Section 153 of the Planning and Environment Act 1987 to consider the submissions received in response to exhibition of Amendment C213; and

4. advises all submitters accordingly.

CARRIED

POLICY AND STRATEGY

PLANNING SCHEME AMENDMENT C213 - CONSIDERATION OF SUBMISSIONS AND REQUEST FOR THE MINISTER FOR PLANNING TO APPOINT A PLANNING PANEL

ATTACHMENT 1

EXPLANATORY REPORT

PAGES 7 (including cover)

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

Planning and Environment Act 1987

GREATER DANDENONG PLANNING SCHEME AMENDMENT C213 EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Greater Dandenong City Council, which is the planning authority for this amendment.

The amendment has been made at the request of the Greater Dandenong City Council.

Land affected by the Amendment

The Amendment applies to residential land surrounding the Dandenong, Springvale and Noble Park Activity Centres which was generally proposed to be rezoned to Schedule 3 to the Residential Growth Zone by Amendment C182; except for land currently zoned Schedule 2 to the Residential Growth Zone surrounding Noble Park Activity Centre.

What the amendment does

The Amendment finalises the implementation of the fundamental recommendations of the *Greater Dandenong Residential Planning Policy and Controls Project 2015.*

More specifically, the Amendment

- Amends Clause 21.03 A Vision for Greater Dandenong and Clause 21.04 Land Use, by replacing the Strategic Residential Framework Maps to reflect the refined Residential Framework Plans.
- Amends Clause 22.09 Residential Development and Neighbourhood Character Policy to reflect the refined Residential Framework Plans and provide improved future character statements and stronger design principles for the incremental change area.
- Inserts a new Schedule 3 to Clause 32.08 (General Residential Zone) for land in the Incremental Change – Transition Area.
- Rezones the following land from Schedule 1 to Clause 32.07 (Residential Growth Zone 1) to Schedule 3 to Clause 32.08 (General Residential Zone 3):
 - Area generally bounded by Hemmings Street, Railway Parade, Jones Road, Potter Street, 7 & 8 Keppel Court and 71B Scott Street, Dandenong;
 - Area generally bounded by Osborne Street, Gwenda Street, 8 James Street, and David Street, Dandenong.
 - o 2 14 Day Street, Dandenong
 - Area generally bounded by 14 40 Stud Road, 96 106 Herbert Street, Sunnyside Avenue, Clement Street, 75 – 81 Clow Street, Foster Street East, Ronald Street, Power Street, 55 - 69 Pultney Street, 62 & 63 Langhorne Street, 80 and 77- 91 McCrae Street, 25 New Street, 1 – 7 & 8 Masters Street, Dandenong;
 - o Area generally bounded by Corrigan Road, Heatherton Road, 2 12 Joy

Parade, Frank Street, Noble Street, Leonard Avenue, Stuart Street, Douglas Street, 2 – 20 Thomas Street, 21 & 22 Stuart Street, 25A Leonard Avenue, 54 - 60 Buckley Street, and Noble Street, Noble Park;

- Area generally bounded by Princess Avenue, Queens Avenue, Victoria Avenue, St James Avenue, Albert Avenue and Balmoral Avenue, Springvale:
- Area generally bounded by Watt Street, Parsons Avenue, Whitworth Avenue, and Springvale Road, Springvale;
- Area generally bounded by Lucian Avenue, Mary Street, Lascelles Street, Rosalie Street, Wales Street, Virginia Street and Edmond Street, Springvale;
- Area generally bounded by Springvale Road, Springvale Rise Primary School, Elm Grove, Lightwood Road, View Road, Hillcrest Grove and Grace Park Avenue, Springvale.
- Rezones the following land from Schedule 1 to Clause 32.08 (General Residential Zone 1) to Schedule 3 to Clause 32.08 (General Residential Zone 3):
 - Area bounded by Regent Avenue, Queens Avenue, Princess Avenue and Osborne Avenue, Springvale; and
 - Area bounded by Virginia Street, Merton Street, Sandown Road and the Springvale Park Special Development School, Springvale.
 - Rezones part of the land at Mills Reserve 1162-1170 Heatherton Road, Noble Park from Schedule 1 to Clause 32.07 (Residential Growth Zone 1) to Clause 36.02 (Public Park & Recreation Zone).
 - · Amends the Planning Scheme Maps accordingly.

Strategic assessment of the Amendment

Why is the Amendment required?

Amendment C182 (Part 1) (gazetted on 21 December 2017) implemented recommendations of the *Greater Dandenong Residential Planning Policy and Controls Project 2015*, except for all parts associated with the proposed Residential Growth Zone Schedule 3.

This amendment makes changes to Clause 22.09 Residential Development and Neighbourhood Character Policy, to reflect the introduction of the new Schedule 3 to Clause 32.08 General Residential Zone.

The changes to the Residential Zones implemented by Amendment VC110 (gazetted 27 March 2017) and Amendment VC143 (gazetted 15 May 2018) required the Residential Framework Plans to be revisited to ensure the proposed controls achieve the intended transition of built form. As a result, areas of land currently within the Substantial Change Area have now been identified as more appropriate to support the built form outcomes associated with the Incremental Change Area for the following reasons:

Dandenong:

- to provide a transition in built form between the Substantial Change and Incremental Change areas;
- to support housing growth and change;
- limited redevelopment potential due to small lot sizes and/or multi-unit development; and

 to encourage more intensive development both within and in close proximity to the Dandenong MAC.

Springvale:

- to provide a transition in built form between the Substantial Change and Incremental Change areas;
- limited redevelopment potential due to small lot sizes, narrow road widths, cul-desacs and/or existing multi-unit development; and
- to encourage more intensive development both within and in close proximity to the Springvale activity centre.

Noble Park:

- to provide a transition in built form between the Substantial Change and Incremental Change areas;
- to ensure future residential developments consider and respond to a distinct and intact neighbourhood character: and
- to encourage more intensive development in the Noble Park Activity Centre.

The amendment is required to reflect this revised assessment and Council's desired built form outcomes by rezoning some land in Dandenong, Springvale and Noble Park from Residential Growth Zone to General Residential Zone as appropriate. As such, the Amendment introduces a new Schedule 3 to the General Residential Zone.

The introduction of General Residential Zone Schedule 3 is required to enable the minimum garden area requirement to be switched off in order to enable a transition of built form from the Residential Growth Zone to the General Residential Zone Schedule 1. The variations to ResCode requirements remain the same as those previously sought via Residential Growth Zone Schedule 3. In addition, the application of the General Residential Zone allows for the intended three storey height limit making it possible to implement the revised Residential Framework.

The rezoning of some General Residential Zone Schedule 1 land in Springvale to General Residential Zone Schedule 3 is required to take advantage of the improved accessibility of the land to the Springvale Activity Centre and Springvale Railway Station and connectivity of the local road network as a result of the Springvale Road Grade Separation. The rezoning of these areas also responds to the diversity of the existing built form.

The rezoning of identified land near the Dandenong, Noble Park and Springvale activity centres will not compromise Council's ability to accommodate the forecast growth for the municipality.

The rezoning of part of the land at Mills Reserve, Noble Park to the Public Park & Recreation Zone corrects a mapping anomaly.

How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the objectives in section 4 of the *Planning and Environment Act* 1987 by providing fair, orderly, economic and sustainable use and development of land and by balancing the present and future interests of all Victorians.

How does the Amendment address any environmental, social and economic effects?

The amendment will ensure the continued provision of a variety of housing types that meet high design and amenity standards, in appropriate locations to accommodate expected

population growth.

The amendment will generate positive environmental, social and economic effects by providing more certainty to the community and development industry about expected and desired outcomes for specific areas in order to achieve a transition of built form.

The amendment will facilitate appropriate zoning of land around the three main activity centres, in accordance with the revised Residential Framework, which will protect areas with a valued neighbourhood character and enable Council to better manage residential development throughout the municipality while ensuring sufficient capacity for future housing growth.

Does the Amendment address relevant bushfire risk?

The amendment does not affect land in a bushfire prone area.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment complies with all Ministerial Directions issued under section 12 of the Act and the *Ministerial Direction on the Form and Content of Planning Schemes* issued under section 7(5) of the Act.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with, and gives effect to, the following clauses forming part of the Planning Policy Framework:

- Clause 11 Settlement
- Clause 15 Built Environment and Heritage
- Clause 16 Housing
- Clause 17 Economic Development; and
- Clause 18 Transport

In particular, the refinement of detailed design principles in Clause 22.09 supports Clause 15.01-2s -Building Design which seeks:

To achieve building design outcomes that contribute positively to local context and enhance the public realm.

The amendment also gives effect to *Plan Melbourne*, the Victorian Government's metropolitan planning strategy, by:

- Ensuring new housing is in the right locations to meet population growth and create a sustainable city.
- Delivering more housing closer to jobs and public transport.
- Facilitating decision-making processes for housing in the right locations.
- Providing greater choice and diversity of housing.

The amendment ensures that Greater Dandenong will continue to facilitate sustainable development in line with the identified future character and level of change, with opportunities for higher density development in areas that can accommodate growth.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment is consistent with and gives effect to the Local Planning Policy Framework of the Greater Dandenong Planning Scheme.

The amendment will ensure residential development is consistent with the identified future character and preferred built form outcomes for each Future Change Area as identified in the Strategic Residential Framework of the Municipal Strategic Statement.

The Local Planning Policy at Clause 22.09 Residential Development and Neighbourhood Character provides guidance on the Future Change Areas and on improving the quality of residential development which has regard for the surrounding environment and better built form

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by applying controls consistent with the form and content of the VPPs to facilitate appropriate residential zoning and policy.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies were incorporated following the exhibition of Amendment C182.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment supports the principles of integrated land use and transport planning by recognising that transport plays an important role in developing social and economic inclusion. The amendment seeks to continue to encourage medium and higher density housing in areas close to activity centres where people have good access to public transport and services.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment will provide a more efficient use of existing resources as it will enable residential development issues to be addressed in a consistent manner, providing clearer guidance and greater certainty for the community, developers, regulators and decision makers regarding the desired built form outcomes sought.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

- City of Greater Dandenong Customer Service located at 225 Lonsdale Street, Dandenong,
- City of Greater Dandenong Springvale Customer Service located at 397-405 Springvale Road, Springvale,

- City of Greater Dandenong, Paddy O'Donoghue Centre, 18-32 Buckley Street, Noble Park,
- Keysborough Customer Service Centre, Shop A7 Parkmore Shopping Centre, Cheltenham Rd, Keysborough.

The Amendment can also be inspected free of charge at:

- City of Greater Dandenong website at www.greaterdandenong.com
- Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 14 June 2019.

A submission must be sent to:

Preferred method: Email submission sent to: council@cgd.vic.gov.au

Or

Strategic Planning Amendment C213 City of Greater Dandenong PO Box 200 DANDENONG VIC 3175

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: week of 2 September 2019
- panel hearing: week of 30 September 2019

POLICY AND STRATEGY

PLANNING SCHEME AMENDMENT C213 - CONSIDERATION OF SUBMISSIONS AND REQUEST FOR THE MINISTER FOR PLANNING TO APPOINT A PLANNING PANEL

ATTACHMENT 2

CLAUSE 32.08 GENERAL RESIDENTIAL ZONE SCHEDULE 3

PAGES 3 (including cover)

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

GREATER DANDENONG PLANNING SCHEME

--/--/20--Proposed C213

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ3.

RESIDENTIAL TRANSITION AREAS

1.0 Ne

Neighbourhood character objectives

--/--/20--Proposed C213 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 to allow for substantial high quality landscaping and canopy trees.

To maximise the opportunities to create high quality landscaping, through minimal paving and hard surfaces within front setbacks.

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.

2.0

--/--/20--Proposed C213 Construction or extension of a dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

Yes

3.0 --/-/20--Proposed C213

Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0 Re

Requirements of Clause 54 and Clause 55

--/--/20--Proposed C213

	Standard	Requirement
Minimum street setback	A3 and B6	As per A3 (where appropriate) As per B6 or 5 metres, whichever is lesser
Site coverage	A5 and B8	Maximum of 70%
Permeability	A6 and B9	None specified
Landscaping	B13	70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees
Side and rear setbacks	A10 and B17	None specified

ZONES – CLAUSE 32.08 - SCHEDULE 3

GREATER DANDENONG PLANNING SCHEME

	Standard	Requirement
Walls on boundaries	A11 and B18	None specified
Private open	A17	None specified
space	B28	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 with a minimum area of 25 square metres, a minimum dimension of 3 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; or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	Maximum 1.5 metre height in streets in Road Zone Category 1.
		Maximum 1.2 metre height for other streets.

5.0 Maximum building height requirement for a dwelling or residential building

--/--/20--Proposed C213

None specified.

6.0 Application requirements

--/--/20--Proposed C213

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Traffic and Transport Report detailing, but not limited to:
 - An assessment of the traffic generation and potential effects that the proposed development may have on the surrounding road network;
 - A plan showing existing traffic and junction conditions; mitigation treatments; pedestrian network including access routes to public transport.
- A Waste and Recycling Site Assessment and Plan showing, but not limited to:
 - On-site waste and recycling storage location and dimensions;
 - Waste and recycling collection location and dimensions; and
 - Details of waste and recycling maintenance and management.
- A Landscape Plan showing, but not limited to:
 - vegetation to be retained, both on-site and adjacent to the site;
 - location of new planting and proposed species, and
 - details of landscape maintenance and management, including water sensitive design principles.
- A schedule of all building materials and finishes, including colours, to the satisfaction of the responsible authority.

7.0 Decision guidelines

--/--/20--Proposed C213 The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development might adversely impact on an item of heritage significance; and
- Whether the development respects the neighbourhood character of the area.

ZONES – CLAUSE 32.08 - SCHEDULE 3

POLICY AND STRATEGY

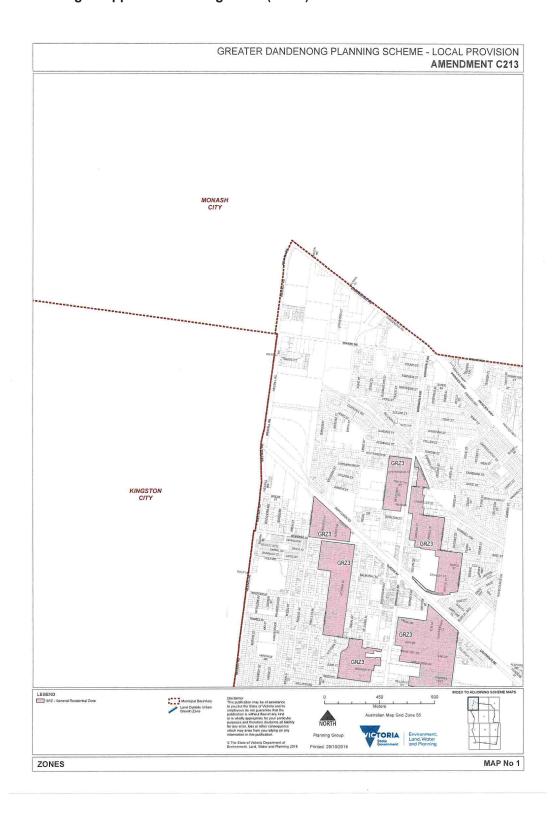
PLANNING SCHEME AMENDMENT C213 – CONSIDERATION OF SUBMISSIONS AND REQUEST FOR THE MINISTER FOR PLANNING TO APPOINT A PLANNING PANEL

ATTACHMENT 3

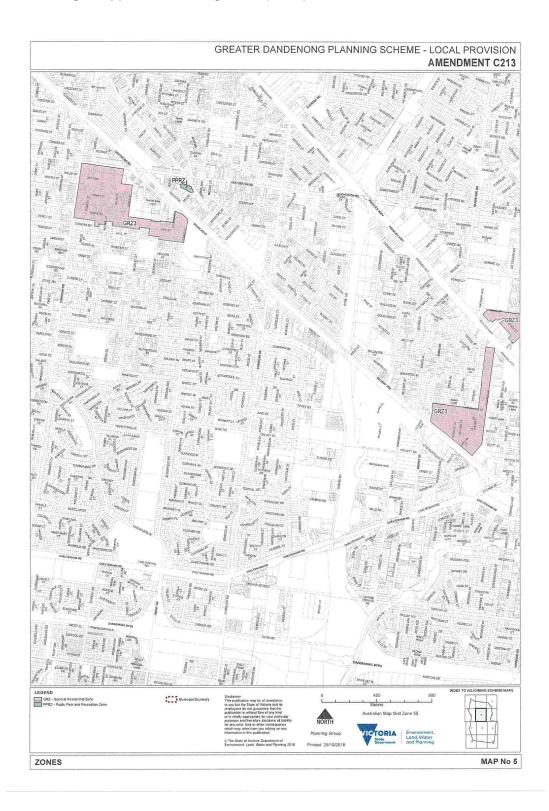
PLANNING SCHEME MAPS 1, 4, 5 AND 6

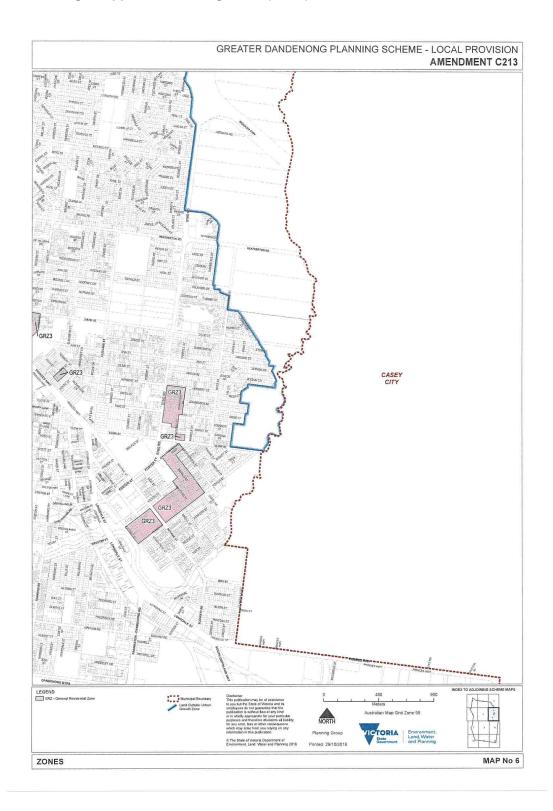
PAGES 5 (including cover)

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









POLICY AND STRATEGY

PLANNING SCHEME AMENDMENT C213 – CONSIDERATION OF SUBMISSIONS AND REQUEST FOR THE MINISTER FOR PLANNING TO APPOINT A PLANNING PANEL

ATTACHMENT 4

SUMMARY OF SUBMISSIONS

PAGES 3 (including cover)

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

	Attachr	Attachment 4 - Summary of Submissions (Refer to Attachment 5 for Officer Responses against each identified Theme)	fficer Responses against each identified Theme)	
Submitter No.	Supports	Changes Requested	Objection	Theme
1, 55	Support lower building heights			Building height in General Residential Zone 3
2, 3	Supports lower building heights	Request 2 storeys instead of 3 storeys due to significant traffic management issues along Clement Street.		Building height in GRZ3 Car parking and traffic congestion
		Submission queried the qualitative wording of a Design Principle		Query regarding the design principles for Clause
		under Clause 22.09-3-3 regarding separation at upper levels. This can		22.09 Residential Development and
		De managed under the rescone requirements. Opportunity to revisit the proposed Neighbourhood Character		Neighbourhood Character Request changes to the Neighbourhood
		objectives included in the GRZ3, to make clear the difference between		Character Objectives for GRZ3
		GRZ1 and GRZ2. This could be in the form of a new objective		
	Supports the use of Schedule 3 to General Residential Zone. The height	acknowledging the preferred transitional nature of the zone (i.e. encouraging developments up to 3 storevs or the like).		
4	controls, minimum garden area exemption and variations to standards	Is the variation to Standard B28 (balcony area) necessary? Submits the outcome is delivered through Clause 55.07 and existing		Balcony Area Standard
	are considered appropriate.	wording.		
		Submission queries the inclusion of the decision guidelines to GR23 Whether the development might adversely impact on an item of heritage significance. This appears vague as could refer to a heritage building on the site, or on surrounding sites. Suggests to clarify or leave this to be managed under a Heritage Overlay.		Query regarding the inclusion of heritage as a decision guideline
r,			Object to any dwelling being higher than 2 storeys in General Residential Zone. This will result in overshadowing and loss of amenity.	Building height in General Residential Zone 3
9			Object to any dwelling being higher than 2 storeys in General Residential Zone. This will result in overshadowing and loss of amenity, spedifically a loss of privacy.	Building height in General Residential Zone 3
0 0 0				Building height in General Residential Zone 3
6,0,7			development would meet the transition requirements of C213.	
	Support the amendment to reduce the	Request 2 storeys instead of 3 storeys along Clement Street and Clow Street. In response to the significant traffic management issues a long		Clement Street, Dandenong
10, 11 - 45	height limit of properties along Clow and Clement Street, Dandenong.	Clement Street, and impact of overshadowing and a loss of privacy.		Building height in GRZ3
			Subject site should be identified for 'Substantial Change' as depicted in Amendment C182. GR23 is considered an inconsisting tool or it does not reflect the true position of	Object to the introduction of a transitional zone to Clause 22.09 Residential Development and
46			potential of the site. Surrounding major arterial roads act as	
			natural burrers between substantal and incremental change areas. RGZ3 would deliver appropriate built form outcomes to shape future preferred neighbourhood character.	
47			Concern relates to impact of overshadowing, loss of street character and amenity, and traffic management.	Overshadowing and amenity
				Car parking and traffic congestion
48			Object to the amendment due to loss of amenity from developments.	Overshadowing and amenity
49			Concern relates to impact of overshadowing and development Building height in General Residential Zone 3 of townhouses.	Building height in General Residential Zone 3

	Attachr	Attachment 4 - Summary of Submissions (Refer to Attachment 5 for Officer Responses against each identified Theme)	fficer Responses against each identified Theme)	
Submitter No.	Supports	Changes Requested	Objection	Theme
20	Support the amendment with changes	No changes listed		NA
51, 57, 63, 67, 72, 73, 75, 78-85, 87, 93, 94, 97, 99-101, 104, 106, 109, 111-114, 117, 121-124, 127, 131-134, 143, 144, 151-158, 160-165, 164-172	Support the amendment.			NA
£		To encourage landscaping.		Request that garden area is included and landscaping is encouraged.
52, 53	Support the amendment	Include land currently zoned as RGZ2 on the south side of Herbert Street, Dandenong		Herbert Street, Dandenong
54			Object to 3 storeys due to concerns of privacy, overshadowing, Building height in General Residential Zone 3 and significant traffic management issues. Concern that imppropriate design is not complementing the area.	Suilding height in General Residential Zone 3
		Request 4 storeys to the GRZ3, and an increase to 6 storeys for the RGZ.		Building height in General Residential and Residential Growth should be higher
95	Support the amendment.	Requested Amendment C213 include a new parking overlay which introduces a maximum parking rate of 0.5 spaces per dwelling.		Parking Overlay
57, 92, 119, 120, 129, 130	l agree with the proposal C213 Planning Scheme Amendment.	I believe the proposal should be extended to include the land currently zoned as Residential Growth Zone 2 on the south side of Herbert St, Dandenong		Herbert Street, Dandenong
58, 59, 61, 62, 91, 98, 102, 118, 125, 128, 135-142,	l agree with the proposal C213 Planning Schame Amandment	I believe the proposal should be extended to include the land currently zoned as Residential Growth Zone 2 on the south side of Herbert St, Dandenong.		Herbert Street, Dandenong
145-150		There should be garden area requirements.		Request that garden area is included and and andsandscaping is encouraged.
60, 65, 68, 76, 77, 86, 89,		Preference for 2 storeys in the GRZ3.		Building height in General Residential Zone 3
103, 110, 115, 116, 126	Support the amenament	Inere should be garden area requirements.		Request that garden area Isinciuded and Iandscaping is encouraged.
64, 66, 69, 71, 74, 88, 96, 105, 107, 108, 174	Support the amendment	There should be garden area requirements.		Request that garden area is included and landscaping is encouraged.
70, 90, 159, 163	Support the amendment	Request 2 storeys instead of 3 storeys.		Building height in General Residential Zone 3
		Provide 2 car spaces for every apartment		Car parking and traffic congestion
95	Support the amendment	I believe the proposal should be extended to include the land currently zoned as Residential Growth Zone 2 on the south side of Herbert St, Dandenong.		Herbert Street, Dandenong
173	I support the amendment.	Amendment should encourage basement level car parking for lots with a 15m frontage to deliver better design outcomes.		Design Outcomes

POLICY AND STRATEGY

PLANNING SCHEME AMENDMENT C213 – CONSIDERATION OF SUBMISSIONS AND REQUEST FOR THE MINISTER FOR PLANNING TO APPOINT A PLANNING PANEL

ATTACHMENT 5

SUMMARY OF SUBMISSION THEMES AND OFFICERS' RESPONSES

PAGES 4 (including cover)

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

		Attachment 5 - Submission Themes and Officer Responses	
Submission Theme #	Submission Themes	Officer Response	Officer Recommended position for Panel Hearing
		The dwelling or residential building helight proposed by Amendment C213 reinforces the built form outcomes expressed in the MSS to achieve a transition of built form (the height of residential buildings get lower as they get further away from the major activity centres) as recommended by the <i>Greater Dandenong Planning Policy and Controls Final Report</i> (2015), and as part of Amendment C182.	Submission noted. No change to amendment. Refer submission to Panel.
		The General Residential Zone (GRZ) provides a maximum building height for dwellings or residential buildings of 11 metres and 3 storeys. This is determined by the State Government and cannot be changed by Council.	
1	Building height in General Residential Zone 3	Majority of the land identified to be rezoned to GRZ Schedule 3 is currently zoned Residential Growth Zone 1 which provides a maximum building height for dwellings or residential buildings of 13.5m (3 to 4 storeys). Thus, Amendment C213 is proposing a decrease in the allowable maximum building height.	
		Council has chosen to introduce Schedule 3 to the GRZ to achieve a 'stepping down' in heights and intensity of development as walking distances from the core of each centre increases. Council considers that the proposed height controls are consistent with State and Local policy and will not encumber residential development opportunities.	
		All applications will continue to be required to satisfy the minimum car parking and traffic management Submission noted. No cha requirements in accordance with the Victorian Planning Provisions, as set out in the Greater Dandenong Planning Scheme. Such planning rules, including minimum car parking requirements are determined by the State Government Refer submission to Panel and cannot be changed by Council.	Submission noted. No change to amendment. Refer submission to Panel.
2	Car parking and traffic congestion	Council officers will continue to negotiate the best possible design outcomes with planning permit applicants and implement traffic management measures as appropriate.	
		The rezoning of residential areas from the RGZ to the GRZ will mean less land can be developed with higher density housing, which may reduce car parking and traffic concerns in these areas.	
		Residents are encouraged to report any hazards or issues to Council such as parking issues by either downloading an online form, phoning Council or filling in a Tell Us' form.	
м	Request changes to the Neighbourhood Character Objectives for GRZ3	Clause 22.09 Residential Development and Neighbourhood Character Policy provides guidance on the transitional nature of the GR23 by detailing the differing preferences for GR21, GR22 and GR23. Request changes to the Neighbourhood Council considers the specific design outcomes in Clause 22.09 and the proposed neighbourhood character Character Objectives for GR23 appropriate to deliver the preferred character in the identified areas.	Submission noted. No change to amendment. Refer submission to Panel.
4	Query regarding the inclusion of heritage as a decision guideline	The decision guideline to consider 'whether the development might adversely impact on an item of heritage Submission noted. No cha significance' is a standard inclusion for the General Residential Zone schedules under the Greater Dandenong Planning Scheme. This is to ensure any application has considered any adverse impact the development may have on Refer submission to Panel. an impact of heritage's ignificance on the property, or adjoining the site.	Submission noted. No change to amendment. Refer submission to Panel.

и	Overshadowing and amenity	As part of a planning application for two or more dwellings on a lot, Council officers must assess the proposal against Clause 55.04 Amenity impacts and associated urban design principles for its affect on neighbouring properties, such as amendry, privacy and overshadowing. Clause 55.04 specifically aims to 'ensure buildings do not significantly loavershadow existing secluded private open space' and to 'limit views into existing secluded private open space and habitable room windows'.	Submission noted. No change to amendment. Refer submission to Panel.
9	Query regarding the design principles for Clause 22.09 Residential Development and Neighbourhood Character	The inclusion of the design principle 'separation between upper levels of dwellings on a site in the GR23 is not Submission noted. No cha generally needed, provided the building portrays a high standard of design and does not result in unreasonable omenity impacts', demonstrates a point of difference between the GR23 and the GR21/2 and encourages a different Refer submission to Panel. built form to be achieved.	Submission noted. No change to amendment. Refer submission to Panel.
7	Clement Street, Dandenong	Council acknowledges the concerns expressed regarding traffic congestion and parking along Clement Street, Dandenong. The rezoning of residential areas from the RGZ to the GRZ will mean less land can be developed with higher density housing, which may reduce car parking and traffic concerns in these areas.	Submission noted. No change to amendment. Refer submission to Panel.
00	Object to the introduction of a transitional zone to Glasse 22.09 Besciedential Descindents and	Amendment C182 originally proposed to rezone majority of the areas identified in Amendment C213 for inclusion in the RG23 Substantial Change Area. However, in November 2011 the Minister for Planning advised this part of the Amendment was not approved and required further work. Following the approval of VC110 and VC143, Council has chosen to deliver the outcomes intended for RG23 by using a schedule to the GR2.	Submission noted. No change to amendment. Refer submission to Panel.
	Neighbourhood Character	Subject to changes to the Victorian Planning Provisions implemented the Minister for Planning. Council is now proposing to implement the 'leftover' objectives of Amendment C182 by introducing GR23. The amendment will also identify GR23 as an incremental Change Area - Residential Transition Area, acknowledging the differences between GR23 and the existing GR21 and GR22, and encouraging a transition in building forms between RG2 and GR2.	
		In March 2017, the Minister for Planning approved VC110 which made changes to all Victorian Planning Schemes, including the introduction of the Minimum Garden Area requirement to the Neighbourhood Residential Zone and the General Residential Zone.	Submission noted. No change to amendment. Refer submission to Panel.
ø	Request that garden area is included and landscaping is encouraged.	In May 2018 the Minister for Planning approved VCL43 which amended the GR2 to enable an area to be exempt from the Minimum Garden Area requirement through a schedule to the zone. To achieve a transition in heights and built form Amendment C213 is proposing to switch off the Minimum Garden Area requirement.	
		This is separate from the requirements for private open space and landscraping. Planning applications for residential development will still be required to deliver private open space and landscaping as per Schedule 3 to Clause 32.08 (GR23).	
		Properties to the south of Herbert Street, Dandenong are currently zoned Residential Growth Zone 2 (RGZ2). As per Amendment C182 the original RGZ2 area (bordered by Herbert Street, Stud Road, David Street, Princes Highway and Day St) was significantly reduced with appropriate boundaries being determined at that stage.	Submission noted. No change to amendment. Refer submission to Panel.
10	Herbert Street, Dandenong	The area south of Herbert Street, Dandenong was retained as there are a significant number of large development sites within the RGZ2, it also provides a transition in built form from the Dandenong Declared Area. Retaining this area as RGZ2 responds to the housing growth outcomes set out in the <i>Greater Dandenong Housing Strategy 2014-2028</i> .	
11	Parking Overlay	The development of a parking overlay is not within the scope of this Amendment.	Submission noted. No change to amendment. Refer submission to Panel.

		Gause 22.09-3.1 (Residential Development and Neighbourhood Character Policy) provides specific design principles Submission noted. No change to amendment. Professional development, Under this clause second crossovers should be avoided on too with frontinge less than 17 metres wide and encourages parking, paving and car access within the front setback to be limited in order to Refer submission to Panel. maximise opportunities for soft landscaping and prevent the dominance of carports and garages in the street.	Submission noted. No change to amendment. Refer submission to Panel.
12	Design outcomes	The GRZ3 also aims to ensure vehicle access ways do not visually dominate the streetscape.	
		Through these mechanisms Council will continue to advocate and encourage good quality design which enhances the streetscape.	
		The proposed residential building height reinforces the built form outcomes expressed in the MSS to achieve a St transition of built form (the height of residential buildings get lower as they get further away from the major activity centres) as recommended by the <i>Greater Dandenong Planning Policy and Controls Final Report (2015)</i> produced as part of Amendment C182.	Submission noted. No change to amendment. Refer submission to Panel.
13	Building height in General Residential and Residential Growth should be higher	Building height in General Residential The GR2 provides a maximum building height for dwellings or residential buildings of 11 metres and 3 storeys. This is and Residential Growth should be higher determined by the State Government and cannot be changed by Council.	
		Council has chosen to introduce Schedule 3 to the GRZ to achieve a 'stepping down' of heights and intensity of development as walking distances from the activity centres increase. Council considers that the proposed height controls are consistent with State and Local policy and will not encumber residential development opportunities.	
14	Balcony Area Standard	The variation is an increase on the standard for balconies in R28 from Bm* to 10m² with the minimum width Increasing from 1.6 m to 2m. The type of development preferred in the 6R23 is medium density bucking where each Meelling has its own, separate building footprint on the land. This could include units or townhouses up to 3 storetys. Refer submission to Panel.	Submission noted. No change to amendment. Refer submission to Panel.
		The inclusion of the variation to standard B28 aids in delivering a transition in built form between the GR21/2 and RG21/2.	

2.5 OTHER

2.5.1 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings, 24 June - 22 July 2019

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 June and July 2019.

Recommendation Summary

This report recommends that the information contained within it be received and noted.

2.5.1 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings, 24 June - 22 July 2019 (Cont.)

Matters Presented for Discussion

Item		Councillor Briefing Session/Pre-Council Meeting
1	General Discussion	24 June 2019
	Councillors and Council officers briefly discussed the following topics:	
	a) Status of Council's planned website upgrade.b) Council's policy regarding neighbourhood disputes.c) Agenda items for Council Meeting of 24 June 2019.	
2	Development Victoria Revitalisation of Central Dandenong CBD Update (Confidential)	1 July 2019
3	Greaves Reserve Events Master Plan	1 July 2019
	Councillor feedback was sought prior to recommendations being incorporated into the review and update of the Greaves Reserve Master Plan.	
4	Cycling in the South East Region	1 July 2019
	Councillor approval was sought to proceed with discussions with councils in the region regarding a South-east Regional Cycling Strategy for competition or criterium track facilities, partly funded by Sport and Recreation Victoria.	
5	Solar Farm Planning Application	1 July 2019
	Councillors were provided with an overview of a proposed planning application for a solar farm in Springvale South. Councillors were informed of the upcoming community engagement process the applicant is proposing.	
6	Local Government Bill 2019 – Submission	1 July 2019
	Councillor views were sought in response to the Minister for Local Government's announcement of his intention to re-table the Local Government Bill which lapsed in 2018 prior to the recent State	

2.5.1 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings, 24 June - 22 July 2019 (Cont.)

	Elections. The Local Government Bill 2019 has several changes to the 2018 version for Council to consider. Council has until 17 July 2019 to lodge a submission.	
7	Service Review Action Plans Council has undergone a lengthy process in undertaking Service Reviews which commenced in January/February 2019. The outcomes of this process were presented to Council in the form of an action plan. Councillors will have the opportunity for comment and input before the review process is finalised.	1 July 2019

General Discussion	1 July 2019
Councillors and Council officers briefly discussed the following topics:	
a) Victorian Electoral Commission's representation review submission from Council.	
impacts on residents.	
c) Requests for memorials on Council land and consistent treatment of these requests going forward.	
c) Agenda items for Council Meeting of 8 July 2019.	
General Discussion	8 July 2019
Councillors and Council officers briefly discussed the following topics:	
a) Municipal Association of Victoria's (MAV) stance on the proposed Local Government Bill 2019.	
b) Agenda items for Council Meeting of 8 July 2019.	
Community Satisfaction Survey Results Summary	15 July 2019
Councillors were presented with a summary and comparison of the 2019 results which continue to be positive for Greater Dandenong.	
	Councillors and Council officers briefly discussed the following topics: a) Victorian Electoral Commission's representation review submission from Council. b) Recent line marking in Corrigan Road, Noble Park and its impacts on residents. c) Requests for memorials on Council land and consistent treatment of these requests going forward. c) Agenda items for Council Meeting of 8 July 2019. General Discussion Councillors and Council officers briefly discussed the following topics: a) Municipal Association of Victoria's (MAV) stance on the proposed Local Government Bill 2019. b) Agenda items for Council Meeting of 8 July 2019. Community Satisfaction Survey Results Summary Councillors were presented with a summary and comparison of the 2019 results which continue to be positive for Greater

2.5.1 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings, 24 June - 22 July 2019 (Cont.)

11	Cultural Heritage Advisory Committee Update	15 July 2019
	Members of this Committee provided Councillors with an update on the Committee's activities to date including its membership, objectives, outcomes, achievements and future projects and priorities.	
12	Development Victoria Land Swap (Confidential)	15 July 2019
13	General Discussion	15 July 2019
	Councillors and Council officers briefly discussed the following topics:	
	a) Update on future land acquisitions in relation to public open	
	space. b) Update on recent activities related to line-marking along Corrigan	
	Road, Noble Park. c) Emails received in relation to consultation on aquatic facilities	
	in Dandenong. d) MAV response to Herald Sun article about Local Government	
	Victoria's Know Your Council reporting figures.	
	e) Agenda items for Council Meeting of 22 July 2019.	
14	General Discussion	22 July 2019
	Councillors and Council officers briefly discussed the following topics:	
	a) National Homelessness Week being held from 4-10 August 2019 and Council holding an event in Harmony Square on 9	
	August. b) Update on future land acquisitions in relation to public open space.	
	c) Proposed town planning application that the Minister will be considering in relation to land adjacent to the Dandenong Plaza. d) Proposed announcement by DHHS regarding a business in	
	Springvale.	
	e) Update on recent activities related to line-marking along Corrigan Road, Noble Park	
	f) Update on development in Coomoora Road, Noble Park. g) Agenda items for Council Meeting of 22 July 2019.	
	g, 1 ig 2 i 2 i 3 i 2 i 3 i 3 i 2 i 3 i 3 i 3 i	

2.5.1 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings, 24 June - 22 July 2019 (Cont.)

Apologies

- Councillors Jim Memeti and Sophie Tan submitted apologies for the Pre-Council Meeting on 24 June 2019.
- Councillors Angela Long and Jim Memeti submitted apologies for the Councillor Briefing Session on 1 July 2019.
- Councillors Angela Long, Zaynoun Melhem and Jim Memeti submitted apologies for the Pre-Council Meeting on 8 July 2019.
- Councillors Angela Long, Zaynoun Melhem and Jim Memeti submitted apologies for the Councillor Briefing Session on 15 July 2019.
- Councillors Angela Long, Jim Memeti and Sophie Tan submitted apologies for the Pre-Council Meeting on 22 July 2019.

Recommendation

That:

- 1. the information contained in this report be received and noted; and
- 2. the information discussed at the above listed Councillor Briefing Sessions/Pre-Council Meetings that was declared confidential in Items 2 and 12 by the Chief Executive Officer under Sections 77 and 89 of the *Local Government Act* 1989 remains confidential until further advisement unless that information formed the subject of a subsequent Council report.

MINUTE 1143

Moved by: Cr Tim Dark

Seconded by: Cr Zaynoun Melhem

That:

- 1. the information contained in this report be received and noted; and
- 2. the information discussed at the above listed Councillor Briefing Sessions/Pre-Council Meetings that was declared confidential in Items 2 and 12 by the Chief Executive Officer under Sections 77 and 89 of the *Local Government Act* 1989 remains confidential until further advisement unless that information formed the subject of a subsequent Council report.

CARRIED

2.5.2 Cycling in the South East Region

File Id:

Responsible Officer: Director Community Services

Report Summary

This report provides an overview of work undertaken in relation to the development of cycling infrastructure to accommodate the needs of sports cycling in Greater Dandenong, as well as the South East region of Melbourne.

Following Council's decision to remove the Parkfield Reserve cycling track, investigation and planning has been undertaken to identify the need for additional cycling infrastructure to facilitate the sport.

Recommendation Summary

This report recommends that Council continue discussions around future planning and development of cycling, both in Greater Dandenong Council and in a regional capacity. Council will partner with neighbouring councils and Cycling Victoria (CV), given the unique focus cycling has across Victoria and Australia as a sport, whilst supporting the Noble Park Dandenong Cycling Club (NPDCC).

ORDINARY COUNCIL MEETING - MINUTES

2.5.2 Cycling in the South East Region (Cont.)

Background

Council, at its meeting on 10 December 2018 resolved in part as follows:

Part B

- 1. Engage with neighbouring councils and other agencies to investigate and advocate for the development of a regional velodrome or appropriately designed cycle track to accommodate the needs of sports cycling in the south-east region.
- 2. Report back to Council by 30 June 2019 on their investigations and advocacy as detailed in No.1 above.

Based on the 2019 Sport and Active Recreation participation survey, cycling participation rates have shown a significant decline since 2015 from a 15% participation rate to 8%. 13% of cycling participants in City of Greater Dandenong (CGD) do so in an organised activity compared to 87% of cycling participants engaging in a non-organised activity/casual purpose.

Investigations and meetings have occurred with Cycling Victoria, Bicycle Network (BN), NPDCC, Parks and Leisure Australia (PLA), neighbouring municipalities, Sport and Recreation Victoria (SRV) and residents, seeking evidence and data to determine if there is a need to invest in a new regional or community cycling facility.

Council conducted a Regional Cycling forum on Tuesday 21 May 2019 with neighbouring councils (Kingston, Frankston, Casey and Whitehorse City Councils), CV and BN to discuss current and future needs of cycling as a sport, as a recreational activity and as a transport method in the South East.

The CGD forum identified low interest in cycling as a sport, as well as minimal evidence from CV to plan for future development and needs of the sport, both in this region and across Victoria.

Subsequently, PLA (Victoria/Tasmania) in partnership with Casey City Council coordinated an additional regional forum which was attended by a number of Shires and Councils from across Victoria. Discussion was again around the future planning of sports cycling.

The agenda for the forum included PLA (Victoria/Tasmania), CV (presenting the same information as per the CGD forum in May), the City of Greater Geelong, the City of Ballarat, the Southern Masters Cycling Club and additional contractors speaking on recent projects specific to cyclocross, pump BMX and criterium tracks built across Australia.

Proposal

From the consultation to date, and from the two forums Council proposes to:

- Continue discussions with neighbouring councils and SRV for a South East Regional Cycling Strategy for competition or criterium track facilities. A meeting with neighbouring Councils will occur again in September 2019.
- Continue working with NPDCC to facilitate short-term opportunities whilst the regional working group undertakes additional investigations into the long-term options for CGD.

2.5.2 Cycling in the South East Region (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
- Outdoor Activity and Sports Recreation for everyone

Place

- Safety in Streets and Places Feeling and being safe
- Travel and Transport Easy to get around

Opportunity

- Tourism and visitors Diverse and interesting experiences
- Leadershipby the Council The leading Council

Council Plan 2017-2021

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

People

A vibrant, connected and safe community

Place

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

Opportunity

A diverse and growing economy

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

- Greater Dandenong Cycling Strategy 2017-24
- Community Wellbeing Plan 2017-21
- Greater Dandenong Community Safety Plan 2015-22
- Activate Sport and Active Recreation Strategy 2014-19

2.5.2 Cycling in the South East Region (Cont.)

Related Council Policies

Greater Dandenong Cycling Strategy 2017-24

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

Should a proposed Regional Cycling Strategy in partnership with neighbouring councils and SRV proceed, this is likely to cost \$60,000, with 50% funding from SRV and the remaining 50% from neighbouring Councils.

Subject to a successful application, funding from SRV would be available in the 2020-21 financial year, and the project would be completed by April 2021.

Consultation

Through investigating the need for the development of a regional velodrome or appropriately designed cycle track to accommodate the needs of sports cycling in the South East region, Council has undertaken consultation activities including the Greater Dandenong regional forum and subsequent to this, participated in a PLA (Victoria/Tasmania members) coordinated forum. Council has also conducted meetings with community groups, neighbouring councils and external stakeholders including:

- Cycling Victoria
- Bicycle Network
- Parks and Leisure Australia
- Kingston City Council
- Frankston City Council
- Casey City Council
- Whitehorse City Council
- Yarra Ranges Shire Council
- Noble Park Cycling Club
- Sport and Recreation Victoria

Conclusion

A Regional working group will be established to develop a Regional Cycling Strategy to assist in identifying the cycling infrastructure required to facilitate the future needs of sports cycling. This will also aim to create greater opportunities between councils and their communities in the South East region of Melbourne, at a competition or social level for cycling. Council will support the NPDCC with their establishment and short-term options.

2.5.2 Cycling in the South East Region (Cont.)

Recommendation

That:

- 1. Council grants approval to proceed with discussions in September 2019 with neighbouring Councils in the region for a South East Regional Cycling Strategy for competition or criterium track facilities; and
- 2. based on the outcome of discussions with neighbouring Councils, funding will be sought from SRV to undertake a Strategy. Noting this funding would be available in the 2020-21 financial year; and, the project would be completed by April 2021.

Moved by: Cr Matthew Kirwan Seconded by: Cr Sean O'Reilly

Voting on this item was overlooked. It will be tabled at the next Council meeting for consideration.

File Id:

Responsible Officer: Director City Planning, Design and Amenity

Attachments: Minutes of SRC Meeting on 8 Nov 2018

Minutes of SRC Meeting on 6 Mar 2019 Minutes of SRC Meeting on 1 May 2019 Minutes of SRC Meeting on 3 July 2019

Report Summary

At the Council meeting held on 23 April 2018, Council resolved in part to *invite Advisory Committees* and Reference Groups to submit meeting minutes for Council endorsement. This resolution was in relation to allowing interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

Recommendation Summary

This report recommends that the Minutes of the Sustainability Reference Committee meeting provided in Attachments to this report be noted and endorsed by Council.

Background

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Statutory Meeting and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for noting and endorsing.

As such, the Minutes are provided as Attachments 1 - 4 to this report.

Proposal

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

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

Community Plan 'Imagine 2030'

People

- Pride Best place best people
- Cultural Diversity Model multicultural community
- Lifecycle and Social Support The generations supported

Opportunity

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

Council Plan 2017-2021

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

People

A creative city that respects and embraces diversity

Opportunity

An open and effective Council

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

Advisory Committees and Reference Groups have been advised of the need to submit minutes of meetings to Council for noting and endorsement.

Recommendation

That Council notes and endorses the Minutes of meetings for the (Sustainability Reference Committee as provided in Attachment No. 1, Attachment No. 2, Attachment No. 3 and Attachment No. 4 to this report.

MINUTE 1144

Moved by: Cr Matthew Kirwan Seconded by: Cr Maria Sampey

That Council notes and endorses the Minutes of meetings for the (Sustainability Reference Committee as provided in Attachment No. 1, Attachment No. 2, Attachment No. 3 and Attachment No. 4 to this report.

CARRIED

ORDINARY COUNCIL MEETING - MINUTES

2.5.3 Minutes of Sustainability Reference Committee Meeting - 8 November 2018, 6 March 2019, 1 May 2019 and 3 July 2019 (Cont.)

OTHER

MINUTES OF SUSTAINABILITY REFERENCE COMMITTEE MEETING

ATTACHMENT 1

SUSTAINABILITY REFERENCE COMMITTEE MEETING HELD ON 8 NOVEMBER 2018

PAGES 4 (including cover)

Advisory Committee or Reference Group Name:

Sustainability Reference Committee Meeting

Date of Meeting:

Thursday 8 November 2018

Time of Meeting:

5:30pm - 7:30pm

Meeting Location:

Meeting Room 2NW Level 2 Dandenong Civic Centre

225 Lonsdale Street, Dandenong

Attendees:

Jacques Espers, Jenny Frieden, Judith Sise, Aishwarya Pokkuluri, Ward Petherbridge, Graeme Pearman, Ed Cotter and Jody Bosman

Guests:

Josh Martin and Jane Farago - Ernst & Young

Apologies:

Cr. Matthew Kirwan

Minutes:

Item No.	Item	Action	Action By
1. Welcome	Welcome by the Chairperson and guest speakers were introduced.		
2. Climate Strategy	A Presentation to the committee on Council's proposed Climate Change (CC) Strategy and Engagement Plan was undertaken by Consultants Ernst and Young (EY). The following items are for noting from the presentation:		
	 EY provided SRC members an outline on the project brief for the development of a Climate Change Strategy for the City of Greater Dandenong. 		
	 Council had engaged a member of the SRC to conduct a peer review on the draft versions of each of the Background Reports prepared for the CC Strategy. 		
	 SRC members will receive a final version of each of the Background Reports to review. 		
	 Council Officers will put EY in contact with each of the Committee members for one- on-one interviews. 		
	 EY provided context on the Engagement Plan and what they are hoping to get from the SRC members. 		
	SRC members raised the following items during the presentation:		
	 Highlighted the challenges of engaging on climate change – everyone has a different opinion on what the biggest risk is. Process is right – using the evidence base to then engage with the community. 		
	Important to identify what target audience		

	know and what they think before informing them on the issues of climate change and raising their awareness. • Queried the intent of The City of Greater Dandenong's (corporate and community) emissions and will this be part of the initial consultation? • Whether work being conducted on the CC strategy can be linked to work conducted on open space and urban food gardens by Council. • Will Primary/Secondary schools be engaged on key issued related to the CC strategy? • Will Council hold consultation sessions at non-sustainability related events and will this consultation be deep/broad? Council Officers provided responses to the abovementioned queries including: • Consultation regarding emissions will occur but the process requires more work. • Consultation will occur with various sectors of the community with a combination of deep/broad consultation. This includes non-climate related events and engagement with primary/secondary schools. • Links to the development of the Open Space Strategy and alignment with the initial consultation period being conducted for the CC strategy will occur. Other links include urban forest strategy. Council Officers sought feedback from the SRC		
	members on how to engage the business community and other sectors. SRC members provided the following suggestions: Recommended engagement through networks (e.g. SEMMMA/SEBN).		
	Identify bigger businesses in CGD to get them to act as a champion for engagement. Engage the Monash NEC to contribute to the engagement plan. Engage representatives from the Young Leaders program and other support initiatives within CGD.		
3. Community Environment Centre	Discussion on establishment of a Community Environment Centre was undertaken. The recommended option is for a Mobile trailer and not a fixed centre location. In addition, it is recommended to develop a series of key messages and objectives, which could align with a sponsor or partners.	SRC members to come up with a couple of key messages for the trailer.	SRC members
	The following items are for noting, in particular, SRC members responses on the recommended options (Mobile Trailer and not a fixed centre location): • Most important thing is to have an		
If the	employee dedicated to the space. Could help with driving interest within the business community and broader details of the attachment are unclear please contact Governate.	nco on 8571 5225	

	 community. Clarify how this would be utilised. If this can be achieved then it could find corporate partners. 		
4. Annual Review	For Noting: Proposed discussion on performance of Sustainability Reference Committee over last 12 months and review of Terms of Reference.	Carry over to item to next meeting	Director City Planning Design and Amenity
	Item – carried over to the next Committee meeting.		
5. Working Groups	Update provided by SRC members that are part of the Climate Business and Energy Working Group.		
	The following items are for noting:		
	5		
	 Update provided on what group has done over the last 12 months. Uptake of solar has been huge, especially in CGD. Therefore, the group is looking to refocus its efforts possibly around transport and emissions. 		
	 Council Sustainability Planning Officers suggested that we use the Climate Change Strategy Background Reports to help identify new priorities. 		
	Update provided by SRC members that are part of the Food, Biodiversity and Open Space Working Group. The following items is noted from the group update:		
	 Suggested catching up to revisit focus on the group. 		
6. Other Business			

NEXT MEETING:	
PROPOSED DATE:	February 2019
PROPOSED TIME:	5.30pm to 7.00pm
PROPOSED VENUE:	Dandenong Civic Centre – 225 Lonsdale Street, Dandenong
FUTURE MEETINGS:	May 2019 August 2019 November 2019

OTHER

MINUTES OF SUSTAINABILITY REFERENCE COMMITTEE MEETING

ATTACHMENT 2

SUSTAINABILITY REFERENCE COMMITTEE MEETING HELD ON 6 MARCH 2019

PAGES 3 (including cover)

Advisory Committee or Reference Group Name:

Sustainability Reference Committee Meeting

Date of Meeting: Wednesday 6 March 2019

 $\begin{tabular}{ll} \textbf{Time of Meeting:} & 5:30pm-7:30pm \end{tabular}$

Meeting Location: Meeting Room Formal Meeting Room - Level 2 Dandenong Civic

Centre

225 Lonsdale Street, Dandenong

Attendees:

Cr. Matthew Kirwan, Jacques Espers, Jenny Frieden, Judith Sise, Aishwarya Pokkuluri, Ward Petherbridge, Graeme Pearman and Ed Cotter

Minutes:

Item no.	Item	Action	Action By
1. Welcome	Welcome by the Chairperson		
2. Annual Review of Committee	For noting:	Schedule SRC meetings every 1st Wednesday of every 2nd month (expect Dec and Jan)	TL Sustainability Planning
	The SRC raised the following items to be reflected in the review of the ToR: An increase in the number of meetings to 5	SRC title to be completed as part	SRC members
	per year for the Committee. Disband current working groups and only establish working groups when and if required.	of review of Committee and its ToR.	members
	Working groups to be established in response to key issues identified by the Committee and agreed to by Council. Working groups formed for as long as each		
	Working groups formed for as long as each individual group is required and then disbanded. Review title of the Committee with view to		
	call it the 'Sustainability Advisory Committee'.		
	 Members agreed that the review and update on ToR to be completed by Sep 2019 in time for end of 2nd year. Change to take effect from this point onwards. 		
	Potential focus areas for the Committee include: 1.Waste – Recycling Waste to Energy		
	Education and Engagement – Sustainable Living, Community Panel / Group		
	Transport Walking and Cycling (Movement)	Inform Transport team of request to engage with SRC members on EV work	TL Sustainability Planning
	Climate Change Strategy Macedon Shire (Pilot) – Community Climate Strategy & Action Plan		

	5. Biodiversity Urban Forest Strategy		
3. Climate Change Strategy	TL Sustainability Planning provided SRC members with an update on the Climate Change Strategy and discussion on Initial Public Consultation. The following is for noting: SRC members asked question about Background Reports distribution (i.e. internal/external). Public Distribution of Background reports not planned. If planned it would require development of a separate public report. Discussion on Background Reports and outcomes from Consultation not included in this meeting – to be rolled over to next meeting.	Next SRC meeting agenda to include presentation on CC Strategy Background Reports and outcomes from public consultation.	TL Sustainability Planning
4. Community Environment Centre	Discussion on establishment of a Community Environment Centre (mobile) was undertaken. The following items are for noting, in particular, ideas on key messages from Committee members: • Towed by electric vehicle. Zero carbon future and electric transport. • Biodiversity Recycling (More with Less) Waste Hierarchy • Recycling Kids to walk to school (simple but very effective - range of benefits – health, social and emission reduction) • Communication - Link to other Council events and activities, aside from Sustainability Festival. • Display of Council Bins (e.g. City of Casey) i.e. sliding scale of bins sizing linked to recycling, composting, etc Reusable nappies • Solar - how do we cut through the problematic operators Have a solar panel powering something Simple environmental footprint calculator linked to actions set up display with solar panel, batteries, hot water, etc off grid • Mobile and can be used inside library or community centre Follow up options for support (e.g. vending sustainable merchandise. Example sites include Council parks and reserves (e.g. Alex Wilkie) and Council Community Buildings (e.g. Dandenong/Springyale Library).	Information in key messages to be incorporated into display boards for installation at key sites.	TL Sustainability Planning SRC Members
5. Other Business	The following items were raised by the SRC noting: • Large scale solar farm being developed in Greater Dandenong. • Greater Dandenong Sustainability Festival (7 April 2019). SRC members invited to participate.	Invite SRC members to festival and provide feedback on the event.	TL Sustainability Planning

NEXT MEETING:	
PROPOSED DATE:	May 2019
PROPOSED TIME:	5.30pm to 7.00pm
PROPOSED VENUE:	Dandenong Civic Centre – 225 Lonsdale Street, Dandenong
FUTURE MEETINGS:	August 2019 November 2019

ORDINARY COUNCIL MEETING - MINUTES

2.5.3 Minutes of Sustainability Reference Committee Meeting - 8 November 2018, 6 March 2019, 1 May 2019 and 3 July 2019 (Cont.)

OTHER

MINUTES OF SUSTAINABILITY REFERENCE COMMITTEE MEETING

ATTACHMENT 3

SUSTAINABILITY REFERENCE COMMITTEE MEETING HELD ON 1 MAY 2019

PAGES 3 (including cover)

Advisory Committee or Reference Group Name:

Sustainability Reference Committee

Date of Meeting: Wednesday 1 May 2019

Time of Meeting: 5:30pm - 7:00pm

Meeting Location: Community Meeting Room 2NW

Dandenong Civic Centre 225 Lonsdale Street, Dandenong

Attendees:

Cr. Matthew Kirwan, Jody Bosman, Jacques Espers, Jenny Frieden, Judith Sise, Graeme Pearman and Ed Cotter

Guests:

Darren Wilson

Apologies:

Aishwarya Pokkuluri and Ward Petherbridge

Minutes:

Item No.	Item	Action	Action By
1. Welcome	Welcome by the Chairperson and guest speakers were introduced.		
2. Previous Minutes	Previous minutes agreed on and adopted		
3. Climate Change Strategy	Council's Senior Environmental Planner presented to the committee on the progress of and information in the Background Reports that support the development of Council's Climate Change Strategy and Action Plan.		
	The following items are for noting from each report:		
	Literature Review Report Investigates the context of climate change and the potential impacts for Council and the community. Gap Analysis Report Evaluates what Council is doing to prepare for climate change through the implementation of existing policies, plans	Update the project timeline to reflect the key dates and milestones for the Climate Change Strategy.	Sen. Env. Planner
	 and strategies. SRC members questioned who else is using the C40 Framework other than Banyule and Melbourne Councils. 	Confirm other Councils using the C40 Framework.	Sen. Env. Planner
	Mitigation Report		
	 Prepares a corporate inventory and community emissions profile for the municipality and identifies emissions abatement actions and pathways. 		
	 SRC members questioned why the variation in the results (between the 		

	Greater Melbourne Community Emissions Profile work completed by consultants Ironbark and the work completed by Ernst & Young (EY) for Greater Dandenong?	Follow up with Ironbark and EY to ensure consistency in data, methods, and minimise anomalies.	Sen. Env. Planner
	Adaptation Report		
	 Explores climate risks that affect the municipality and presents an adaptation framework to manage and respond to the associated economic, environmental and social risks 		
	 SRC members questioned when will the risk and adaptation work be presented to Council? 	Ensure updated work	TL
	 Team Leader Sustainability Planning confirmed Council Executives are being briefed on Climate Risk and the updated Risk Register on 12 June 2019 by Minter Ellison and EY. 	is included in scheduled Councillor engagement as part of the development of the Draft Climate Strategy.	Sustainability Planning
4.Terms of Reference	The SRC Terms of Reference (ToR) is scheduled for renewal and update in 2019. The following items are for noting: • Discussion was had on the updated ToR on how the function of the theme Working Groups, should be reflected in the	Review ToR for the Multicultural Committee to see how 'Working Groups' could be accommodated	TL Sustainability Planning
	document. SRC members recommended reviewing other committee ToR as examples.	Update and circulate Terms of Reference for adoption at the next SRC meeting.	Director City Planning, Design and Amenity
5. Other Business	Sustainability Festival outcomes highlighted to members. Feedback was sought from stallholders present through a survey. Some SRC members participated at festival and should provide feedback on festival via survey.	Circulate post Sustainability Festival survey to SRC for their feedback.	TL Sustainability planning SRC members

NEXT MEETING:		
DATE:	Wed 3 July 2019	
TIME:	5.30pm to 7.00pm	
VENUE:	Dandenong Civic Centre – 225 Lonsdale Street, Dandenong	
FUTURE MEETINGS:	4 September 2019 6 November 2019	

ORDINARY COUNCIL MEETING - MINUTES

2.5.3 Minutes of Sustainability Reference Committee Meeting - 8 November 2018, 6 March 2019, 1 May 2019 and 3 July 2019 (Cont.)

OTHER

MINUTES OF SUSTAINABILITY REFERENCE COMMITTEE MEETING

ATTACHMENT 4

SUSTAINABILITY REFERENCE COMMITTEE MEETING HELD ON 3 JULY 2019

PAGES 4 (including cover)

Advisory Committee or Reference Group Name:

Sustainability Reference Committee

Date of Meeting: Wednesday 3 July 2019

Time of Meeting: 5:30pm - 7:00pm

Meeting Location: Community Meeting Room 2NW

Dandenong Civic Centre

225 Lonsdale Street, Dandenong

Attendees:

Cr. Matthew Kirwan, Jody Bosman, Jacques Espers, Jenny Frieden, Aishwarya Pokkuluri, and James Mitchell

Guests:

Martin Halden, Darren Wilson

Apologies:

Ed Cotter, Judith Sise, Graeme Pearman, Ward Petherbridge

Minutes:

Item No.	Item	Action	Action By
1. Welcome	Welcome by the Chairperson and guest speakers were introduced.		
2. Previous Minutes	Previous minutes agreed on and adopted	Circulate post Sustainability Festival survey sent to stallholders to SRC members.	TL Sustainability Planning
3. Electric Vehicles Policy	Council's Senior Transport Engineer presented to the committee Council's Draft Car Share Policy and Draft Electric Vehicle (EV) Policy. The following items are for noting:	Circulate copy of presentation to committee members.	TL Transport
	 Strong likelihood of CGD being prominent users of EV's, requiring need for wide scale EV infrastructure made available in the future. 	Committee members invited to provide feedback on both policies.	SRC members
	 Increase in EV charging infrastructure likely from year 2022 with wide use of fast charging infrastructure by 2025. 		
4. Climate Change Strategy	Council's Senior Environmental Planner presented to the committee the outcomes of public consultation undertaken on Council's proposed Climate Change Strategy. The following items are for noting from the presentation:	Circulate copy of presentation to committee members.	TL Sustainability Planning
	 Significant amount of consultation was undertaken across the community through a variety of methods. 		
	One of the most successful survey		

results for Council with over 1,000 responses received across various sectors of the municipality.		
 Responses demonstrate that community is concerned about climate change and it is important that Greater Dandenong Council and the community take action. 		
SRC members made the following comments based on the presentation:		
 Highlighted geographic outcomes with majority of consultation responses from Dandenong area. 		
 Commended efforts of Sustainability Planning team on obtaining extensive results. 		
 Confirmed the formation of the Youth Sustainability Group was a direct outcome of CC strategy Youth Forum. 		
 Recommends promotion of consultation outcomes to both councillors and community (taking different formats). 	Develop simplified community consultation	Senior Enviro. Planner
 Need for tangible messages to business community and broader residents for relevance of CC. 	report	
 Importance of communicating to councillors the survey catchment, relevance of climate change to the community and the ambition of council that the community would like to see. 	Investigate opportunity to present to councillors on consultation outcomes in near future.	Senior Enviro. Planner
Other items related to the draft Climate Change Strategy are for noting:		
 Update given on the development of the Draft Climate Change Strategy and completion of the background reports. 	Committee members invited to suggest high level items they would	SRC members
 Format of Draft Strategy related to target audience (e.g. brevity, accessible to general public, theme/issue based rather than sectors, inclusion of actions). SRC members discussed timelines of targets and actions in strategy including interim targets and actions (i.e. 2025, 2030 etc.). These would align with the approach taken by 	like to see in the draft strategy.	
Council's Sustainability Strategy and other state government. actions.		

5.Terms of Reference	The SRC Terms of Reference (ToR) are scheduled for revision and sign-off. The following items are for noting: ToR was not discussed during this meeting. One committee member provided comments on pre-circulated ToR. Agreed to table ToR via email for SRC members to review and provide consent via email.	Review comments from committee members and circulate revised version for signoff via email Revised Terms of Reference to be finalised.	Director City Planning, Design and Amenity SRC members
5. Other Business	For noting: Potential SRC Theme Working Groups: SRC members discussed defining the objectives of the working groups before confirming members.	Committee members to be assigned to working groups at next committee meeting.	SRC members

2.5.4 List of Registered Correspondence to Mayor and Councillors

File Id: qA283304

Responsible Officer: Director Corporate Services

Attachments: Correspondence Received 1 July - 2 August

2019

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 July – 2 August 2019.

Recommendation

That the listed items provided in Attachment 1 for the period 1 July – 2 August 2019 be received and noted.

MINUTE 1145

Moved by: Cr Matthew Kirwan Seconded by: Cr Sean O'Reilly

That the listed items provided in Attachment 1 for the period 1 July – 2 August 2019 be received and noted.

CARRIED

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

OTHER

LIST OF REGISTERED CORRESPONDENCE TO MAYOR AND COUNCILLORS

ATTACHMENT 1

CORRESPONDENCE RECEIVED 1 JULY – 2 AUGUST 2019

PAGES 3 (including cover)

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

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Correspondences addressed to the Mayor and Councillors received between 01/07/19 & 02/08/19 - for officer action - total = 27	eceived between	01/07/19 & 02/08/	19 - for office	r action - total = 27
Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A letter from the Koala Gymnastics Club advising it will cease operating from the Paddy O'Donoghue Centre as of 03/07/2019.	01-Jul-19	04-Jul-19	fA168624	Mayor & Councillors EA
A complaint received from a Springvale resident regarding trees planted on the nature strip in Pullen Court, Springvale.	02-Jul-19	08-Jul-19	fA168806	Mayor & Councillors EA
A complaint from a Keysborough resident regarding the continued dumping of rubbish in the vicinity of Chapel Road and Keys Rd Keysborough.	19-Jul-19	19-Jul-19	fA169713	Mayor & Councillors EA
23 x objections from residents and pool users in response to the Dandenong Oasis Feasibility Study which suggested a proposal to replace the existing 50m pool at Dandenong Oasis with a 25m pool. (These objections were received by Councillors directly and will be considered with all survey responses received online and by Council officers directly.)		01 Jul-2 Aug-19		Community & Social Infrastructure
A complaint from a Metung resident regarding the manner in which the Rates Unit has been pursuing outstanding rates debts for a property in Dandenon.		02-Aug-19	fA170403	Mayor & Councillors EA

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

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



Correspondences addressed to the Mayor and Councillors received between 01/07/19 & 02/08/19 - for information only - total = 1

Letter from the Mayor of Frankston City Council requesting Council to advocate to the Victorian Government regarding a container deposit scheme for Victoria.

26-Jun-19

Date Record Created 02-Jul-19

A5886249

Infrastructure Services & Planning

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

3 NOTICES OF MOTION

Nil.

Comment Cr Loi Truong

On Wednesday 7 August 2019, I attended the citizenship ceremonies at the Springvale Town Hall with the Chief Executive Officer and some fellow Councillors.

On Thursday of 8 August 2019, I attended a meeting with the Positive Ageing Advisory Committee at Springvale. That evening, I attended the Springvale Masterplan Advisory Group meeting with some fellow Councillors.

Question Cr Sean O'Reilly

I have attended quite a few meetings that I will not go into but I do have a question for the Director of Engineering. I know that as a Council, we are always looking for new ideas but we have to test the feasibility of them. An idea has been put forward to myself on the subject of recycling and waste which is quite topical at the moment. At least one Council in Australia is looking at placing large nets in the form of a sock around the ends of drains to catch any items that should not be going into the waterways. It is better described with a photo that I will put on my Facebook page shortly but I wanted the well-experienced Director of Engineering's view on it first, whether it is feasible, practical, and beneficial.

Response

Julie Reid, Director Engineering Services

Thank you to Councillor O'Reilly for sending through that interesting article indicating that the drain sock is taking the world by storm. I am pleased to say that our Engineering Services staff are aware of these drain socks. We have considered the use of these drain socks at key locations throughout the municipality, however there are some inherent problems with these nets when compared to what we use, the gross pollutant traps which are our preferred option at the moment. Some of the concerns and limitations around the use of drain socks include the fact that there is no overflow device when they are full. The nets are easily damaged as they only deal with floating rubbish. They do not deal with oils and silt and micro particles, which is what we are trying to collect as well. They require much more frequent maintenance because of the potential damage and the limited capacity. They are good in some circumstances but we have found that gross pollutant traps, whilst they are more expensive, do a better job in collecting the rubbish and the oils and the micro particles and manage the rubbish in our waterways much more effectively. Council is aware that Melbourne Water is currently trialing two nets at discharge points on the corner of Heatherton and Stud Roads so Councillor O'Reilly might want to go out and have a look. However these are only intended to collect the floating rubbish and there appears to be some issues around the long term durability from what we are seeing. The Engineering Services staff members are also investigating other alternatives in consultation with Melbourne Water, particularly around the Keysborough area. Where there are no gross pollutant traps at the moment, we are trialing manual litter-picking, the installation of grates instead of side-entry pits and an assessment of the type and quality of litter to determine if one large gross pollutant trap

can be installed over the creek in lieu of many smaller ones. There are many things happening in that space and obviously, these are fulfilling a need and it will be interesting to see what comes back from the Melbourne Water trial.

Comment

Cr Matthew Kirwan

The following are some of my activities over the last few weeks.

On Thursday 25 July 2019, I attended a tour of the new Asylum Seeker Resource Centre (ASRC) building in Dandenong which is currently under renovation in Thomas Street. Once it opens early next year, this will enable the ASRC to offer much more similar services on the scale of which they offer people seeking asylum in Footscray. In the afternoon, I chaired a meeting of the Greater Dandenong People Seeking Asylum Employment and Education Working Group.

On Saturday 27 July 2019, I attended along with the Mayor, the 60th year anniversary celebration of Saint Panteleimon, the church and centre of the Greek Orthodox community in Dandenong. Later that day, Councillor Tim Dark and I attended the launch of the mural created by the local Youth Arts group, Connection Arts Space. The mural had a recycling theme and was on the premises of Smart Recycling, the recycling firm of well-known recycling businessperson Ward Petherbridge. Both were very different events but they were very well-attended and both were joyous occasions.

On Thursday 8 August 2019, we had a meeting of the Springvale Major Projects Advisory Group where we discussed the name of the building and the public art planned for the building and the precinct.

Today, Monday 12 August 2019, I had a meeting regarding the Thomas Carroll Reserve new pavilion and a waste representative quarterly update.

Question

Cr Matthew Kirwan

With regards to our future electricity needs:

- (a) What different procurement vehicles are we looking at going forward with as a Council, for our electricity needs?
- (b) What loads are involved for each of these vehicles?
- (c) If finally taken up, which of these procurement vehicles are available?
- (d) Which renewable energy types will be used for each vehicle?
- (e) What is the estimated potential percentage of our electricity needs which will then be catered for by renewable energy and if so, by when?
- (f) What estimated impact will these procurement vehicles have on our carbon emissions and if so, by when?

Response

Mick Jaensch, Director Corporate Service

Council's electricity needs are now essentially bundled into two packages, the first being our public lighting and the second being our remaining electricity sites, both our large and small sites. The percentages attached to these or the 'loads' as Councillor Kirwan has referred to them, are 48.6 percent for our public lighting and 52.14 percent for the remainder.

Council is participating in two power purchase agreements or otherwise called PPAs. The first of these PPA vehicles is being conducted by Procurement Australia and this will include Council's public lighting. The renewable energy type for this PPA is unknown at this stage but it will commence in 2020/21. The second of the PPAs is being conducted by the Municipal Association of Victoria (MAV) in conjunction with the Eastern Alliance for Greenhouse Action and includes Council's large and small sites. The renewable energy type for this PPA is also unknown at this stage and is also looking to commence in 2020/21.

Once both PPAs are operational, one hundred percent of Council electricity will come from renewable energy. With both PPAs, we do not know what the impact will have on our carbon emissions at this point. This will only be known at the conclusion of the tender process.

Comment

Cr Matthew Kirwan

Thank you. That is very good news Mr Jaensch.

Question

Cr Matthew Kirwan

I have received the following questions from Dandenong residents regarding the timeframes and progress for a number of projects funded in this year's budget:

- (a) The beginning of construction work on the Hemmings Street Streetscape upgrade, Stage 1;
- (b) The Dandenong Community Hub Feasibility study, particularly the timing of early consultation with the Dandenong community; and
- (c) The creation of concept designs and consultation on them for the new park on Fifth Avenue, Dandenong.

Can the relevant officers please provide an update on those projects?

Response

Julie Reid, Director Engineering Services

In response to part (a) in relation to the Hemmings Street Streetscape upgrade, the construction for the Streetscape works has been scheduled for after the Christmas period when the construction industry returns by February 2020. There may be some preliminary services done prior to Christmas only if this does not disturb the shopping trade.

Response

Martin Fidler, Director Community Services

To answer part (b) of Councillor Kirwan's question in relation to the feasibility study and consultation, the steering group for this project is currently reviewing existing documentation, policies and the updates of existing building conditions, and is in the process of recruitment of an officer for this project. We estimate that this project offer will commence consultation with existing stakeholders and the community from October this year.

Response

Jody Bosman, Director City Planning, Design and Amenity

In response to part (c) of the question, the Fifth Avenue park project has been scheduled to commence in November 2019 and once the project plan is complete, it will determine when and how we conduct the community consultation process. Given that it is scheduled to commence in November, community consultation will not happen at the earliest before the end of December 2019 early January 2020.

Question

Cr Matthew Kirwan

Just to clarify Mr Bosman's answer, as per the original Capital Improvement Program (CIP) bid, is there still going to be multiple concept designs that will be consulted with the community?

Response

Jody Bosman, Director City Planning, Design and Amenity

I think we will certainly be putting forward more than one but as I say, what we will do is that the project plan will include some options. Only when we have done that will we know what and how many we would be putting out to community consultation.

Question

Cr Matthew Kirwan

Regarding the raised platform safety treatment at the intersection of Loch Road and Cheam Street, Dandenong North,

- (a) what works have been completed so far?
- (b) what remaining works need to be completed and if so, by when?
- (c) what initial observations have been made and what changes will be actioned as the consequences?
- (d) in what month will the first post-implementation traffic surveys occur?
- (e) why was a 75 cm high platform rather than a 100 cm platform installed? I would have thought and a couple of residents have contacted me about this, that a 100 cm platform would have been more effective dealing with the speeding in that location; and

(f) elsewhere in the city, where have 75 cm platforms been installed; where have 100 cm platforms been installed and what is the reason for the different heights at different locations?

Response

Julie Reid, Director Engineering Services

In response to (a), so far, the asphalt raised safety platforms have been installed. The pram ramps have been upgraded and all minor drainage and curb works required are completed.

In response to (b), the platform will be finished with a red surface treatment and additional line marking installed such as Give Way lines. These will be completed next week depending on the weather. The surface treatment cannot be installed at the same time as the platform as its durability is significantly reduced when placed on fresh asphalt that has not had time to settle.

In response to part (c), observations so far have identified that the platform is slowing vehicles down. Some drivers making a particular traffic movement from Loch Road in to Cheam Street seem to be still affected by the change in road width between the two streets and enter Cheam Street expecting it to be as wide as Loch Road. As a result of this observation, additional line markings will be included to highlight where the center of Cheam Street is, which should assist with this. Other observations have highlighted that there may be some traffic using Fair Crescent to avoid the new treatment. Traffic surveys will be used to determine if this is the case and if so, what issues it may be causing.

In response to (d), the first post-implementation traffic surveys will occur in October 2019, a few weeks after the end of the spring school holidays.

In relation to (e), 75 mm high platforms have proven just as effective at reducing speeds to appropriate levels. The critical aspect of the design in terms of reducing speeds is the gradient of the ramp on to the platform as opposed to the height of the platform itself.

In response to part (f), the majority of raised platforms installed in recent past are 75 mm high. This includes Jones Road, Devira Street, Beau Vorno Avenue, Bundeena Avenue, Eagle Drive, Whitehaven Crescent and Kenneth Street. 75 mm used to be the preferred height on routes with buses or where there were drainage issues only however, traffic surveys highlighted that these were just as effective as the 100 mm platforms. The 75mm platforms have been well-received by nearby residents so they are currently the preferred design. For comparison, there are older 100 mm treatments on the likes of Mcfees Road in Dandenong North and Kirkham Road in Dandenong.

I am aware that some residents have questioned the effectiveness of platform treatments in the past and I would like to highlight that when Council installs traffic calming devices, these are targeted at drivers that are currently driving at inappropriate speeds who will be forced to slow down. These devices are not aimed at significantly reducing the speeds of drivers that are already travelling at appropriate speeds and minimising the effect on these drivers is desirable. This does differentiate raised platforms from the likes of rubber cushions where all drivers would be forced to slow significantly.

Question

Cr Matthew Kirwan

I am still receiving some concerns about traffic safety in the vicinity of Dandenong North Primary School from residents. How is the Response to Notice of Motion No.68 Options for improving safety and residential amenity in the vicinity of Dandenong North Primary School progressing, particularly its timing for a Councillor Briefing Session and then to a Council meeting? I note the original target timeframe for coming back to a Council meeting was September 2019.

Response

Julie Reid, Director Engineering Services

I can advise that traffic data and observations to inform the response have been now completed. Consultation with affected residents via letter-drop and survey will occur in the next few weeks. The response will be prepared based on outcomes of this consultation and previous investigations in to the area. We are trying to schedule a response to this Notice of Motion to come to a Councillor Briefing Session in September 2019. We will confirm that for Councillors shortly followed by a report for determination on the way forward to Council.

Question

Cr Matthew Kirwan

At the last meeting, we endorsed the membership of the Multicultural and People Seeking Asylum Community Advisory Committee. One of my concerns about advisory committees and I should clarify that it is not just this Advisory Committee but there is a lot of interest from the community in these advisory committees. Sometimes I see passionate community members miss out to well-credentialed applicants that later fail to attend many if any meetings. Going forward, what processes will be used to create vacancies if we have members who do not regularly attend meetings? What processes will be used to fill those vacancies? Will we have to re-advertise or can we draw on people who have already put forward acceptable applications?

Response

Martin Fidler, Director Community Services

With reference to the creation of vacancies, the section titled 'Roles and responsibilities of members' are in our terms of reference, which outlines the process where it is required that each member of the Multicultural and People Seeking Asylum Advisory Committee will attend a minimum of three meetings per financial year. An inability to attend the minimum number of meetings per year will result in a vacancy to be filled in accordance with the selection process outlined in the terms of reference. Vacancies which arise due to resignation or inability to attend the minimum number of meetings shall be addressed through the formation of the selection panel and the selection process. If a vacancy arises less than six months before the end of the term, the committee may resolve to leave the vacancy unfilled for the interim. I note Councillor Kirwan's point regarding whether if we have other people that applied and we still have their details, and we can bring that to the committee for consideration.

Question

Cr Matthew Kirwan

Just to clarify, probably two things and it may not have been clear when I provided this question in advance. (1) Is that going to be the general process assuming that most terms of references are the same for this advisory committee and other advisory committees? (2) What I was probably getting at is that, we have had these provisions sometimes re-worded differently in the past but are we going to enforce them more going forward?

Response

Martin Fidler, Director Community Services

Yes, we will enforce those conditions.

Question

Cr Matthew Kirwan

We are now into the second month of the trial of free parking in Lonsdale Street and it has been noticeable that sections of Lonsdale Street which were largely empty of cars before the trial are often still largely empty of cars even now that we are offering free parking. What are the officers' views on the reasons? Is there a lack of businesses with desirable offerings in these sections or a lack of businesses that need more customer car parking? Any thoughts as to the reasons from officers?

Response

Paul Kearsley, Group Manager Greater Dandenong Business

As is mostly the case, when you alter either traffic or parking situations, it takes several months for people to settle in to changes so I will have to take that question on notice and will seek some comments from a number of staff members including traffic engineers and others and see if we can get something back to Councillor Kirwan. We would probably prefer that we get some surveys undertaken from October 2019 onwards and then really seek some more detailed confirmation of perhaps some of the trends that we are seeing out there. I am happy to fill in the questions in the next couple of weeks with Councillor Kirwan directly.

Question

Cr Matthew Kirwan

I have some questions regarding the Urban street Tree Strategy endorsed last year but also the planting of trees in general:

- (a) In each of the last four years, how many mature trees have we planted each financial year?
- (b) since the introduction of the New Street Tree Strategy, what percentage has our canopy cover increased or decreased by? and
- (c) is the Future Considerations report still on track to come to Council by December this year and if not, by when?

Response

Julie Reid, Director Engineering Services

In response to part (a), I am pleased to say that over the past four years, Council has planted a total of 10,509 trees in public open spaces including streetscapes and reserves. Between 2015 and 2016, there were 2,222 trees. Between 2016 and 2017, there were 4,055 trees. Between 2017 and 2018, there were 1,783 trees and in the last financial year 2018/2019, 2,449 trees were planted so there has been a significant number of trees planted over that period of time.

In response to part (b) on tree canopy, what we do is, we measure that every 10th year in accordance with our performance monitoring and review which is outlined on page 36 of the Urban Tree Strategy 2018-2028. We do not have a current figure on that but we will be monitoring that every 10 years in accordance with our performance monitoring.

Response

Jody Bosman, Director City Planning, Design and Amenity

In terms of part (c), whether the future considerations report is still on track to come to Council by December 2019, the answer is yes. We are still intending to table a report by the end of 2019 which provides an update and further details on the direction of the future considerations and likely timings for completion in accordance with the minutes of 10 December 2018 Council meeting.

Question

Cr Matthew Kirwan

Just to clarify part (b), my understanding of the Strategy was that there would be an update on the canopy cover increase or decrease every two years when there is a review of the Strategy every two years but I am happy for that to be taken on notice and discuss it further.

This	question	was	taken	on	notice
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Councillor Matthew Kirwan left the Chamber at 7.49pm.

Councillor Matthew Kirwan returned to the Chamber at 7.51pm.

Comment

Cr Zaynoun Melhem

I just wanted to follow up from my comment before in regards to the two Masterplans and the public consultation that began today for WJ Turner Reserve in Noble Park and Barry J Powell in Noble Park North. Councillor Sampey and I have been advocating for a new Masterplan for these two sites for quite some time. I know Councillor Sampey actually received some money in 2005 for WJ Turner and nothing ever got done. However, in the last two budgets, Councillor Sampey and I managed to

ORDINARY COUNCIL MEETING - MINUTES

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

get some Masterplan designs in tow. I understand that the school community and the cricket club had not been properly consulted early on in the piece however, in recent times probably a week or two Saturdays ago, I met with one guy from the cricket club and I am meeting with two others this week so I will be meeting with three of them to discuss what the plans were. I know the cricket club did meet with Council this week on Wednesday and they were really happy with the amended changes that we had made and the changes that have gone out to public consultation.

The school will also have quite a significant input in this because we do share half that land with the Department of Education land. I know that the school did have some major concerns about the shared space being just for a soccer pitch however, I do know that the amended drawings that came out today are going to be quite significant for WJ Turner Reserve even though there is a four-week public consultation. Within this four-week public consultation period, I urge all stakeholders when it comes to residents who live behind the park, be it around Eagle Drive, Jacksons Road or Silverton Drive, the school, the cricket club, the soccer club and just residents who go and play at the top because this is going to be major for WJ Turner Reserve. There will be an expansion of the grounds, a brand new pavilion, a proposed 15 to 20 new car parks, a half-basketball court, a walking track, upgraded park facilities and upgraded viewing facilities.

Barry Powell Reserve will have a new basketball court, netball court, an upgraded grandstand, a football pitch and more carparks for the kindergarten. There are major activities happening and I advise all key stakeholders to come in contact with Council either via email.

On Saturday 17 August 2019, we will have a drop-in event at Barry J Powell Reserve, Bakers Road, Noble Park North between 12-3pm for residents to attend.

On Sunday 1 September 2019, we will have a drop-in event at WJ Turner Reserve. Councillor Sampey and I are always available for residents within Silverleaf Ward if they want to attend and meet us onsite to discuss some of their concerns. The Masterplans are now on Council's website.

Question

Cr Zaynoun Melhem

I would like to ask the relevant officer if we have re-engaged with the school, the cricket club and the soccer club to see what their concerns are, what their thoughts are and what they would like to see within this Masterplan within the next four weeks.

Response

Jody Bosman, Director City Planning, Design and Amenity

I believe in respect of the cricket club, that has already taken place and I will get back to Councillor Melhem to confirm but I think there is a further meeting to be held with the school which has been scheduled in the not too distant future. The consultation process is open once meetings are held and that those issues and concerns or those submissions will continue to be taken into account, not just on the dates in which we have the drop-in sessions but at any time from today to during the consultation period.

Question

Cr Zaynoun Melhem

Can I request that we follow up with the school please? I did speak to the principal today and she is really keen to meet with Council and so is the school council. I know they do have some concerns as to what the Masterplan is. However, I am really excited for the Masterplan with the new stadium and the half-courts and the upgraded facilities. I hope that when these two Masterplans are implemented that the community will be excited. Like I said, I do urge the community to put in their feedback over the next four weeks.

Response

Jody Bosman, Director City Planning, Design and Amenity

We will keep all Councillors updated and I think it is just fair to mention that the initial concerns that Councillor Melhem referred to were on the early draft and not on the actual draft Masterplan that has been put out to consultation.

Question

Cr Maria Sampey

I am happy with what is going on at the moment but many residents have contacted me with regards to the way that the Turner Reserve Masterplan is going to be out for consultation on 1 September 2019 which is Father's Day. I understand that on the day there will be some soccer or cricket matches being played and they can get the opinions of those people playing soccer and cricket. My concern is with regards to the residents. I am not against sports but I think that the residents need to be consulted and their opinions really matter for the simple reason that they are the ratepayers. Some of these people who come and play sports in our city do not actually live in our city. If Sunday 1 September 2019 is not suitable for the ratepayers then I think another meeting needs to be scheduled so residents can have their say.

This question was taken on notice.

Question

Cr Maria Sampey

I have also been contacted by residents with regards to where the new pavilion is going to be and at the moment there are problems with regards to cricket balls going over into the residents' backyards. I am looking at the location of the cricket pitch and it seems like it is still running the same way. When residents have made their input, do we change the cricket pitch around so cricket balls are not flying into people's backyards? This is a real concern for many residents.

With regards to the Barry Powell Reserve, currently there is a nice playground in Halton Road, Noble Park North for the children. With the netball and basketball courts that are going to be erected there, will these have cyclone fencing around them and closed off to the public or will residents be able to utilise it?

Response

Jody Bosman, Director City Planning, Design and Amenity

The concerns that Councillor Sampey is referring to are the sorts of things that we want to have come to us. This is the sort of input that will help us ultimately review the draft Masterplan that is out there for discussion and help us come back with a possibly revised one.

As to the question on fencing around the basketball courts, that is typical. Where we have produced other tennis/basketball courts, we have put fencing around. It is still open with an unlocked gate to be used by the public. It is the same situation as that at the Dandenong Park where the gate is unlocked. It is in order to again make sure that the games that are played, that the activities that happen in there are done in a safe manner.

Comment

Cr Maria Sampey

I am looking forward to meeting with the residents and discussing this because this has been 15 years in the making and both Councillor Melhem and I are both excited that at long last some money is being spent on Silverleaf Ward in Dandenong North.

Question

Cr Maria Sampey

I put in a request about a month ago for line markings to take place in a street and I am being told that the contractor waits until the work is all banked up and then does it all in one go. What happens in a situation like this when you are waiting to get some work done but the contractor just waits until it is all banked up instead of doing it progressively so that things are done? This is what I have been told and I am happy to provide the street where it needs it to the relevant officer and maybe chase up why the contractor's taking so long.

Response

Julie Reid, Director Engineering Services

I am happy to follow that up if Councillor Sampey gives me the details and we will get back to her with the status.

Question

Cr Maria Sampey

Thank you. With regards to the type of weather that we have been getting, the wind, trees falling down and everything. I found out during the week that if your car is parked on the street and one of the trees on the nature strip falls on your car, Council is not liable. Should we maybe put it in the City magazine or something advising residents that during inclement weather not to park their cars out in the street near a tree in case one of our trees falls on their car?

Response

John Bennie PSM. Chief Executive Officer

We would be happy to provide more information to all Councillors about the frequency of trees or limbs that may fall. As Mrs Reid indicated earlier, the number of plantings in the city has increased significantly over a period of time and from my understanding the number of trees or limbs that fall are of significantly low percentage. Whilst it is always a concern when trees or limbs may fall, it is a very, very low number compared to the number of trees that we have in the city. The outline that Councillor Sampey gave is a gross generalisation to be frank. We treat each and every case on its merits so all claims that are made or trees or limbs that fall and cause any damage are considered and it is too general to say that Council does not cover claims under those circumstances. We do in some cases and we may not in others but there is one that I know that Councillor Sampey is aware of that we are pursuing and we will at the end of the day review that in full fairness and in accordance with insurance principles.

Question

Cr Maria Sampey

We implemented a new policy with regards to asset protection and as in most other Councils, when someone pays for asset protection, that payment is for the life of that development until that development is finalised. Is it true that with our Council's asset protection is only valid for 12 months and then after 12 months you have to renew it even though the development has not finished?

Response

Julie Reid, Director Engineering Services

I will take that question on notice.

Comment

Cr Maria Sampey

I have received a letter from eight people with regards to their concerns on the Dandenong Oasis Swimming Pool. They would like a 50 metre pool rather than a 25 metre pool and with this letter there is a signed petition that I would like to table.

Councillor Maria Sampey tabled a petition objecting to the proposed 25 metre swimming pool and to maintain the 50 metre pool at the Dandenong Oasis facility.

Comment

Cr Maria Sampey

I received an email today from Silverton Primary School that their online petition has gone up to 648 signatories.

Comment Cr Tim Dark

It has been a very busy fortnight in the City of Greater Dandenong and I must say, there have been some excellent events that have been hosted in the calendar.

I attended the Springvale South solar information session. As we all know, there has been a lot of media coverage in particularly via 'A Current Affair' regarding a solar farm proposed in Springvale South. It was a very good information session with a huge turnout of residents from the City of Greater Dandenong, people in Springvale South, many people who reside very close to it and people who were in support and in opposition to the solar project. It was very interesting to hear from people who were leading in the project, particularly people who specialise in the tip that is underneath the surface, how it has been recapped and what their plans are. It was very well-attended. There were Council officers there as well who were able to provide a lot of insight into whether it was going to come up.

I also attended a citizenship ceremony with Councillor Tan, Councillor Sampey and officiated by John Bennie PSM, Chief Executive Officer. It was a very good turnout as well for many families and particularly for people who have been waiting for quite some time to get their paperwork processed and were very, very happy to be there. I saw a couple of people who were very, very emotional that they finally received citizenship.

I attended along with Councillor Kirwan the Smart Recycling mural which is being painted on the side of their building down in Dandenong South. Smart Recycling is one of the larger institutions based in the City of Greater Dandenong when it comes to recycling of products. I became familiar with them when Ward Petherbridge attended the trip to China which I attended to have a look and see what was occurring and see if there were ways to be able to process waste a lot quicker. It was interesting to see how he has been able to start off with a shed on the green and then grow the business to the point where he is constructing a three and a half million dollar brand new warehouse which will have capabilities of being able to sort building waste into categories using lasers and all sorts of high tech technology, employing many and using a whole lot of power. What took it even further was the fact and I was aware that he had received a grant to install solar on the roof and that was a part of the rate system which Council offers where you can install solar and then have that on your rate service. He is proposing to build a second one on top of the new warehouse and it was interesting to see as well that the amount of power that he is currently generating and pushing back into the grid is actually pushing more power back into the grid to the point where AGL Energy have all of a sudden said he does not exist and they do not want to know about him. There are all sorts of questions he was raising with exactly how the energy companies operate and Councillor Kirwan acknowledges that it is very fascinating to see how these companies operate. They are quick to bill you but very, very slow to give your money back.

Question Cr Tim Dark

I also attended the Noble Park Tennis Club on Sunday. I received a call regarding the fence which is detached from the frame. The fence has then come further forward and is basically in a verge now where it is dare I say almost on a 45 degrees angle and about to fall in. I met with a couple of the community members on Sunday to see exactly how bad it is. I just want to find out whether we have received and if so have we actioned that and where we are currently up to.

Response

Julie Reid, Director Engineering Services

I think that we have received details of that and I will have to get back to Councillors with a status of where that is up to at the moment but yes, that will be looked at.

Comment Cr Tim Dark

Thank you. There was one particular event that I did attend which is a highlight on my social calendar which is the Living Treasures lunch and then also the session afterwards. I had the pleasure of sitting next to Councillor O'Reilly, two single males watching the ballet of Beauty and the Beast. I struggled to understand it and as I explained to Councillor O'Reilly, half the time I looked at him and said, 'What is going on?' I was perplexed. I did not exactly know what had occurred when I walked out and I think many people were perplexed. I was fortunate enough during the intermission to talk to a couple of the ballet dancers who in turn were fortunate enough to sell me a couple of raffle tickets which I purchased. At the end of the session when we were all out in the foyer they drew the raffle and I had the winning ticket to the dismay of all the little girls who were upset that I won. I do have a box of two ballet shoes, one is a decorative shoe and the other one is autographed. I do not know who by but I think it was one of the ballet dancers. I have made a couple of enquiries and I will bring them in and donate it to Council's archives because Council needs more artwork and I honestly do not know what to do with them.

Question Cr Tim Dark

Can we get an update on the Coomoora Road development?

Response

Jody Bosman, Director City Planning, Design and Amenity

I believe that we are going to be going out to public exhibition with that in the course of this week. It is either this week or next week that we are putting the draft plan by Development Victoria out for the public comment for public exhibition.

Question Cr Tim Dark

Just following on from that, is that also going to include a letterbox drop or mail-out to residents nearby or what is the process in terms of consultation?

Response

Jody Bosman, Director City Planning, Design and Amenity

I will get the details of exactly how we are going to be doing that, how many people will be notified and I will circulate that via an email to all Councillors.

Question Cr Tim Dark

On Sunday, I had a conversation with the Heritage Tennis Club in Silverleaf or what I believe it is and they presented me a copy of the lease which is being proposed to them by the City of Greater Dandenong including a cover letter into the issues that have been raised. This was a referral from one of the tennis clubs in Paperbark Ward and also the Keysborough Tennis Club has been another active contributor of this. I note that in the leases that we have proposed, the cover letter has not detailed any consultation process with any of the clubs. I also noted that on page 27 of 46 Item 15.2.1, it must ensure that it has at least 10 playing members per court at all times to maintain membership and this question can be taken on notice. If a club has four courts, of course they are then required to have a minimum total of 40 playing members and that excludes social members. That has been raised as a deep concern by the Springvale South Tennis Club and also by Heritage Tennis Club. I also raise item No.18.2 of the lease which says that it must ensure that all facilities comprising of four of more tennis courts, a minimum of one court is to be available at all times for casual use, however where such demand necessitates a reduction in this provision, Council and the public must be provided a minimum of 14 days advance notice of this time.

The clubs have also raised with me concerns that they are unsure exactly how many games are going to be filled and how many players each team is going to be providing and if they are having a championship or a game day where they have interclub games, there will be a very, very rare occasion where there will be a spare court available for casual use. The one that was raised the most with me was item No.19 which is facility replacement and improvements; item 19.1 - that the sinking fund is to be established for the replacement and improvements to the premises and within one month of the commencement date of the lease, the lessee shall open or cause to open an interest bearing bank account in joint names of the lessee and Council to be known as the facility replacement and improvements funds account. This has actually set a lot of tennis clubs alarm bells ringing because it is the first time that I am aware of, that we are establishing a sinking fund in the City of Greater Dandenong in demanding the clubs put money aside to rejuvenate something which Councils are taking peer access in. I will provide a copy of this lease to the relevant director and if those questions can be taken on notice and responded to, that would be great.

Response

Martin Fidler, Director Community Services

I will take that question on notice.

Question

Cr Zaynoun Melhem

I just want to confirm, with that lease arrangement Councillor Dark, is that for all tennis courts in this municipality and not just the one in Silverleaf Ward? I believe I got a call from a member of the Roswood Tennis Club who just got a beautiful upgrade with a very similar concern so if we can have a follow up on that as well Mr Fidler, that would be great.

This question was taken on notice.

Response Cr Tim Dark

It says within the letterhead I have here, that this is from the City of Greater Dandenong Council to the Noble Park Tennis Club and this is the draft tennis lease which is provided for all tennis clubs in the City of Greater Dandenong. It states that Council has been working collaboratively with Tennis Australia, Tennis Victoria and other neighbouring councils in the preparation of the lease and that is a requirement of all City of Greater Dandenong tennis clubs. If Mr Fidler could chase up those, that would be great.

Question Cr Sophie Tan

Firstly, I missed the previous Council meeting so there are many events on my report but I would like to ask two questions regarding Corrigan Road. Since the additional information has been circulated in the community, can Ms Reid please sumarise the feedback which has been received?

Response

Julie Reid, Director Engineering Services

Since the additional information was circulated to the community, I can report as follows. Council sent out over 2,500 project update letters to property owners and occupiers of Corrigan Road as well as the surroundings streets. Additional to this, the fact sheet was produced which was delivered to over a dozen community groups, schools and shops, including customer service centres. There have been 23 phone calls received to the project hotline, 21 emails to the Council email address account and we have received four merit customer requests. Feedback has been evenly divided between those who support the treatment and those who oppose it so roughly a third of the enquiries were neither positive nor negative. We seem to have some issues with the community where they were concerned or unsure about the road rules so Council's traffic engineers have been assisting people understanding the road rules particularly in relation to driving and turning over the cycle and whether parking was permitted in this cycle lane which it is, provided there are no signs prohibiting it.

We also received some very positive feedback from a portion of the people who contacted us and many people thought that it would definitely improve traffic flow, that it made the street more appealing, that they considered the project to be an improvement in relation to safety and they did like the idea of having some cycle lanes. The lines they thought was a positive idea for making it safer and clearer for cyclists, pedestrians and drivers to navigate along Corrigan Road.

We received some positive feedback, some negative feedback, evenly a little bit of both and quite a few responses for questions around the road rules, but overall there have been some valuable feedback which helps the engineers who are currently reviewing and using to identify whether there are any potential improvement opportunities to incorporate into the works so we are closely monitoring that at the moment.

We also have staff going out monitoring during peak periods, peak time parking restrictions particularly in and around the school areas. We always do have pressures around schools in peak times and that really has not changed from what it was before but overall, we are monitoring and we will make some suggestions for any improvements to that. As agreed by Council previously, we are going to allow this to operate for about three months and come back to Councillor Tan and suggest if there are any changes to be made. It normally takes about three months for things to settle down in that space.

Question

Cr Sophie Tan

Since the 2019/20 Budget has been approved, we requested a Capital Improvement Program (CIP) bid to put \$50,000 aside for the installation of the equipment for circuit exercise at the Chandler Road Reserve. Do we have any update on this project as to when it will be completed?

Response

Julie Reid, Director Engineering Services

Site investigations are proceeding to determine the most valuable and suitable location for this new exercise equipment. We expect that the exercise equipment should be installed before Christmas. Councillors will be kept informed via a monthly CIP report that we put together for Councillors weekly summary information (Infosum) so Councillor Tan might like to keep an eye out on that but in the meantime, if Councillors have any questions or want any update on how we are going, then certainly we can provide that.

Comment Cr Sophie Tan

Thank you. The following are the events I attended from 13 July to 9 August 2019.

On 13 July 2019, I attended the Noble Park Fire Brigade 19th birthday with the Mayor, Councillor Roz Blades.

On 26 to 28 of July 2019, I attended the Municipal Association of Victoria (MAV) 2019 Councillor Development Weekend with Councillor Maria Sampey and Councillor Youhorn Chea.

On 29 July 2019, we had a dinner with the Kingston Council Mayor and Councillors here in the Dandenong Civic Centre.

On 4 August 2019, I attended the Living Treasures Lunch followed by the Victorian State Ballet's Beauty and the Beast with Cr Tim Dark, the Mayor, Cr Roz Blades, Cr Sean O'Reilly and Cr Maria Sampey at the Drum Theatre here in Dandenong which was amazing. Everyone should see it because tickets are only \$33 per ticket.

On 7 August 2019, I attended the citizenship ceremony with the Mayor Roz Blades AM, Councillor Loi Truong and John Bennie PSM, Chief Executive Officer because the Mayor could not attend. Councillor Maria Sampey and Councillor Tim Dark also attended.

On 9 August 2019, I attended the Homeless Week event which was organised by WAYSS and Council and the Mayor, Cr Roz Blades at the Harmony Square.

Comment

Cr Youhorn Chea, Temporary Chairperson

Tonight, I would like to thank Mrs Reid for her work in the City of Greater Dandenong as the Director Engineering Services for five years. Mrs Reid just recently announced that she will be leaving the City of Greater Dandenong to take on the role of Chief Executive Officer at Kingston City Council. Councillors and officers from the City of Greater Dandenong would like to congratulate Mrs Reid on her new appointment and we are certainly sad to see her go. Thank you.

John Bennie PSM, Chief Executive Officer tabled a listing of responses to questions taken on notice at the previous Council meeting. A copy of the responses is provided as an attachment.

1/12

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

COUNCILLOR QUESTIONS TAKEN ON NOTICE/REQUIRING FURTHER ACTION

Officer Completion Group Jas to Manager ain Greater Dandenong way Are to to the nenity were how id nn ere	Date of	Question	2017-001-00 4001-1-00	Responsible	Date of	
Lighting at Dandenong Station I have another question with regards to some media today regarding the train stations in the City of Greater Dandenong. The Dandenong Railway Station was labelled Melbourne's worst railway station in terms of crime that have been occurring. Springvale unfortunately also propelled up to number 51 think it was on the list. Are we able to advocate or write letters to Members of Parliament or to the Transport Authority or anybody just to sort of advocate for improvements to the train stations in terms of lighting, amenity and that sort of thing? Comment Comment Comment Comment Comment I am just wondering if we can just get some details on why they were considered that way, whether there were surveys. I would like to just find out how the information was ascertained and what it was and then I am more than happy to advocate. Comment		Asked By	Subject & Summary of Question	Officer	Completion	Summary of Response
Granden ong Business re		Cr Tim Dark	Lighting at Dandenong Station	Group	22/07/19	Initial Response:
Dandenong Business Ity V			some media today regarding the train	Greater		same reasoning behind it but we are
Business ity			stations in the City of Greater	Dandenong		aware that the KACV have done
e ₹i			Dandenong. The Dandenong Railway	Business		surveys with regards to not just roads
e) 2 >			Station was labelled Melbourne's worst			and the old red spot issues that they
e 1 e >			railway station in terms of crime that			used to raise in the past. They are now
e it e			have been occurring. Springvale			focusing on railway stations and we are
e 1 2			unfortunately also propelled up to			aware of that particular outcome for
			number 5 I think it was on the list. Are			Dandenong Railway Station. We have
			we able to advocate or write letters to			sought a briefing from the RACV to
			Members of Parliament or to the			understand the nature of their survey
			Transport Authority or anybody just to			so we should be able to make that
			sort of advocate for improvements to the			available to others when we receive it
			train stations in terms of lighting, amenity			so that we understand what the basis
et were how d d on n			and that sort of thing?			of the issues are. I think we can
et n were d d on n						certainly then make advocacy letters on
were were d d ere			Comment			behalf of the Mayor, to the relevant
were how of d d d ere			Cr Roz Blades AM, Mayor			Ministers to bring to their attention
were how d in			I am just wondering if we can just get			related to I think, specifically those
how d d m n ere			some details on why they were			issues of concerns. We are trying to
d d n ere			considered that way, whether there were			work out what they are in terms of
ere			surveys. I would like to just find out how			concern and then we will get some
ere			the information was ascertained and			letters prepared.
ere			what it was and then I am more than			
ere			nappy to advocate.			Question Or Box Blados AM Mayor
ere			Common			If we can find out because we do not
ere			Cr Tim Dark			If we call fill out because we do flot know what the RACV has asked do
ere			I believe there was a Freedom of			We?
			Information (FOI) request. There were			
			356 reported crimes in Dandenong			Response
Greater Dandenong Business Correct. That is what we are trying to			station.			Paul Kearsley, Group Manager,
CONTECT CONTENT WE ARE IN THE IS WHITE WE ARE IN THE IN THE IS WHITE TO THE IN THE IN THE IS WHITE TO THE IS W						Greater Dandenong Business
						Correct. That is what we are trying to

Reports from Councillors/Delegates & Councillors' Questions - Questions Taken on Notice

Summary of Response	because some of them may well be some things that we can control directly in terms of some movements of traffic or parked cars and things but there might be others that relate to say Protective Service Officers (PSOs) or other things that really are in the State's realm.	Comment Cr Roz Blades AM, Mayor We can get back to Councillor Dark on that.	Further Response provided 22/07/19: Cr Dark was further advised on the night that ongoing discussions are to occur with Development Victoria and the Community Safety Committee COMPLETED	Response provided 31/07/19: Cr Dark attended the Le' Oscars Red Carpet Charity & Beauty Pageant's Presentation Night on Saturday 27 July 2019. Cr Blades sent a letter of congratulations to the Dandenong contextual participating in the pageant on 30 July 2019 and has subsequently been invited to attend the Grand Coronation and Red-Carpet Gala Night on 5 October 2019.	2/12
Date of Completion				31/07/19	
Responsible Officer				Director Corporate Services	otice
Subject & Summary of Question				Letter of Congratulations from Mayor I ran into one of the cleaners at the Dandenong Plaza who works for the Shopping Centre and provides a lot of support in the food court area and she does all the cleaning. She is a Dandenong resident and lives just off Clow Street towards the Dandenong Creek. Her daughter is one of the finalists for the Le'Oscars Charity and Beauty Queen to be held later this month on 27 July 2019. To be a finalist for something like that is a huge achievement and it is very, very rare so I have been asked whether I could shout out to anybody who wants to attend. I believe it is on 27 July 2019 and I will post it and send around to any	Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice
Question Asked By				Cr Tim Dark	m Councillors/Delega
Date of Council Meeting				8/07/19 CQT21	Reports fro

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response	
		Councillors who wishes to attend as well but if we could also write a letter of congratulations to her on getting through to the finals and wishing her well that would be excellent.				
22/07/19 CQT1	Gr Maria Sampey	Equipment at the Noble Park Community Centre I have attended various functions since the last Council meeting. One of the things that I attended was an Annual General Meeting at the Noble Park Community Centre. With regards to the Committee of Management there? What are the Council and the Committee of Management there? What are the Council and the Committee of Management obligated to do? The tables have wooden tops, are more than 20 years old and they really do not meet the Occupational Health and Safety standards. It is really hard for the elderly to set up. When I asked if the Centre staff could help like they do at the Jan Wilson Centre now with our officers setting up the tables and chairs so that it is not so much of a strain on the elderly. I was told they cannot do that. What happens in a situation like this when there is an elderly group, there is no help for them and they use these tables that are really antiquated and heavy? I could not even move them myself. Are they supposed to upgrade the tables and	Director Community Services	1/08/19	Initial Response: If I could take that one on notice that would be appreciated. Thank you. Further Response provided 1/08/19: The Noble Park Community Centre is managed by the Noble Park Community Centre lar under a management agreement with Council. In accordance with the agreement the Noble Park Community Centre Inc are responsible for the maintenance and renewal of furniture at the centre. Council officers have arranged to meet with management of the centre to inspect the tables and to discuss their procedure for room set up and pack up. An update will be provided to Councillors after the meeting.	
22/07/19 CQT2	Cr Maria Sampey	Conditions of Dandenong Oasis Swimming Pool My next question is regarding the Oasis Swimming Pool in Dandenong. With the Dandenong Oasis, I understand that we	Director Community Services	5/08/19	Initial Response: The contract that Council has with the YMCA clearly outlines who is responsible for what. If issues are not attended to by the YMCA and they do	
Reports fro	m Councillors/Deleg.	Reports from Councillors/Delegates & Councillors' Questions - Questions Taken on Notice	Notice		3/12	1

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
		are conducting consultations for people to put in their submissions but the place is over 40 years old, tiles are coming off and people are getting injured and cutting their feet. Who fixes the Oasis when something like that happens, the Council or the people in charge there?			come to us, we will follow them up. We are not aware at present of any loose tiles or any recent cuts of feet but we are more than happy to follow that up with the residents. Further Response provided 5/08/19:
		Comment Cr Maria Sampey There is a group called the Otters Swimming Club and they have been complaining to Management with regards to the continuing problems. They have			The YMCA are responsible for the maintenance and general repairs to pool tiles. Centre Management have advised that safety inspections, which include the condition of pool tiles, are conducted on a regular basis. Swim teachers, ifequards and patrons are
		even emailed me a photo of a child with a cut foot that I am happy to send to Jim Davine, Acting Director Community Services. I think they are not informing Council of what is going on so we need to get a pool in there as quickly as possible.			encouraged to report any issues which may arise between these inspection times. If an injury occurs within the Centre, it should be reported immediately to ensure OH&S procedures can be implemented.
		Comment Cr Roz Blades AM, Mayor I know what Councillor Sampey means about upgrading the pool but Councillor Long and I are on a committee and we meet regularly with staff. They advise us of the things that go on down there relating to Occupational Health and Safety. These are the things that need to come up at those committee meetings, particularly if there are injuries and if people are getting hurt as well as the ongoing consultations about a new pool.			The alleged incident occurred on the 22 July in the 50m pool, it was reported to Centre Management, investigated and no loose tiles were found. An abrasive area under the pool grill was found and has been rectified.
Reports fro	m Councillors/Deleg	Comment Cr Maria Sampey The tiles are loose because they were Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice	Aotice		4/12

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
		not stuck on properly and now people are getting injured. I am happy to provide some photos.			COMPLETED
22/07/19 CQT3	Or Zaynoun Melhem	Small Dog Park, Tirhatuan Park, Dandenong North Last weekend, I was at Tirhatuan Park in the Rosewood Downs Estate at the dog park in the off-leash area. I was speaking to a resident who said she had spoken to my colleague Councillor Sampey in regards to potentially getting a small dog park on that section. If they have put in a petition for that section of the dog park for a small dog section, I actually put a budget request in for that last year. Is that what the approval was for and can the relevant officer please get back to me? I know Councillor Sampey has had some feedback but I too was looking for some.	Director City Planning, Design and Amenity	07/08/19	Initial Response: I am aware of the request and the petition. It is all part of the work that we are doing under Council's Dog Off Leash Parks and Strategy and the review of parks. Obviously, it is all dependent on the completion of that work as to what capital expenditures and which parks will be brought online and which new parks will be brought online and which ones will be recirculated but we are certainly aware of the petition with regards to Tirhatuan Park. Further Response provided 7/08/19: Further to my initial response on the night, I advise this project has come about as a result of the current Dog offleash strategy being 8 years old and all of the infrastructure actions from the plan been completed. Work on the updated Strategy commenced in mid-2018 and by April 2019 Officers were ready to consult with the local community on a number of proposed new areas for dogs to go off-leash across the municipality. Consultation closed in late May 2019 and July 2019.
Reports fro	m Councillors/Deleg	Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice	Notice		5/12

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
					The next step for the project is to brief Councillors (at a Councillor Briefing Session on 16 September) on the work since consultation and to detail the recommendations of the draft Strategy, which includes to expand the number of dog off-leash areas and also to expand some of the existing off-leash areas such as at Tirhatuan Park.
22/07/19 CQT7	Cr Matthew Kirwan	Installation of Parking Overstay Detection System (PODS) I understand the use of surveys and it is definitely a very useful tool but going back to the parking sensors which I think are much less subjective, when is the earliest we can get them implemented because if we can get them implemented by December this year, we would have six months of data that we could use with them? Question Cr Matthew Kirwan Uust to re-ask my question, when is the earliest we can get the PODS in?	Director City Planning, Design and Amenity	07/08/19	Initial Response: If Councillor Kirwan can leave that with me, I will try and get an indication to him. I think we are trying to get into the ground before the end of this calendar year but I will try and come back with a more accurate date for the Councillors. Further Response provided 7/08/19: Further to my initial response on the night, I advise an interdepartmental team has commenced meeting on this matter with a view of implementing the PoDS asap and Councillors will be updated through the process including on tenders, and ultimately an installation date. COMPLETED
22/07/19 CQT11	Cr Matthew Kirwan	Second Pedestrian Bridge Across Dandenong Creek One other question and I am happy for it to be taken on notice. There was the concept of building a second pedestrian bridge across Dandenong Creek with the new path. I noticed the other day that where that bridge would lead from the Rotary Wheel side of the park onto the	Director City Planning, Design and Amenity	2/08/19	Initial Response: I think I do need to take that one on notice. I would rather not guess at this stage where we are at. Further response provided 2/08/19: The Dandenong Park Master Plan does include the proposal for an additional pedestrian bridge crossing to connect

Reports from Councillors/Delegates & Councillors' Questions - Questions Taken on Notice

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
		playground, the Riverside Precinct, there now seems to be a pit or a utilities box there. Are we still looking at that second pedestrian bridge which will make access to the playground easier and will the utilities box or pit that have been created prevent that?			the northern precinct to the Riverside precinct. This will be one of the last actions to implement given that the new shared user path has significantly improved the connectivity between the northern precinct and the Riverside precinct, utilising the existing infrastructure. No new infrastructure appears to be in the way of any future bridge link. However, if there was any future conflict it would be managed as part of the design process. Should you require any further information in the above regard I am happy to assist.
22/07/19 CQT16	Gr Matthew Kirwan	Refusal Item listed on List of Correspondence for Mayor and Councillors Report Thank you. My final question goes back to Item 2.6.2 - List of Registered Correspondence for Mayor and Councillors. It is on two matters that Councillor Dark and Councillor Sampey have touched on already but on slightly different aspects. The first one is probably a broader question about what Councillor Dark asked about because I think it is a very important matter for Greater Dandenong given our issues with family violence, excessive alcohol use. The last item of correspondence, a letter from the Minister for Planning to Cassey Council advising of his refusal to authorise the preparation and exhibition of Amendment GCR3 - I inensed	Director Community Services	1/08/19	As touched on by Councillor Dark earlier, Greater Dandenong has been seeking to address this issue for a number of years with the other South East Melbourne councils. Recommendations were first presented to the Minister in mid-2016 and the proposed amendment was presented in 2018. Following the correspondence from the Minister refusing to prepare and exhibit the Amendment, the South East council group met again on 5 July 2019. After we received the correspondence we agreed that the best way forward would be to meet with the Department of Environment, Land, Water and Environment, Land, Water and Planning (DELWP) to gain clarity as to why the Minister refused it and then
Reports fro	m Councillors/Delega	Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice	Votice		7/12

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
		Premises Packaged Liquor Policy is very important. In Greater Dandenong, many, if not most, households are within walking distance of a packaged liquor venue. I am actually within walking distance of two packaged liquor venue. I am actually within walking distance of two packaged liquor venues. I am actually within walking distance of two packaged liquor venues where I live at the moment so it is an important issue as we know, that the proliferation of these outlets is a factor in alcohol abuse and family violence because one does not even need a car, one does not have to make a conscious car trip and we can literally just walk down the road. In my mind, this is a significant setback after many years of work by the consortium of South East Councils and it is very appreciated work. My question is, how do we get to this point because I would have been aware for months, if not years, of the research work going on regarding this? I am surprised that we would get an unexpected refusal to prepare an amendment that would have been floated so well in advance. Where to from here? I think we need to advocate and campaign on this issue to get him to change his mind. Can we please just have an explanation? Is he really saying that we cannot deal with this planning scheme or is he saying that the would be prepared to accept? If his reasons could be explained a bit further, that might explanning and a community services question but I will leave that to the			look at how we can just progress the project further. One thing we have not done to date is formally brief all of our Local Government Ministers and we plan to do that. In short, we propose to brief our local Members of Parliament but also meet with the DELWP to see exactly what the Minister's grounds were. We do not have those details at this point in time. That will come back to Council for a determination in terms of future direction. Further Response provided 1/08/19: Council officers have sought a timeline from the City of Casey (project lead) to meet with the Department of Environment, Land, Water and Planning (DELWP) and are also seeking agreement on joint advocacy to Members of Parliament in the South East. Further updates will be provided as discussions progress with the City of Casey.
Reports fro	om Councillors/Deleg	Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice	lotice		8/12

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
		relevant officer to decipher.			
22/07/19 CQT17	Cr Matthew Kirwan	List of Correspondence for Mayor and Councillors Report in Agenda Early Part B and this touches on Councillor Sampey's very good question about why it takes Mayoral and Councillor Correspondence five to six weeks to be on the agenda? I did listen to the response to this question. With petitions, we get petitions updated very quickly on the agenda and I cannot see why, with the Mayoral and Councillor Correspondence, that this section of the agenda just gets updated in the final version or it just gets considered as a late item. As a Councillor, if I have a 100 page report, I would not want that going into the agenda at the last minute but with Mayoral and Councillor. Correspondence because I would rather I was up-to-date. Could we look at having it potentially as a late item so that we get more current correspondence in the agenda?	Director Corporate Services	29/07/19	Initial Response: I am happy to take that question on notice and respond back to Councillors. Further Response provided 29/07/19: A modified practice has been adopted for future Council Meetings commencing from 12 August 2019. Correspondence will be captured up to the latest possible time before printing deadlines.
22/07/19 CQT19	Chea	Underground Pass Springvale Road I noticed that the underground pass at Springvale Road was closed last Friday, Saturday and Sunday. Why was that? Most of the time, I park at the Warwick Avenue car park, I just cross the road and go through the underground pass. It is very safe for the people to cross Springvale Road.	Director Engineering Services	12/08/19	Initial Response: Yes. I suggest that I meet with Councillor Chea to discuss these issues then I can explain what is proposed out there, particularly in relation to Hillcrest Avenue. There has been a whole traffic study done in relation to that and there are also proposed signals to be installed there which will make a big difference once which will make a big difference once the Springvale Hub and Library is completed but I suggest that we catch up and we talk about those issues and then I will update Councillors on those

Reports from Councillors/Delegates & Councillors' Questions - Questions Taken on Notice

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
•					matters.
					A vehicle struck the control box that manages the pump system for the underpass. As a result, the pump system short-circuited and did not pump the water from the underpass. The underpass flooded creating an access and safety issue. In the interest of public safety, the underpass was closed until such time that the repairs had been undertaken and the floodwaters receded.
					Due to the recent rain, we are checking if floodwaters have receded and having to decide whether underpass remains closed. If there is no evidence of flooding, the underpass will be reopened, if it has not been already.
CQT20 CQT20 Reports fro	Chea Chea m Councillors/Delege	Option Cr Youhorn Springvale Springvale The second question is about Hillcrest Seringvale The second question is about Hillcrest Avenue, Springvale. Before the new library, it was okay because not many cars parked on both sides of the road but more cars are parking on both sides along the street. Perhaps we need to allow parking on the one side only because at 3pm, the parents of Killester College students go through that way and turn left to go and pick up their children. Parents used to park at the Springvale Library carpark but that is not available any more. Can we please look into it and allow parking on one side	Director Engineering Services	12/08/19	As in previous question. Further Response provided 12/08/19: As a further response to this matter, I can advise that Council's traffic engineers have been monitoring this location during the school pick up period, as this has been impacted by the works on the Springvale site. While it is certainly congested, the critical considerations for our engineers are safety and in particular traffic speeds and the locations where pick up is occurring. Banning parking can is occurring.

having a chat to Tilla Buden, ager Community Arts, Culture and ger Community Arts, Culture and ses today in relation to the new syale Community Hub, just to make some things get included because bole Park Community Action Forum sed now. Before that, there was the Park Keysborough Drug Action intree, the Dandenong Drug Action nittee and the Springvale Drug action the platform for keeping the City	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response	
I was having a chat to Tilla Buden, Manager Community Arts, Culture and Libraries today in relation to the new Springvale Community Hub, just to make sure some things get included because the Noble Park Community Action Forum is closed now. Before that, there was the Noble Park Keysborough Drug Action Committee, the Dandenong Drug Action Committee and the Springvale Drug Action Committees. Those committees became the platform for keeping the City		, Allo			increase speeds and lonce parents to pick up at less safe locations so such changes are rarely undertaken along the whole length of a road.	
I was having a chat to Tilla Buden, Manager Community Arts, Culture and Libraries today in relation to the new Springvale Community Hub, just to make sure some things get included because the Noble Park Community Action Forum is closed now. Before that, there was the Noble Park Keysborough Drug Action Committee, the Dandenong Drug Action Committee and the Springvale Drug Action Committees. Those committees					Significant works on the Killester College site will be starting in the next few weeks, as the College is constructing a new building on their site off Rosemary Avenue. These works are anticipated to last around 10 months and will also significantly affect school pick up. Council's traffic engineers will work with the school to make any adjustments required to ensure safe pick up and drop off can still occur.	
I was having a chat to Tilla Buden, Manager Community Arts, Culture and Libraries today in relation to the new Springvale Community Hub, just to make sure some things get included because the Noble Park Community Action Forum is closed now. Before that, there was the Noble Park Keysborough Drug Action Committee, the Dandenong Drug Action Committee and the Springvale Drug Action Committee. Those committees became the platform for keeping the City					Any parking restrictions on Hillcrest Avenue would likely only apply during the school peak periods and be isolated to the locations close to the intersections with Rosemary Ave and Tyree Ave. COMPLETED	
ams.	, Mayor		Director Community Services	30/07/19	Response provided 1/08/19: Council officers will seek to work with past members of the Noble Park Community Action Forum and the various Drug Action Forum and the investigate the development of a digital history project, for digital exhibition at the new Springvale Community Hub in 2020. Research for the development of this digital exhibition will include a public call out for information from those who have been involved in the Noble Park Community Action Forum and the various Drug Action	1

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
		They became the forerunners of community health in Greater Dandenong. I would like a section of the new community hub devoted to those people who were involved in the pioneer days. I think that if we do not do it now, we will forget them so in some way, in some form, in some digital section where we have the Springvale Historical Society, I think that those people I have mentioned now in this Council meeting get recognised and I want that noted on record. A lot of those people have gone now such as Russell O'Brien and Joe Sibirus. We were involved with Youth Support and Advocacy Service (YSAS), all of the youth and community groups, Victoria Police, many people who did a lot of work to make Greater Dandenong the city it is. We have now got this fantastic facility and I would like those people included.			Committees over the years. COMPLETED

At the Ordinary meeting of Council on Monday, 24 March 2014, Council resolved to change the way Councillors and Public questions taken on notice are answered and recorded from 14 April 2014 meeting of Council onwards.

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

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5 QUESTION TIME - PUBLIC

Question

Nina, Keysborough

Parkmore Shopping Centre, OH&S issues. While it is not a direct Council issue due to the public land owned by the publicly listed GPT Group, Parkmore Shopping Centre has a serious ongoing issue with trolley collection with multiple near misses of pedestrians and vehicles over the years. This issue has been compounded by Council's by-laws for coins on trolleys. It will not be resolved once the renovation has been completed as the issue has been ongoing for many years. The issue occurs due to the following reasons:

- (i) Limited trolley bays throughout the centre, parking lots to collect from multiple retailers with multiple-sized trolleys, mostly only provided in 'only trolley' collection bay;
- (ii) Trolley collection is not timely. The carpark trolley bays are full of trolleys by 8.30 am each morning.

Can Council please advocate that Parkmore Shopping Centre removes car spaces to allow for additional trolley bays and increases and adjusts the trolley collections to meet the demands of Greater Dandenong residents?

Response

Jody Bosman, Director City Planning, Design and Amenity

I think it is important to note that Council only introduced the coin lock or the electronic mechanism for trolleys under Local Law on 1 January 2019. We provided retailers with a large portion of the first year to comply with requirement, in fact, up until 31 July 2019 to ensure compliance was achieved, if you want to call it a phasing-in period. We undertook an inspection of complaints received between 1 January and 30 July 2017, 2018, and 2019 and the results from the complaints logged for 'trolley dumped' shows a reduction of complaints of approximately 13 percent from the 2017 figure and 10 percent from the 2018 figure. Similarly, officers have not noticed yet a significant impact on the reduction in the number of dumped trolleys in the public realm. Finally, with the request of speaking to the shopping centre management, I am happy to pass this question and the concerns expressed on to the Parkmore Shopping Centre Management.

Question

Blake Miller, Dandenong

The following questions are for Mayor Roz Blades. You stated to the Star Journal 'You have to remember in Greater Dandenong we suffer from a dearth of public transport.' Can you please elaborate what you mean by that? In my opinion, I think we are very fortunate in Greater Dandenong when it comes to public transport compared to other areas of Melbourne. How would you like to see it improved and do you personally use public transport yourself? You also stated to the Star Journal, 'Noble Park is on a railway line but the Oasis is not near a train station. People have to drive to get there.' Can you please explain why a swimming pool needs to be near a train station? A bus can easily get to Oasis and I do not think it is helpful to say people have to drive there when this is incorrect information. We should be encouraging more people to use public transport.

Response

John Bennie PSM, Chief Executive Officer

Councillor Roz Blades is, of course an apology for this meeting this evening. She was looking forward to being here to respond directly to this question but in her absence, I can say without hesitation or contradiction, that Mayor Blades is an avid user of public transport. There is no stronger advocate for public transport than the Mayor, Councillor Roz Blades. She is firmly of the view and I would agree with her, that her position has been misunderstood by the questioner. The key point that she was seeking to make in relation to the Oasis or any other facility, is that these facilities are best served by public transport and if we can advocate for more public transport, for extended public transport to allow the community to have greater access to these facilities, then the community will be better off overall.

Question

Suzanne Lawrence, Dandenong North

Can you please provide a status on 176 Outlook Drive, Dandenong North, as my house is nearby and which I plan to live in in the near future? We would like to object to having two units that look into our property in the near future.

Response

Jody Bosman, Director City Planning, Design and Amenity

The development at 176 Outlook Drive, Dandenong North has a planning permit issued and is currently being constructed. That site is located 90 metres away from the complainant's address. There are no overlooking impacts and there are multiple dwellings and Towong Street between the two addresses. Furthermore, the first floor windows of the new dwelling that faces the complainant's property, which is the western side, has overlooking measures including frosted glazing that comply with the relevant state legislation regarding overlooking.

Question

Suzanne Lawrence, Dandenong North

We have been informed that Heritage Tennis Club located at Barry J Powell Reserve has been asked to relocate. What will be located in place of the tennis club? Why were they asked to relocate rather than merge with a financial club?

Response

Martin Fidler, Director Community Services

Council officers have been in discussions with user groups as part of the consultation process for the Barry J Powell Reserve masterplan. We have heard a bit of comment tonight in relation to this masterplan also the Wal Turner Reserve masterplan. The Barry J Powell Reserve masterplan provides a number of options for the user groups and wider community to comment on, including reducing the number of tennis courts and maintaining two courts for community use. Council officers met with the Heritage Tennis Club to discuss the draft master plan and I will say again, it is a draft master plan,

including the opportunity for the club to provide input and to discuss future options. Council officers are going to continue to work with the tennis club, other user groups and the wider community, in looking at these options towards finalising the master plan.

Question

Phillip Malone, Noble Park

In the Agenda for this meeting, details of the report into sport cycling is presented and notes the low percentage of cycling participants that do so as a sport. It also notes Council will work with the Noble Park/Dandenong Cycling Club to engage in the community to try to maximise sport in cycling.

- (1) Has the club given any examples of open to the community events they have run and the numbers that attended?
- (2) Did Cycling Victoria indicate membership numbers of the Noble Park Dandenong Cycliong Club (NPDCC)?
- (3) Has the NPDCC given any indications of any upcoming events or future events that they are actively planning in the community?

Response

Martin Fidler, Director Community Services

These questions relate specifically to the activities of the club and I would suggest that it may be more appropriate for Mr Malone to ask these questions directly to the club, who would be in the best position to respond. As previously discussed tonight, the cycling in the southeast regional report recommendations have been endorsed to proceed with the discussion for a southeast regional cycling strategy and that is the focus of that report.

Question

Phillip Malone, Noble Park

Could Council officers give an update on the work being done to implement the Parkfield Masterplan? Are things going to timeline of the project and is there any indication if the oval and nets will be ready for the Parkfield Cricket Club's season? Also, is there any indication when the new and exciting shared path might be started or finished? I know a lot of locals that are excitedly waiting for this part of the project to be finished.

Response

Julie Reid, Director Engineering Services

Works at Parkfield Reserve are progressing well, in accordance with Council officers' expectations particularly given the current wet winter period. Works undertaken todate include the removal of the old circuit bike track and the derelict fire-damaged scout hall. The current onsite work also includes partial installation of the new sports field fencing in the areas that have been pre-prepared and levelled to finish service level. However, the balance of the fencing installation will be undertaken in conjunction with the planned sports field expansion to the west. These works will not be undertaken until the weather and site conditions improve which is likely to be in October 2019.

The cricket playing surface will not be affected by these works and will be available for the 19/20 season. A shared user path will be constructed following the sports field expansion works and we would expect this component of the project to be undertaken during the summer period as this is when we can be reasonably sure of good weather and suitable ground conditions to allow truck access.

Question

Matthew Sloan, Noble Park

Would Council consider including food waste collection as part of the kerbside refuse collection to divert combustible material form landfill?

Response

Julie Reid, Director Engineering Services

Council is committed to maximising diversion of waste from landfill and resources that can be otherwise utilised. The introduction of food disposal into the garden waste stream or food and garden organics is being considered with some work currently underway, to look at a variety of key elements associated with introducing this service. Some of these considerations include collection models. For example, should the garden waste bin be emptied weekly and the garbage fortnightly? What is the best approach to inform and educate our community, particularly one as diverse as Greater Dandenong's? What are the cost implications? What are the experiences of other councils who have implemented FOGO and how can we learn this? What support is available from the State Government to introduce FOGO which may relieve our residents of some cost? Once all these questions are answered we are due to advise Council on these matters and we are expected to present that in late 2019 for consideration with a view to including that into Council's budget process for 2021.

Question

Hengshan Chen, Dandenong

The property located within Fifth Ave. Dandenong was bought as Residential Growth Zone 1 in May 2017. Three questions:

- (i) Why has the Planning Department rezoned it to General Residential Zone 1 in the new proposal?
- (ii) The back of houses in Potter Street was in General Residential Zone 3 (GRZ3) which allowed higher building heights. Why cannot my property be rezoned as GRZ3 as Potter Street is? (iii) Who will pay the financial disadvantage for me and my neighbours?

Response

Jody Bosman, Director City Planning, Design and Amenity

Planning Scheme Amendment C182 and we had some reference and commentary by Councillor Kirwan earlier on C182, was undertaken in accordance with the procedures and protocol of the Planning and Environment Act (1988). The permission for the City of Greater Dandenong to prepare and exhibit Planning Scheme Amendment 182 was appropriately authorised by the Minister of Planning as is set out in the Planning and Environment Act.

This Planning Scheme Amendment altered the zoning of the property at Fifth Avenue, Dandenong. Amendment C182 was formally exhibited between 29 October 2015 and 11 December 2015 for that six-week period. Notification was given by way of a direct mail out to affected landowners and occupiers and to adjoining landowners and occupiers. A letter was sent specifically to this Fifth Ave property. However, the owner of this property at the time was listed as a different owner. That owner did not make a submission to Planning Scheme Amendment C182.

Council considered submissions to Amendment C182 and resolved to seek the appointment of an independent panel on 22 February 2016. The Planning Panel considered the Amendment on 28 July 2016. Council considered the Planning Panel's recommendation and resolved to submit the Amendment to the Minister for approval on 22 August 2016. This was submitted in August 2016.

The Minister's approval of the Amendment was on 21 December 2017. The reason I am providing all of the dates and showing that it started in 2015 and the majority of that was in 2016, was that Mr Chen acquired the property he says in 2017. It is Council officer's belief that a planning certificate issued between 29 October 2015 and prior to 21 December 2017 for the property in question should have mentioned details of proposals contained in an exhibited amendment to the Planning Scheme and thereby alerting the person enquiring in the zoning of the land and would be alerted to make enquiries about the Planning Scheme Amendment. It would have been a note under the planning certificate.

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Nil.

The meeting closed at 8.39PM.

Confirmed: / /