



**GREATER
DANDENONG**
City of Opportunity

AGENDA

ORDINARY COUNCIL MEETING

MONDAY, 28 OCTOBER 2019

Commencing at 7:00 PM

COUNCIL CHAMBERS

225 Lonsdale Street, Dandenong VIC 3175

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	MEETING OPENING	1
1.1	ATTENDANCE	1
1.2	ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND	1
1.3	OFFERING OF PRAYER	1
1.4	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	1
1.5	ASSEMBLIES OF COUNCIL	2
1.6	DISCLOSURES OF INTEREST	4
2	OFFICERS' REPORTS - PART ONE	5
2.1	DOCUMENTS FOR SEALING	5
2.1.1	Documents for Sealing	5
2.2	DOCUMENTS FOR TABLING	7
2.2.1	Petitions and Joint Letters	7
2.3	STATUTORY PLANNING APPLICATIONS	15
2.3.1	Planning Decisions Issued by Planning Minister's Delegate - September 2019	15
2.3.2	Planning Delegated Decisions Issued - September 2019	16
2.3.3	Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323)	28
2.3.4	Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257)	48
2.3.5	Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01)	85
2.3.6	Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503)	165

3	QUESTION TIME - PUBLIC	257
4	OFFICERS' REPORTS - PART TWO	259
4.1	CONTRACTS	259
4.1.1	Contract No. 1819-78 Ross Reserve Youth Precinct Development Works	259
4.1.2	Contract No. 1920-11 Coomoora Reserve Floodlight Installation	264
4.2	FINANCE AND BUDGET	268
4.2.1	Supplementary Valuation Return 2020-2	268
4.3	OTHER	284
4.3.1	Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019	284
4.3.2	Draft Minutes of Disability Advisory Committee Meeting - 19 August 2019	319
4.3.3	Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 August 2019	327
4.3.4	Status Resolution Support Services (SRSS) Advocacy - History and Next Steps	334
4.3.5	Lyndale Secondary College Masterplan	341
4.3.6	Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 7 October 2019	362
4.3.7	List of Registered Correspondence to Mayor and Councillors	365
5	NOTICES OF MOTION	369
6	REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS	370
7	URGENT BUSINESS	371

1 MEETING OPENING

1.1 ATTENDANCE

Apologies

1.2 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND

1.3 OFFERING OF PRAYER

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer this evening will be offered by Father Vedran Lesic from the Christian Croation Catholic Holy Spirit Church Centre (Duha Svetog), Braeside, a member of the Greater Dandenong Interfaith Network.

1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 14 October 2019.

Recommendation

That the minutes of the Ordinary Meeting of Council held 14 October 2019 be confirmed.

1.5 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 9 October to 23 October 2019:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
14/10/19	Pre-Council Meeting	Youhorn Chea, Tim Dark, Matthew Kirwan, Angela Long, Zaynoun Melhem, Jim Memeti, Sean O'Reilly, Maria Sampey, Sophie Tan, Loi Truong (part)	Nil.	- Resignation of Cr Roz Blades and countback provisions. Countback to be held by VEC at 10.30am on 11 November 2019 in the Council Chamber at the Dandenong Civic Centre. - Agenda items for the Council Meeting of 14 October 2019

1.5 ASSEMBLIES OF COUNCIL (Cont.)

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
21/10/19	Councillor Briefing Session	Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Zaynoun Melhem (part), Jim Memeti, Sean O'Reilly, Maria Sampey (part), Sophie Tan, Loi Truong (part)	TBA	<ul style="list-style-type: none">- Corrigan Road Line Marking three-month review.- Response to Notice of Motion No. 68- Options for improving safety and residential amenity around Dandenong North Primary School.- Keysborough South Community Hub- Consultation outcomes and site selection.- 220 Chapel Road, Keysborough Planning Application.- Procurement Policy.- Public toilet cleaning contract issues.- Motions for constitutional change for VLGA - Annual Meeting Nov 2019.- Agenda items for the Council Meeting of 28 October 2019.

Recommendation

That the assemblies of Council listed above be noted.

1.6 DISCLOSURES OF INTEREST

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

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

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

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

2 OFFICERS' REPORTS - PART ONE

2.1 DOCUMENTS FOR SEALING

2.1.1 Documents for Sealing

File Id:	A2683601
Responsible Officer:	Director Corporate Services

Report Summary

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

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

Recommendation Summary

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

2.1.1 Documents for Sealing (Cont.)

Item Summary

There are six [6] items being presented to Council's meeting of 28 October 2019 for signing and sealing as follows:

1. A letter of recognition to Fiona Fitzgerald, Community Services for 10 years of service to the City of Greater Dandenong;
2. A letter of recognition to Robyn Oliver, Community Services for 10 years of service to the City of Greater Dandenong;
3. A letter of recognition to Jennifer Battistella, Community Services for 10 years of service to the City of Greater Dandenong;
4. A letter of recognition to Priyan Pathirannehalage, Community Services for 10 years of service to the City of Greater Dandenong;
5. A letter of recognition to Sela Loli, Community Services for 10 years of service to the City of Greater Dandenong; and
6. A letter of recognition to Asoka Manawattalage, Community Services for 10 years of service to the City of Greater Dandenong.

Recommendation

That the listed documents be signed and sealed.

2.2 DOCUMENTS FOR TABLING

2.2.1 Petitions and Joint Letters

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

Report Summary

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

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

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

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

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

2.2.1 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received one (1) new petition, no joint letters, no submissions and two (2) petition updates prior to the Council Meeting of 28 October 2019.

- A petition was received from 290 proponents requesting to remove the bicycle markings from the cycling lanes and make the cycle lane line markings dotted as the new lanes and associated new markings are causing confusion to drivers leading to an increased accidents and increased traffic congestion on Corrigan Road, Noble Park. This petition has been forwarded to the relevant Council Business Unit/s for action.

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.

2.2.1 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 6 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
06/08/19	<p>• Petition Text (Prayer)</p> <p><u>WJ TURNER RESERVE DRAFT MASTER PLAN – CALL FOR NEW COLLABORATIVE SOLUTION</u></p> <p>The Draft Masterplan for WJ Turner Reserve prepared by City of Greater Dandenong (dated July 2019) fails to acknowledge the existing shared use by Silvertown Primary School, and other key stakeholders such as Silvertown Cricket Club, over 40 years, and severely limits the opportunities for the school to continue to use this space in a flexible way.</p> <p>Silvertown Primary School want our almost 500 students and broader school community to have full access to this space and believe that many design elements of the Draft Plan limit this. How can inter-school sports football matches, cricket clinics, cross country, school athletics, annual Twilight Festival, movie nights and colour runs be accommodated with this self-limiting design? Why is a 2.5m path proposed directly across the space with exercise stations that will limit the activities that can take place?</p> <p>The reserve is the home of the Silvertown Cricket Club which has:</p> <ul style="list-style-type: none"> - Junior playing list of up to 100 children supported by 150+ 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 Holiday Program <p>Multicultural Program Community Cup (involving local schools)</p> <p>Girls Cricket</p> <p>Women's Social Team</p> <p>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 Silvertown Primary School and Silvertown Cricket Club.</p>	710 as at 18/09/19	Completed	<p>Tabled Council Meeting 12 August 2019</p> <p>7/08/19 Acknowledgement letter sent to the author of the petition.</p> <p>7/08/19 Referred to Director City Planning, Design and Amenity</p> <p>28/08/19 The community consultation period for the WJ Turner draft master plan is open until 8 September 2019. Once the consultation period closes, all submissions, including petitions will be considered, prior to progressing the master plan process.</p> <p>16/10/19 Council officers have meet with the school and cricket club in response to the petition and concerns raised. These concerns are being considered and addressed through updated versions of the master plan.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
02/09/19	<p>Petition Received via Change.org <u>Bring back the Easternats at Sandown!</u></p> <p>The Easternats at Sandown raceway was the pinnacle of events for car enthusiasts across the state and country. It brought in a large amount of money in for local businesses across the area and provided a safe environment for enthusiasts. Due to a heavy-handed approach from both Dandenong city council and Victoria police combined they did their best to cancel the event and succeeded.</p> <p>We provide AA for alcoholics, we provide injecting rooms for drug addicts, Sporting arenas for athletes yet car enthusiasts are the ones bearing the brunt of punishment and lack of facilities via councils, police and the media itself.</p> <p>I say it's time bring back the Easternats at Sandown, to unite as one voice and provide better facilities in Victoria.</p> <p>BRING BACK THE EASTERNATS AT SANDOWN!</p>	1686 as at 09/10/19	Completed	<p>Tabled Council Meeting 9 September 2019</p> <p>2/09/19 Referred to Director City Planning, Design and Amenity.</p> <p>16/10/19 Council officers have discussed this matter with the landowner and advised that a planning permit would be required to re-commence this activity.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Petitions and Joint Letters (Cont.)

16/10/19	<p>PETITION -REMOVAL OF BICYCLE MARKINGS ON CORRIGAN ROAD</p> <p>To Greater Dandenong Council</p> <p>PRAYER: That the following people request Greater Dandenong Council to remove the bicycle markings from the cycling lanes and make the cycle lane line markings dotted as the new lanes and associated new markings are causing confusion to drivers leading to an increased accidents and increased traffic congestion, particularly causing issues for drivers turning right onto Corrigan Rd. Making these changes will leave the new cycling lanes allowing cyclists to use them, but at the same time eliminate the confusion being experienced by drivers. Given the amount of housing on this road and the amount of schools and churches either along this road or off side streets the needs of the main user of Corrigan Rd, that is car drivers, must be the priority.</p>	290 as at 16/10/19	New	<p>Tabled Council Meeting 28 October 2019</p> <p>16/10/19</p> <p>Referred to Director Engineering Services</p>
-----------------	--	---------------------------	------------	---

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

2.2.1 Petitions and Joint Letters (Cont.)

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

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

2.2.1 Petitions and Joint Letters (Cont.)

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

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

2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - September 2019

File Id: qA280444

Responsible Officer: Director City Planning, Design and Amenity

Report Summary

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

No decisions were reported for the month of September 2019.

Recommendation

That the report be noted.

2.3.2 Planning Delegated Decisions Issued - September 2019

File Id:	qA280
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Delegated Decisions Issued – September 2019

Report Summary

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in September 2019.

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

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

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

Recommendation

That the items be received and noted.

2.3.2 Planning Delegated Decisions Issued - September 2019 (Cont.)

STATUTORY PLANNING APPLICATIONS

PLANNING DELEGATED DECISIONS ISSUED SEPTEMBER 2019

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
SEPTEMBER 2019**

PAGES 11 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - September 2019 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 01/09/2019 to 30/09/2019

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN10/0533.01	No	80 Liege Avenue NOBLE PARK VIC 3174	Leh Land Yeh	Amendment to Planning Permit PLN10/0533 for alterations and extensions to Units 1 and 2	Amend endorsed plans for redesign of proposed development	Delegate	AmendPerm	30/09/2019	Paperbark
PLN12/0642.01	No	Factory 10 Parsons Avenue SPRINGVALE VIC 3171	Evangelical Community Church Springvale	AMENDMENT TO planning permit PLN12/0642 which allowed for the use of part of the site for the purpose of an education centre with a reduction in the car parking provisions for an Education Centre under Clause 52.06 of the Greater Dandenong Planning Scheme. The amendment seeks to amend the preamble, the permit conditions and the plans to allow additionally for the use of the land for a Place of Worship and associated car parking reduction.	Amend permit preamble, conditions 4 and 6 and endorsed plans to allow place of worship for 120 patrons	Delegate	NOD	13/09/2019	Lightwood
PLN14/0572.02	No	17 Elit Crescent NOBLE PARK VIC 3174	Zafer & Nuray Kaya	AMENDMENT TO: Construction of three (3) dwellings, comprising two (2) double storey dwellings and one (1) single storey dwelling to the rear	Delete permit Condition 1.5 and amend permit Conditions 1.2 and 1.7	Delegate	AmendPerm	19/09/2019	Paperbark
PLN15/0140.01	No	15 Windsor Avenue SPRINGVALE VIC 3171	EGBC Pty Ltd	AMENDMENT TO: Mixed Use Building (4 levels plus basement car park) for the purposes of 27 dwellings; 7 shops and a reduction in car parking	Amend endorsed plans to allow various minor amendments	Delegate	AmendPerm	11/09/2019	Lightwood
PLN15/0416.03	No	42 Homeleigh Road KEYSBOROUGH VIC 3173	Keysborough Living Pty Ltd	AMENDMENT TO: Multi Dwelling Development x 59 (Double Storey) New and Removal of Native Vegetation	Amend permit to allow changes to architectural and landscape plans	Delegate	AmendPerm	12/09/2019	RedGum
PLN17/0401.01	No	185 Chapel Road KEYSBOROUGH VIC 3173	Daisel Pty Ltd	AMENDMENT TO Multi Dwelling Development x20 (Double Storey) New and removal of an easement	Delete permit Condition 6 relating to Infrastructure Levy	Delegate	AmendPerm	17/09/2019	RedGum

EANTOS

1

01/10/2019

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - September 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN17/0615	No	49 King Street DANDENONG VIC 3175	Petridis Architects	Development of the land for ten (10) triple storey dwellings	Residential Growth 1 Zone, 1170sqm	Delegate	PlanPermit	23/09/2019	RedGum
PLIN17/0778	No	6 Avon Street NOBLE PARK VIC 3174	Saltwater Design & Building Management	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 613sqm	Delegate	NOD	06/09/2019	Lightwood
PLIN17/0875.01	No	108-166 Bayliss Road DANDENONG SOUTH VIC 3175	Salta Properties (Lyndhurst) Pty Ltd c/- Planning & Property Partners Pty Ltd	AMENDMENT TO: Development of the land for two (2) warehouses and reduction in car parking	Amend permit to allow additional parking and multiple changes to the endorsed plans	Delegate	AmendPermit	24/09/2019	RedGum
PLIN18/0278.01	No	533-551 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Centennial Property Group	AMENDMENT TO: Development of the land for a warehouse and service station, advertising signage, alteration of access to a road in a Road Zone Category 1, subdivision of the land and creation of easement	Amend permit preamble to include "staged" development and amendments to Conditions to facilitate subsequent stages	Delegate	AmendPermit	13/09/2019	RedGum
PLIN18/0317.01	No	382 Greens Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	AMENDMENT TO: Buildings and Works (Warehouses x 4)	Amend permit to allow update to warehouse development and amend endorsed plans	Delegate	AmendPermit	30/09/2019	RedGum
PLIN18/0603.01	No	427-441 Springvale Road SPRINGVALE VIC 3171	Crosier Scott Architects	Amendment to Planning Permit PLN18/0603, which was issued on 23 April 2019 for the development of the land comprising of buildings and works associated with an education centre, display of two (2) internally illuminated signs; and native vegetation removal. The amendment seeks to, Delete Condition 1.1 of the Planning Permit; Amend the eastern elevation of the building to increase boundary setbacks and reduce screening levels	Amend endorsed plans to reposition building to increase setbacks and delete external screening from first floor windows	Delegate	AmendPermit	26/09/2019	Lightwood
PLIN18/0606	No	151 Chapel Road KEYSBOROUGH VIC 3173	Cosmo One Holding Pty Ltd	Subdivision and development of the land for 56 dwellings, removal of easement and native vegetation	General Residential 2 Zone, 20979sqm	Delegate	PlanPermit	02/09/2019	RedGum

EANTOS

2

01/10/2019

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - September 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0641.01	No	1 Assembly Drive DANDENONG SOUTH VIC 3175	BEAC Holdings Pty Ltd	Amendment to Planning Permit PLN18/0641 which allows for the use and development of the land for two (2) convenience restaurants, one (1) service station and one (1) car wash. Display of signs (including internally illuminated signs, pole signs, sky signs and business identification signs); Alteration of access to a Road Zone Category 1; Reduction of car parking requirements; Removal of native vegetation. The amendment seeks to: Retain the native vegetation and subsequently delete conditions 12 and 13 relating to offsets; Delete conditions 1.1, 2.8 and 2.9 relating to the car wash building and make associated design changes; Change the design of the façade and signage of the middle convenience restaurant; Incorporate other minor changes to the development in response to condition 1 of the existing permit	Delete permit conditions 1, 1.1, 2.9, 13 and 14 relating to car wash and vacuum bay, landscaping and removal of native vegetation	Delegate	AmendPerm	26/09/2019	RedGum
PLN18/0669.01	No	324-332 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	JemPLAN Pty Ltd	AMENDMENT TO: Use and development of the land for Trade Supplies, display of signs, alteration of access to a road in a Road Zone Category 1 and reduction of the bicycle parking requirement	Amend endorsed plans to allow an additional non-illuminated sign	Delegate	AmendPerm	11/09/2019	RedGum
PLN18/0684	No	129-143 Perry Road KEYSBOROUGH VIC 3173	Pontofino Bella Pty Ltd	Use and development of part of the land for a child care centre	General Residential 2 Zone, 1999sqm, Childcare	Delegate	PlanPermit	12/09/2019	RedGum
PLN18/0704	No	2 Atlantic Drive KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Development of the land for a warehouse	Industrial 1 Zone, 1396sqm, warehouse	Delegate	PlanPermit	16/09/2019	RedGum

EANTOS

3

01/10/2019

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - September 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0705	No	8 Atlantic Drive KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Development of the land for a warehouse	Industrial 1 Zone, 1478sqm, warehouse	Delegate	PlanPermit	16/09/2019	RedGum
PLN19/0013	No	1/200-206 Princes Highway DANDENONG VIC 3175	Australia Piano World Pty Ltd	Use and development of the land for a Place of Assembly with a reduction in the car parking requirement and to alter access to a Road Zone, Category 1	Commercial 2 Zone, music performances, 250 patrons	Delegate	PlanPermit	19/09/2019	RedGum
PLN19/0038	No	15 Hopetoun Street DANDENONG VIC 3175	Archiden Architecture	Development of the land for three (3) double storey dwellings	Residential Growth 1 Zone, 635sqm	Delegate	PlanPermit	09/09/2019	RedGum
PLN19/0039	No	82 View Road SPRINGVALE VIC 3171	Clearview Building Pty Ltd	Development of the land for two (2) double-storey dwellings	General Residential 1 Zone, 729.27sqm	Delegate	NOD	11/09/2019	Lightwood
PLN19/0068	No	42 Pacific Drive KEYSBOROUGH VIC 3173	Bentleigh Group	To display an internally illuminated business identification sign	Industrial 1 Zone, corporate identity signage	Delegate	PlanPermit	13/09/2019	RedGum
PLN19/0083.01	No	105 Ordish Road DANDENONG SOUTH VIC 3175	Fieldmans Waste Management	AMENDMENT TO: Change of Use (Materials Recycling) and associated buildings and works	Amend permit Condition 1.1 (site office and amenities) and delete Condition 1.3 (fence)	Delegate	AmendPerm	03/09/2019	RedGum
PLN19/0105	No	2 Blissington Street SPRINGVALE VIC 3171	Balwyn Design & Drafting Pty Ltd	Development of the land for an exit door, landing and stairs associated with a warehouse.	Industrial 1 Zone, 4.68sqm, ramp & escape door	Delegate	PlanPermit	24/09/2019	Lightwood
PLN19/0114	No	29 Close Avenue DANDENONG VIC 3175	Mladen Spasojevic	Development of the land for four (4) double storey dwellings	Residential Growth 2 Zone, 562sqm	Delegate	NOD	09/09/2019	RedGum
PLN19/0121	No	18 McLeod Street SPRINGVALE VIC 3171	WestCAD Design & Drafting Service	Development of the land for one (1) double storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling	General Residential 1 Zone, 711sqm	Applicant	Withdrawn	09/09/2019	Lightwood

01/10/2019

4

EANTOS

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - September 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0122	No	35 Colemans Road DANDENONG SOUTH VIC 3175	Victorian Crane Hire Pty Ltd	The use and development of the land for a contractors depot and the development and display of business identification signage	Industrial 1 Zone, 1817.2sqm, trade supplies warehouse	Delegate	PlanPermit	24/09/2019	RedGum
PLIN19/0124	No	25 Ellendale Road NOBLE PARK VIC 3174	Architectural Matters	Development of the land for three (3) double storey dwellings	General Residential 1 Zone, 719sqm	Delegate	PlanPermit	13/09/2019	Paperbark
PLIN19/0127	No	8 Osborne Avenue SPRINGVALE VIC 3171	Studio A2 Architects	Development of the land for eight (8) dwellings and multi lot subdivision	The proposal fails to comply with Clause 15 (Built Environment & Heritage), Clause 21.05 (Built Form), Clause 22.09-3.1 (Design Principles), Clause 22.09-3.3 (Incremental Change Areas), Clause 52.06-9 and various standards of Clause 55	Delegate	Refusal	13/09/2019	Lightwood
PLIN19/0153	No	1224 Heatherton Road NOBLE PARK VIC 3174	Alta Architecture Pty Ltd	Development of the land for four (4) dwellings (three double storey dwellings and one single storey dwelling to the rear) and alteration of access to a Road Zone Category 1	General Residential 1 Zone, 1012sqm	Delegate	PlanPermit	19/09/2019	Paperbark
PLIN19/0157	No	14 Peppertree Street KEYSBOROUGH VIC 3173	Harvan Design	The variation of a restrictive covenant	General Residential 2 Zone	Delegate	PlanPermit	12/09/2019	RedGum
PLIN19/0161.01	No	466 Cheltenham Road KEYSBOROUGH VIC 3173	Ratio Consultants Pty Ltd	AMENDMENT TO: Buildings and Works (Signage)	Amend permit to delete Condition 1 (1.1)	Delegate	AmendPerm	20/09/2019	RedGum
PLIN19/0202	No	138 Chandler Road NOBLE PARK VIC 3174	Raw Drafting & Design	Development of the land for two (2) double storey dwellings and alteration of access to a Road Zone, Category 1	General Residential 1 Zone, 707sqm	Delegate	PlanPermit	30/09/2019	Paperbark
PLIN19/0212.01	No	2 Springfield Court NOBLE PARK NORTH VIC 3174	Victorian Survey Group Pty Ltd	AMENDMENT TO: Subdivision of the land into two (2) lots	Amend permit preamble and conditions to allow Section 173	Delegate	AmendPerm	12/09/2019	Silverleaf

01/10/2019

5

EANTOS

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - September 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0218	No	5 Trewin Street DANDENONG VIC 3175	VKAS Design Group Pty Ltd	Development of the land for two (2) dwellings (one double storey dwelling and one single storey dwelling to the rear)	General Residential 1 Zone, 577sqm	Delegate	PlanPermit	30/09/2019	RedGum
PLIN19/0222	No	134 Kelvinside Road NOBLE PARK VIC 3174	Ogee Architects Pty Ltd	Development of the land for two (2) new double storey dwellings	General Residential 1 Zone, 628sqm	Delegate	PlanPermit	25/09/2019	Paperbark
PLIN19/0224	No	29-31 Elliott Road DANDENONG SOUTH VIC 3175	Joe's Tree Services	Vegetation Removal	Under Clause 52.17-7, a permit is not required for lopping or pruning native vegetation, maintenance only	Delegate	NoRequire	25/09/2019	RedGum
PLIN19/0231	No	3 McFarlane Crescent DANDENONG VIC 3175	Harvan Design	Development of the land for four (4) double storey dwellings	Residential Growth 2 Zone, 650sqm	Delegate	PlanPermit	30/09/2019	RedGum
PLIN19/0240	No	17 Eagle Drive NOBLE PARK NORTH VIC 3174	Kegham Aminian	Development of the land for two (2) double storey dwellings	Neighbourhood Residential 1 Zone, 537sqm	Delegate	NOD	25/09/2019	Silverleaf
PLIN19/0250	No	12 Hillside Street SPRINGVALE VIC 3171	David Lock Associates (Aust) Pty Ltd	Development of the land for two (2) dwellings comprising one (1) double storey, one (1) single storey to the rear and a front fence exceeding 1.2 metres in height	General Residential 1 Zone, 650sqm	Delegate	PlanPermit	19/09/2019	Lightwood
PLIN19/0261	No	91 Colemans Road DANDENONG SOUTH VIC 3175	Jamiesons End Pty Ltd	Subdivision x 2 & Creation of an Easement	Industrial	Delegate	PlanPermit	05/09/2019	RedGum
PLIN19/0262	No	91 Colemans Road DANDENONG SOUTH VIC 3175	Jamiesons End Pty Ltd	Subdivision x 10 & Creation of an Easement	Industrial	Delegate	PlanPermit	06/09/2019	RedGum
PLIN19/0265	No	24 Admirala Avenue DANDENONG NORTH VIC 3175	Stefan Saint	Development of the land for two (2) dwellings comprising one (1) double storey and one (1) single storey to the rear	Neighbourhood Residential 1 Zone, 666.51sqm	Delegate	PlanPermit	13/09/2019	RedGum

01/10/2019

6

EANTOS

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - September 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0267	No	295-321 Perry Road KEYSBOROUGH VIC 3173	Dale Grant Building Design & Documentation Pty Ltd	Buildings and Works (Warehouse)	Urban Floodway Zone & Industrial 1 Zone, 1114sqm, construction of a warehouse	Delegate	PlanPermit	30/09/2019	RedGum
PLIN19/0288	No	71 Jones Road DANDENONG VIC 3175	Dalbor Jankovic	Development of the land for one (1) single storey dwelling to the rear of an existing single storey dwelling and a front fence exceeding 1.2 metres in height	General Residential 1 Zone, 778.71sqm	Delegate	PlanPermit	24/09/2019	RedGum
PLIN19/0298	No	310A-312 Springvale Road SPRINGVALE VIC 3171	Beveridge Williams	Development for food and drink premises and alteration of access to a road in a Road Zone, Category 1	Commercial 1 Zone, food van	Applicant	Withdrawn	11/09/2019	Lightwood
PLIN19/0299	No	20 Orgill Street DANDENONG VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision x 2 SPEAR	Residential	Delegate	PlanPermit	26/09/2019	RedGum
PLIN19/0302	No	22 Elm Grove SPRINGVALE VIC 3171	Andrew Ferris Drafting & Design	Development of the land for two (2) double storey dwellings	The proposal fails to comply with Clause 15 (Built Environment), Clause 21 (Built Form), Clause 22 (Development & Character), Clause 52 (Car Parking) and Clause 55 (Objectives & Standards)	Delegate	Refusal	26/09/2019	Lightwood
PLIN19/0310	No	159 Princes Highway DANDENONG VIC 3175	Urbis Pty Ltd	Use and development of the land for Indoor Recreation Facility and Child Care Centre with a basement, to display business identification signage and to alter access to a Road Zone Category 1 road	Residential Growth 2 Zone, 3094sqm, construction of a childcare centre, swim school and play centre, display of 1 illuminated and 3 non-illuminated business identification signs	Applicant	Withdrawn	18/09/2019	RedGum
PLIN19/0313	No	70 Bazalgette Crescent DANDENONG SOUTH VIC 3175	Quality First Designs Pty Ltd	Development of the land for a warehouse	Industrial 3 Zone, 4000sqm, warehouse	Delegate	PlanPermit	30/09/2019	RedGum
PLIN19/0331	No	226-228 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Sylvester Kroyherr	Removal of Native Vegetation	Industrial 1 Zone	Applicant	Withdrawn	12/09/2019	RedGum

01/10/2019

7

EANTOS

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - September 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0334	No	108-166 Bavliiss Road DANDENONG SOUTH VIC 3175	Salta Properties (Lyndhurst) Pty Ltd	The development of the land for a warehouse and a reduction in car parking	Industrial 1 Zone, 13,433sqm, construction of a warehouse	Delegate	PlanPermit	26/09/2019	RedGum
PLIN19/0342	No	1/8 Rosemary Avenue SPRINGVALE VIC 3171	R V Foote & Associates Pty Ltd	Subdivision of the land into two (2) lots	Residential	Delegate	PlanPermit	19/09/2019	Lightwood
PLIN19/0360.01	Yes	277 Lonsdale Street DANDENONG VIC 3175	St Ferrer Building Contractors Pty Ltd	Amendment to Planning Permit PLN19/0360, which allows for the development of the land for the reconstruction and replacement of the existing building. The amendment seeks to modify Condition 1.1.	Amend permit to allow variance of condition 1.1 relating to the ground floor roller shutter	Delegate	AmendPerm	10/09/2019	RedGum
PLIN19/0363	No	16 Crompton Way DANDENONG SOUTH VIC 3175	BGIS Pty Ltd	Use and development (mezzanine floor levels) of the land for a warehouse and to reduce the car parking requirements	Industrial 3 Zone, warehouse/storage facility	Delegate	PlanPermit	30/09/2019	RedGum
PLIN19/0366	No	15 Windsor Avenue SPRINGVALE VIC 3171	TSG Group Pty Ltd	Subdivision x 34 SPEAR	Commercial	Delegate	PlanPermit	25/09/2019	Lightwood
PLIN19/0370	Yes	3/4 Eden Court NOBLE PARK VIC 3174	Eraklio Ray Jr Perez Banez	Buildings and Works (Carport) VICSMART	No response to further information request	Delegate	Lapsed	10/09/2019	Paperbark
PLIN19/0387	No	14 Bruce Street DANDENONG VIC 3175	Ann Street Development Pty Ltd	Subdivision x 12 SPEAR	Residential	Delegate	PlanPermit	12/09/2019	RedGum
PLIN19/0389	No	51 Albert Avenue SPRINGVALE VIC 3171	Nisson Noel & Holmes (Surveyors) Pty Ltd	Subdivision of the land into five (5) lots	Residential	Delegate	PlanPermit	19/09/2019	Lightwood
PLIN19/0393	No	15 Newson Street KEYSBOROUGH VIC 3173	Privium Homes Pty Ltd	The construction of a dwelling on a lot less than 300 square metres	General Residential 2 Zone, 260sqm	Delegate	PlanPermit	26/09/2019	RedGum
EANTOS				8				01/10/2019	

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - September 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0399	Yes	22 Langhorne Street DANDENONG VIC 3175	Najmeh Seyed Esmaeili	Reduction in the car parking requirements associated with a restaurant DECLARED AREA VICSMART	Comprehensive Development 2 Zone, reduction in car parking	Delegate	Plan Permit	12/09/2019	RedGum
PLIN19/0406	No	44 Grace Street SPRINGVALE VIC 3171	Tapir Consulting	The development of the land for one (1) double storey to the rear of an existing single storey dwelling	The proposal fails to comply with Clause 15 (Building Design & Neighbourhood Character), Clause 18 (Car Parking), Clause 21 (Built Form), Clause 22 (Design Principles) and Clause 55 (Standards)	Delegate	Refusal	26/09/2019	Lightwood
PLIN19/0407	No	3 Smith Street NOBLE PARK VIC 3174	Brian Watson Surveying	Subdivision x 3 SPEAR	Residential	Delegate	Plan Permit	02/09/2019	Paperbark
PLIN19/0410	No	4 Caroline Street DANDENONG VIC 3175	M.J.Reddie Surveyors Pty Ltd	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	Plan Permit	12/09/2019	RedGum
PLIN19/0419	No	2 Norris Court NOBLE PARK NORTH VIC 3174	360 Land Solutions	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	Plan Permit	26/09/2019	Paperbark
PLIN19/0423	Yes	16 Princess Highway DANDENONG VIC 3175	Five Squared Developments Pty Ltd	To display business identification signage and a reduction in the car parking requirements associated with an office DECLARED AREA (VICSMART)	Comprehensive Development 2 Zone, business identification sign and reduction in car parking requirements	Delegate	Plan Permit	04/09/2019	RedGum
PLIN19/0427	No	21-23 Birmingham Street SPRINGVALE VIC 3171	AMS Pty Ltd	Subdivision of the land into six (6) lots	Residential	Delegate	Plan Permit	13/09/2019	Lightwood
PLIN19/0439	No	2/58-82 Produce Drive DANDENONG SOUTH VIC 3175	Quality First Designs Pty Ltd	The development of the land for a warehouse building	Industrial 1 Zone, 3293sqm, construction of warehouse with ancillary display and office	Delegate	Plan Permit	13/09/2019	RedGum

01/10/2019

9

EANTOS

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - September 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0440	Yes	1/268-274 Springvale Road SPRINGVALE VIC 3171	Sonati International Pty Ltd	To construct and carry out buildings and works to the existing building facade VICSMART	Commercial 1 Zone, new entry door	Delegate	PlanPermit	24/09/2019	Lightwood
PLN19/0447	No	55 Hutton Road KEYSBOROUGH VIC 3173	Rotary Club of Noble Park - Keysborough	Signage (Business Identification)	Green Wedge A Zone, business identification and floodlight	Delegate	PlanPermit	05/09/2019	RedGum
PLN19/0459	Yes	5/110 Indian Drive KEYSBOROUGH VIC 3173	Meredith Jane Lucas	Buildings and works to construct a mezzanine floor and a reduction in the car parking requirement VICSMART	Industrial 1 Zone, 44sqm, mezzanine	Delegate	PlanPermit	25/09/2019	RedGum
PLN19/0461	Yes	Dandenong Arcade 19/236-242 Lonsdale Street DANDENONG VIC 3175	Sarris Design	Buildings and Works (Shop Front) VICSMART DECLARED AREA	Comprehensive Development 2 Zone, 10.24sqm, alterations to the shop front facade	Delegate	PlanPermit	12/09/2019	RedGum
PLN19/0474	Yes	1/18 Peace Street SPRINGVALE VIC 3171	Tutai Quach	Subdivision x 2 SPEAR VICSMART	Residential	Delegate	PlanPermit	19/09/2019	Lightwood

73

01/10/2019

10

EANTOS

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323)

File Id:	332370
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Location of Objectors

Application Summary

Applicant:	Seafood Link PTY LTD
Proposal:	Use of the land for a warehouse (freezing and cool storage)
Zone:	Industrial 1 Zone
Overlay:	No Overlays
Ward:	Paperbark

The application proposes the use of the land for a warehouse (freezing and cool storage).

A permit is required pursuant to Clause 33.01 (Industrial 1 Zone) of the Greater Dandenong Planning Scheme for the use of the land for a warehouse if the land does not meet the threshold distance from a residential zone listed under Clause 53.10. The threshold distance is 150 metres, and there is no buffer zone as the subject site directly abuts the residential zone.

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

Objectors Summary

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

- The chain wire fence to the rear of the property
- Hours of operation
- Traffic and on-site car parking
- Extension of the building
- Questioning EPA approval and OH&S requirements
- Sound emissions
- Possible operation outside permit parameters

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)

Assessment Summary

The application is for the use of the land for a warehouse (freezing and cool storage). The land currently comprises a vacant warehouse, with three (3) allocated on site car spaces accessed via a single crossover on the east of Cambria Road. There is no substantial landscaping on site, bar a tree on the south boundary in front of the car parking area and to the rear of the property.

A permit is not required for a 'standard' warehouse, as a warehouse is an as of right use in this location. The site has also previously operated as a warehouse. However, the permit trigger for this application results from the introduction of 'freezing and cool storage' into the warehouse. Freezing and cool storage is a use listed under Clause 53.10 (Uses with Adverse Amenity Impact), which requires a minimum setback from residentially zoned areas of at least 150m. If this distance cannot be achieved, it triggers the need for a planning permit application to be submitted and assessed. As there is no buffer between the subject site and the residential zone to the west, a planning permit application is required.

The site will be used for storing frozen goods and then delivered wholesale to customers. The maximum quantity of frozen seafood stored will be 40,000kgs.

The warehouse (cool room) will predominately operate between:

- Monday-Friday: 9:00am-1:00pm

However due to the subject use the applicants have outlined that there will be the need for a delivery or pick-ups to occur outside these hours.

The maximum number of staff on site at any one time will be five (5) with three (3) staff working on site and two (2) contract delivery drivers.

The subject building is allocated three (3) on site car parking spaces. While there is a new use proposed, the car parking was not required to be assessed as the car parking was already approved for a warehouse.

There is no proposed signage for the business.

The building will have associated internal works such as a ramp, ladders, and the freezer itself, and an external condenser, none of which require a permit under Clause 62.02 (Buildings and Works). No other external building works are proposed.

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 state and local policy as well as the purpose of the zone which applies to the subject site. This report recommends 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.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)**Subject Site and Surrounds****Subject Site**

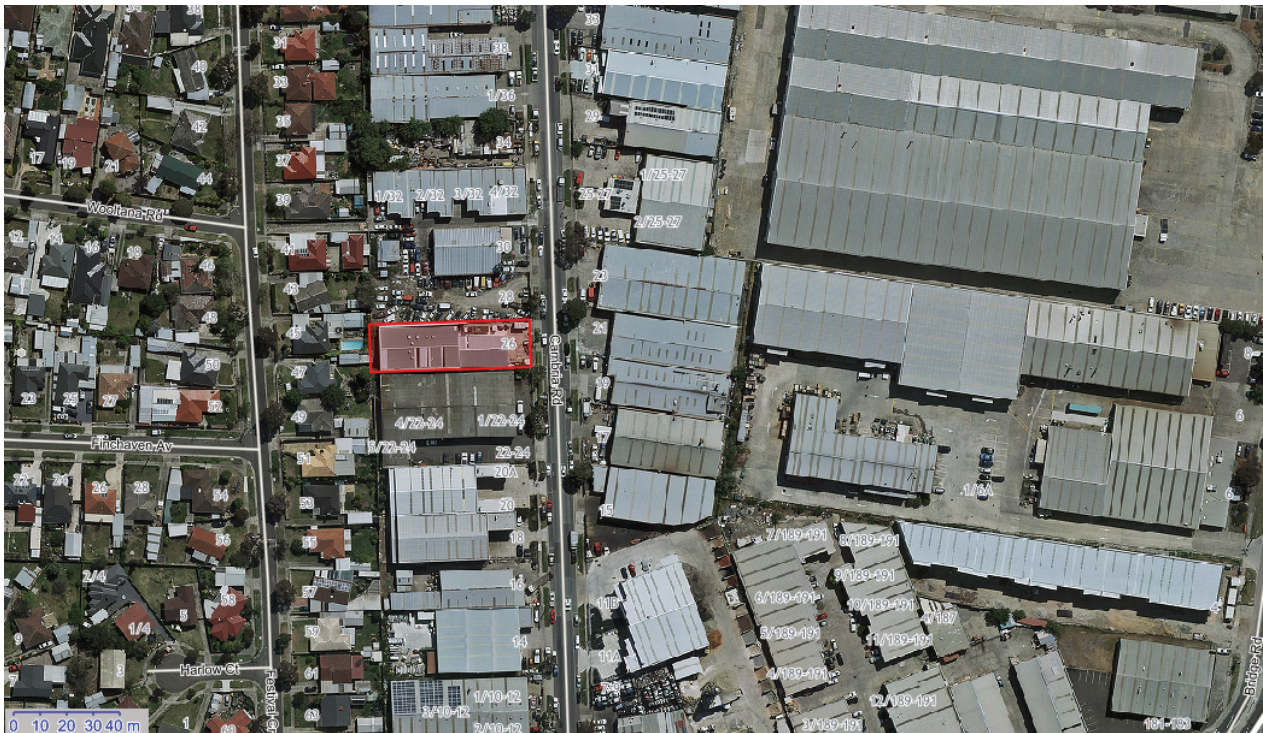
- The subject is located on the west side of Cambria Road, Keysborough, with access via a single crossover. The site is rectangular, with a west to east orientation. The subject site is relatively flat. The lot is 1115sqm in area.
- The existing building is a standard warehouse with an associated office, consistent with many of the buildings along the service road. The total area of the building is 700sqm.
- The existing building is currently vacant.
- The subject site has three (3) car spaces line marked on the site.
- There is minimal vegetation on the subject land.

Surrounding Area

- The subject building is located within an established industrial area to the east, south and north of the site, and directly to the west is a residential development.
- The subject site is located 710 metres south-west from the Dandenong Agricultural Showgrounds.
- There are bus routes located approximately 240m from the subject site along Cheltenham Road heading in both directions.

Locality Plan

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)



Background

Previous Applications

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

- PLN15/0071 – No permit required (warehouse).
- PLN13/0190 – Refused by Council (manufacturing polymeric powders) - Council refused this application, as Materials Recycling within 30 metres of land which is in a residential zone is a Section 3 use and is therefore prohibited in the Industrial 1 Zone. This is different to the current proposal as the use is a Section 2 use and a planning permit can be granted.
- PLN03/0437 - The construction of buildings and works (spray booth and flues associated with existing industry) in accordance with endorsed plans and subject to the following conditions.
- 99/273 - The construction of buildings and works (extension to existing factory with a reduction in car parking provision and landscape setback in accordance with the endorsed plans.

Proposal

A permit is not required for a 'standard' warehouse, as a warehouse is an as of right use in this location. The site has also previously operated as a warehouse. However, the permit trigger for this application results from the introduction of 'freezing and cool storage' into the warehouse. Freezing and cool storage is a use listed under Clause 53.10 (Uses with Adverse Amenity Impact), which requires a minimum setback from residentially zoned areas of at least 150m. If this distance cannot

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)

be achieved, it triggers the need for a planning permit application to be submitted and assessed. As there is no buffer between the subject site and the residential zone to the west, a planning permit application is required.

The warehouse will be open for the following hours:

- Monday-Friday: 9:00am-1:00pm

There might be the need for a delivery or pick-up to occur outside these hours due to the nature of the company.

The maximum number of staff will be five (5) with three (3) staff working on site and two (2) delivery staff.

The building will have associated internal works such as a ramp, ladders, and the freezer itself, and an external condenser, none of which require a permit under Clause 62.02 (Buildings and Works). No external building works are proposed.

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- Clause 33.01-1: A planning permit is required for the use of land for a warehouse (freezing and cool storage).

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in an Industrial 1 Zone, as is the surrounding area to the east, north and south of the site.

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

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

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)

Pursuant to Clause 33.01-1 a permit is required the use of land for a warehouse (freezing and cool storage), that does not meet the threshold distance from a residential area listed under Clause 53.10.

Overlay Controls

No overlays affect the subject site or surrounding area.

State Planning Policy Framework

The **Operation of the Planning Policy Framework** outlined at Clause 71.02 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of planning in Victoria are noted as:

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

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

Clause 15 Built Environment and Heritage

Clause 15 (Built Environment and Heritage) states that planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

It adds that planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)

According to the clause, planning should promote excellence in the built environment and create places that:

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

Clause 17 Economic Development

This clause states that planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity. Planning is also to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.

Clause 18 Transport

Clause 18.01-1S (Land use and transport planning) has a strategy to plan urban development to make jobs and community services more accessible by ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.

Local Planning Policy Framework

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:

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 (Municipal Profile)** notes the following:

- *Central Dandenong is one of the largest retail and commercial centres in metropolitan Melbourne. Its local and regional role needs to be protected and promoted. It is foremost of 25 Principal Activity centres across metropolitan Melbourne as well as being designated a Transit City (Clause 21.02-3)*
- *Greater Dandenong has a broad and robust economic base. Reported annual construction costs in the industrial/commercial/retail sector, exceeded \$190 million in the year to June 2006 (Clause 21.02-3).*

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**, wants to achieve the vision of that facilitate employment and investment in the key economic areas of the municipality and stimulate its economic growth and wellbeing.

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)

Clause 21.04 Land Use

“Economic issues – Greater Dandenong’s retail, commercial, industrial and entertainment uses provide a range of jobs. Strengthening these assets will attract visitors from outside the municipality and improve employment opportunities. With suitable promotion, they could realise increased economic benefits for the City.”

“Social issues – Local retail centres can act as a focus for local communities helping strengthen local connections. Entertainment and associated uses are important in maintaining local cultural vitality but need to be managed to avoid late night disturbances to surrounding residents, and inadequate provision of car parking.”

Particular Provisions

Clause 52.06 Car Parking

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

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

The use of the land for a warehouse is not a new use for the land, the provision of car parking spaces is only required for a new use or increased in floor area under 52.06-2.

Clause 52.34 Bicycle Facilities

Clause 52.34 (Bicycle Facilities) seeks to encourage cycling as a mode of transport and ensure the provision of secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

It states that a new use must not commence, or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land. There is no new use or increase in floor area occurring, so the rates under Clause 52.34 are not applicable.

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)

General Provisions

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

Restrictive Covenants

There are no restrictive covenants on title.

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

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

Diversity (Access & Equity)

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

Community Safety

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

Safe Design Guidelines

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

Referrals

Pursuant to Section 55 of the Planning and Environment Act 1987, the application was externally referred to:

- EPA - No objection to the proposal, subject to conditions

Internal

The application was internally referred to Council's Transport and Asset departments for their consideration. Both departments had no objections to the proposal.

Advertising

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

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)

- Sending notices to the owners and occupiers of adjoining land.

The notification has been carried out correctly.

Council has received two (2) objections to date.

The location of the objectors is shown in Attachment 2.

Consultation

A consultative meeting was held not due to the proposal being an industrial use application.

Summary of Grounds of Submissions/Objections

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

- **Chain wire fence to the rear of the property**

Concern was raised about the chain wire fence along the rear boundary shown on the plans. It was determined that it was incorrectly labelled, and it is a timber paling fence along this boundary. A condition can be placed on the permit if granted, to label this fence correctly.

- **Hours of operation**

Concern was raised about the possibility of the business operating outside the hours of Monday-Friday 9am-1pm. There might be the need for a delivery or pick-up to occur outside these hours due to the nature of the company. This would be considered normal for a warehouse in the industrial zone. The use requires a permit due to the freezer room and not due to the operation of delivering and unpacking items. The proposed operating hours are normal for a business of its type and allow for minimal impact on neighbouring residential properties. A condition will be added to permit to limit hours to 8am-6pm to ensure that no late or early morning deliveries will occur due to the concerns raised by the objectors, the proximity of the premises to residentially zoned land, and to protect the amenity of other residents in the area.

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)

- **Traffic and on-site car parking**

Concern was raised about the possibility of more staff working on the site than the three (3) proposed on site staff. The application can only be assessed on the staff the applicant has proposed and will be conditioned to have no more than five (5) staff on site (which includes two (2) contract delivery drivers who will not need to park within the car spaces). The proposed staffing levels are suited to the parking provided and the application was referred to Council's Transport department who held no objection as there was no change between the existing and proposed use from their perspective. The development was constructed as a warehouse with suitable parking and will continue to be used as a warehouse under the proposed use.

There would be no adverse impact of traffic on the street, trucks would be mostly arriving from Monday-Friday 9am-1pm and this is considered normal for an industrial hour.

- **Extension of the building**

There are no extensions proposed to the building and the existing building footprint will not be increased. The buildings and works proposed include: internal wall rearrangements, an internal freezer, and an external condenser unit. These building and works are exempt under Clause 62.02-2 (Buildings and works not requiring a permit unless specifically required by the planning scheme).

- **Questioning EPA approval and OH&S requirements**

Concern was raised about EPA approval being required in terms of Works Approval or Waste Discharge Licence. There is no state regulation requirement for this use to have one of the above licenses from the EPA, however the use will be required to operate within all relevant EPA (and other) legislation.

The application was referred to EPA under Section 55 of the Act due to the threshold distance of 150 metres from a residential zone not being met. The EPA had no objection to the use, subject to conditions that will be placed on the permit if it is granted.

There was also concern raised about the application not requiring notification under OH & S Regulations 2017. This notification is not required under any state regulation. However, the use will still need to follow OH&S Regulations for a business of type under the relevant legislation.

- **Sound emissions**

There was concern raised about the noise emitted from the freezer. The condenser unit is located approximately 24 metres from the boundary fence, which is furthest location the unit can be placed on the site. The application was referred to the EPA under Section 55 of the Act for comment, who had no objection to the application subject to conditions. If a permit is granted, a condition that the State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1 (SEPP N-1) must be complied with which limits noises from industry uses will be placed on the permit. The noise emitted from the site will be of an appropriate level that will not adversely impact the residential area based on the advice of the EPA and the state regulations of control of noise from industry.

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)

- **Possible operation outside permit parameters**

There were concerns raised about the operation of the business outside the applied for parameters. The application can only be assessed on what the applicant has applied for and will be conditioned to operate within these parameters. Through permit conditions the use can be monitored to ensure that the conditions are being adhered too if a permit is granted. There is no evidence that this business is looking to operate outside of these parameters and must be taken on merit.

Assessment

The proposal has been assessed against the relevant provisions of the State and Local Planning Policy Framework, the zoning of the land and the decision guidelines of Clause 65.

Use

The use of land for this form of warehouse (freezing and cool storage) is a Section 2 Use (Permit Required), as the warehouse does not meet the threshold distance for the freezing and cool storage in the table under Clause 53.10.

It should be noted that as per Clause 71.03-2, a land use listed in Section 2 does not imply that a permit should or will be granted, with the Responsible Authority to decide whether the proposal will produce acceptable outcomes in terms of the Municipal Planning Strategy, the Planning Policy Framework, the purpose and decision guidelines of the zone and any of the other decision guidelines in Clause 65.

The proposal is considered to respond positively to the decision guidelines of the zone, with the site located in an industrial area where benefits from easy access from the Eastlink and Cheltenham Road. The site borders along a residential zone, which limits the industrial uses that could occur on the subject site. The proposed freezer is considered a use that is appropriate for its location and there is minimal amenity impact on the residential properties to the rear.

The hours of operation are predominately from Monday-Friday 9:00am-1:00pm, which ensures limited impact on the abutting properties and is considered appropriate for the area with minimal traffic and noise coming from the site. There may be the need for a delivery or pick-up to occur outside these hours due to the nature of the company, which is also considered appropriately for an industrial area. While it is appropriate to allow some activity outside of 9am to 1pm, it is important that this activity does not unacceptably impact on the amenity of the nearby residential dwellings, and as such a condition will be placed on the permit to limit the operating hours to 8am to 6pm Monday to Saturday.

Car parking arrangements are also considered appropriate for the area as is the staffing levels proposed. The application was referred to Council's Transport Department, which had no concerns regarding the car parking provided as the site was already used as a warehouse.

The site's zoning as Industrial 1 Zone and the nearest adjacent zoning of Neighbourhood Residential is inevitably going to give rise to issues associated with amenity and land use conflict. The application was referred to the EPA who held no objection to the use or the noise emitted as long as the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 was

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)

complied with. Clause 71.02-3 (Integrated decision making) notes the need for Responsible Authorities to balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. The industrial land should be made available for industrial uses such as warehouses, and there are economic development benefits for the community to grant a permit to a business to operate as well as make use of industrial land which is in finite supply.

In this application, it is considered the proposal provides an acceptable outcome that benefits from its location, will be managed by appropriate permit conditions and is an appropriate distance from sensitive uses to minimise amenity impacts while providing economic development to the area.

Conclusion

The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including the State and Local Planning Policy Framework, Municipal Strategic Statement, zones, overlays and Clause 65.

Overall, it is considered that the proposed use is appropriate having regard to the site's location within an established industrial area, and within an Industrial 1 Zone.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 26 Cambria Road, KEYSBOROUGH VIC 3173 (Lot 29 LP 53101 Vol 8473 Fol. 404), for the use of the land for a warehouse (freezing and cool storage) in accordance with the plans submitted with the application subject to the following conditions:

- 1. Prior to the endorsement of plans, amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. The use must not commence until the plans have been approved and endorsed by the Responsible Authority. The endorsed copy of the plans forms part of this permit. The plans must be in accordance with the plans submitted with the application, but modified to show:**
 - 1.1. The rear boundary fence as an 'existing timber paling fence'.**
- 2. The use as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.**
- 3. No more than five (5) staff members are permitted to be present on the subject land and working at any time, unless with the prior written consent of the Responsible Authority.**
- 4. Staff must only be on site during the hours of 8:00am - 6:00pm – Monday to Saturday, unless with the prior written consent of the Responsible Authority.**
- 5. Goods, materials, equipment and the like associated with the use of the land must not be displayed or stored outside the building, without the further written consent of the Responsible Authority.**

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)

- 6. The amenity of the area must not be detrimentally affected by the use or development on the land, through the:**
 - 6.1. Transport of materials, goods or commodities to or from the land;**
 - 6.2. Appearance of any building, works or materials;**
 - 6.3. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;**
 - 6.4. Presence of vermin;**
 - 6.5. Adverse behaviour or actions of patrons on, to or from the premises; and**
 - 6.6. Presence of litter.**

All to the satisfaction of the Responsible Authority.
- 7. All external lighting of the site must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.**
- 8. The site shall be kept in a neat and tidy condition at all times; all to the satisfaction of the Responsible Authority.**
- 9. In areas set aside for car parking, measures must be taken to prevent damage to fences or landscaping areas, all to the satisfaction of the Responsible Authority.**
- 10. Car spaces, access lanes, loading bays and driveways must be maintained (including line marking) and kept available for these purposes at all times.**
- 11. The car parking provided on the land must always be kept available for its intended purpose at all times. No measures must be taken to restrict access to the car park.**
- 12. The loading and unloading of goods from or to vehicles must only be carried out on the land, all to the satisfaction of the Responsible Authority.**
- 13. Noise emitted from the premises must not exceed the permissible noise levels determined in accordance with the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1.**

End Conditions.

- 14. Stormwater contaminated with liquid or solid waste, (including - site specific waste) must not be discharged beyond the boundary of the premises.**

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)

End of EPA Conditions.

15. This permit will expire if:

15.1. The use is not commenced within two (2) years of the date of this permit;

15.2. The use is discontinued for a period of two (2) years.

Permit Notes:

A building approval may be required prior to the commencement of the approved works.

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 26 CAMBRIA ROAD
KEYSBOROUGH (PLANNING APPLICATION NO. PLN19/0323)**

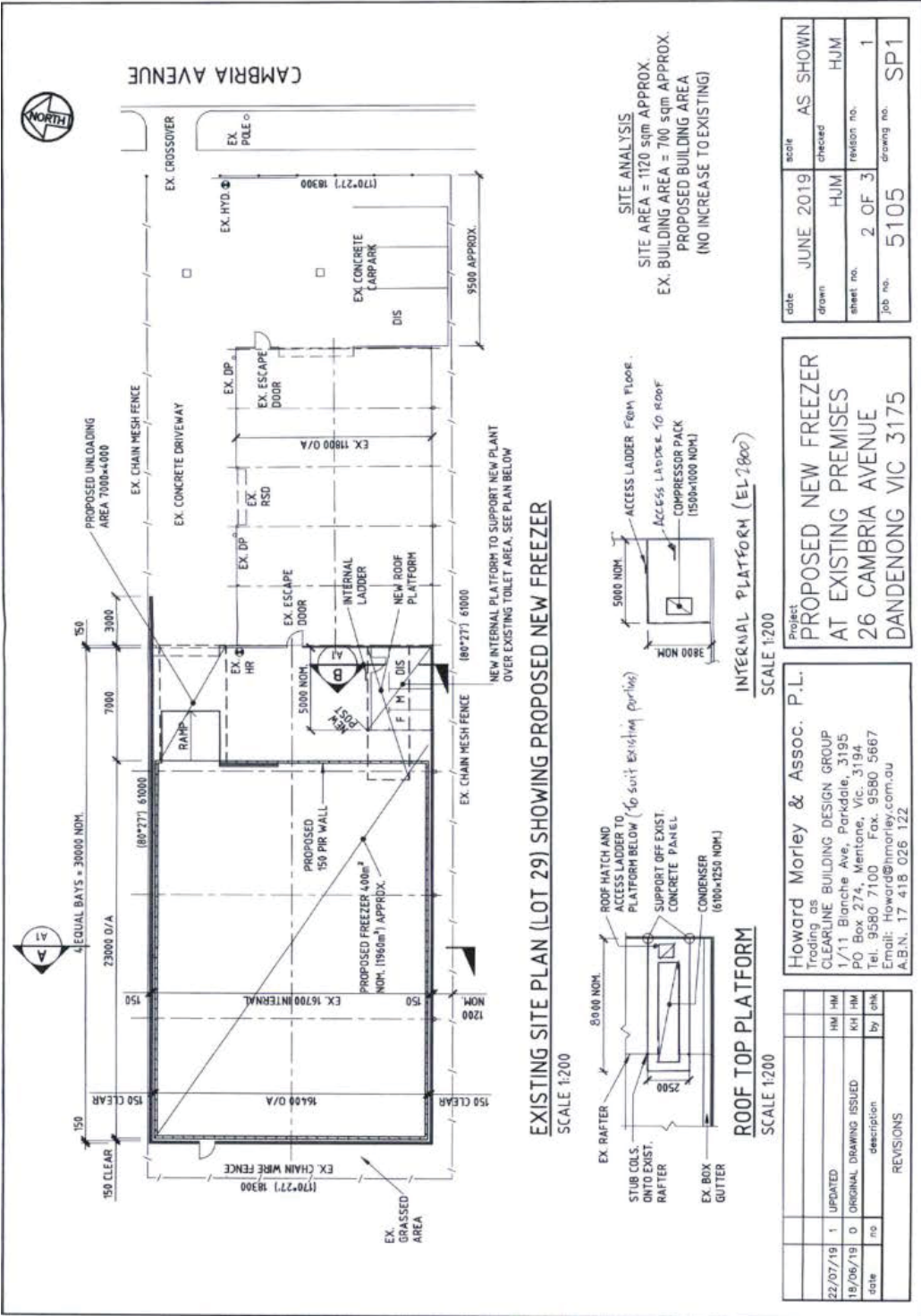
ATTACHMENT 1

SUBMITTED PLANS

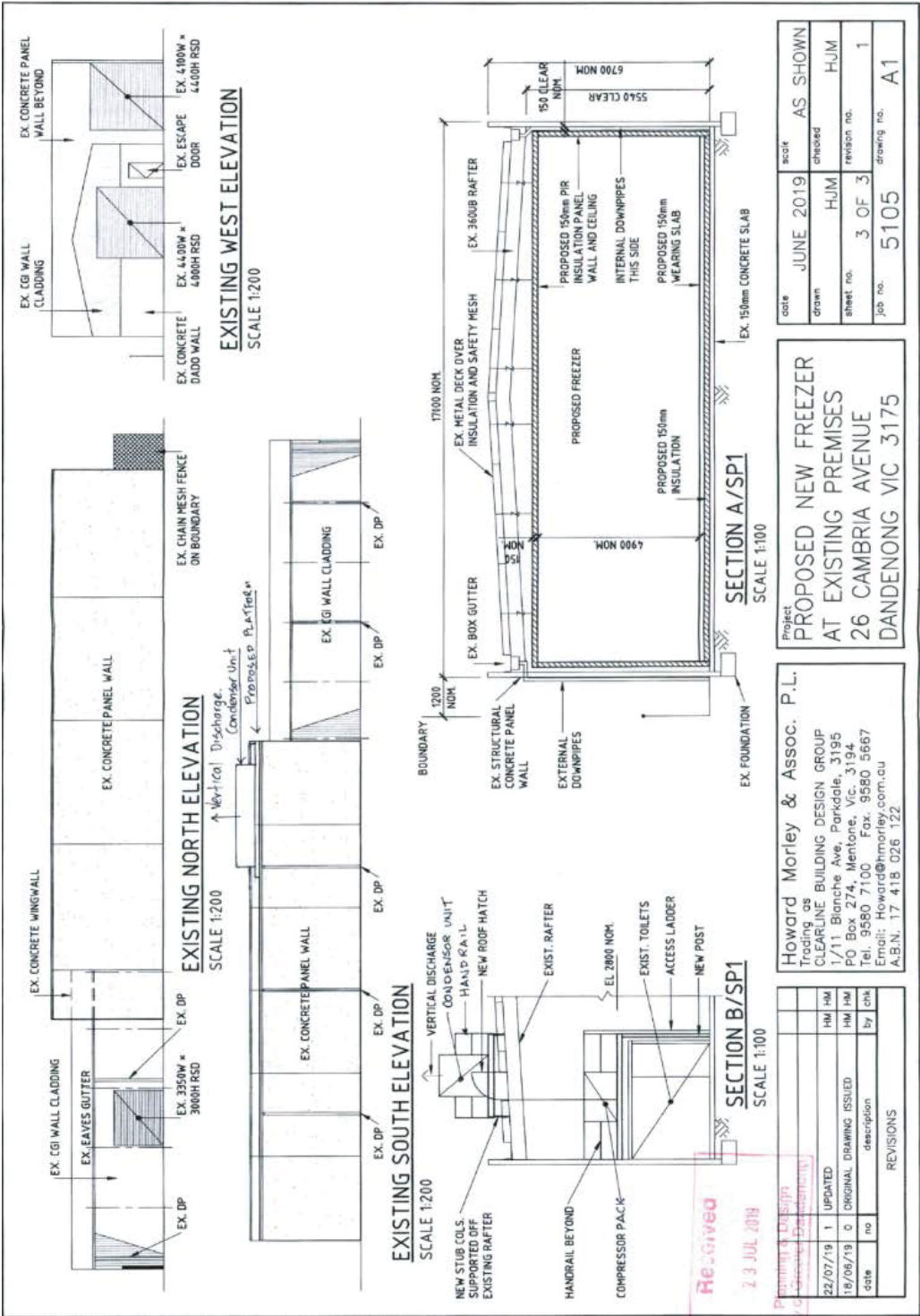
PAGES 3 (including cover)

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

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)



2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)



2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 26 CAMBRIA ROAD
KEYSBOROUGH (PLANNING APPLICATION NO. PLN19/0323)**

ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.3 Town Planning Application - No. 26 Cambria Road Keysborough (Planning Application No. PLN19/0323) (Cont.)



Subject Site



Location of Objectors:

- 43 Festival Crescent
- 45 Festival Crescent

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257)

File Id:	357820
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Visual Impact Viewpoints

Application Summary

Applicant:	SJB Planning
Proposal:	The use and development of the land for a waste-to-energy facility
Zone:	Industrial 2 Zone
Overlay:	No Overlays
Ward:	Red Gum

The application has been brought to a Council meeting from a Councillor call in of the application.

The application proposes the use and development of the land for a waste-to-energy facility. A permit is required pursuant to:

- Clause 33.02-1 (Industrial 2 Zone) for the use of the land for a waste-to-energy facility.
- Clause 33.02-4 (Industrial 2 Zone) to construct a building or to construct or carry out works.

Assessment Summary

The site's Industrial 2 Zoning and State Significant Industrial Land designation and context of being in a hub of waste related industries are considered to make the principle of a waste-to-energy facility at this location appropriate.

With regards to the use, it is considered that the proposal has been designed in an appropriate manner and one which is consistent with its context and will not raise unreasonable adverse amenity impacts.

The proposed facility is also subject to a highly detailed and technical EPA Works Approval process which will examine in careful detail the technical elements of the proposal to ensure that they are appropriate from an environmental perspective. As such, Council is not to consider this level of technical environmental detail, and rather is to consider the appropriateness of the land use and built form.

Overall, the proposal is considered to be consistent with the relevant policy framework of the Greater Dandenong Planning Scheme.

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)**Recommendation Summary**

As assessed, the proposal is consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme. The proposal appropriately responds to strategic objectives for waste and resource recovery with this report recommending that the application be supported, and that a **Permit** be granted subject to conditions as set out in the recommendation.

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)**Subject Site and Surrounds****Subject Site**

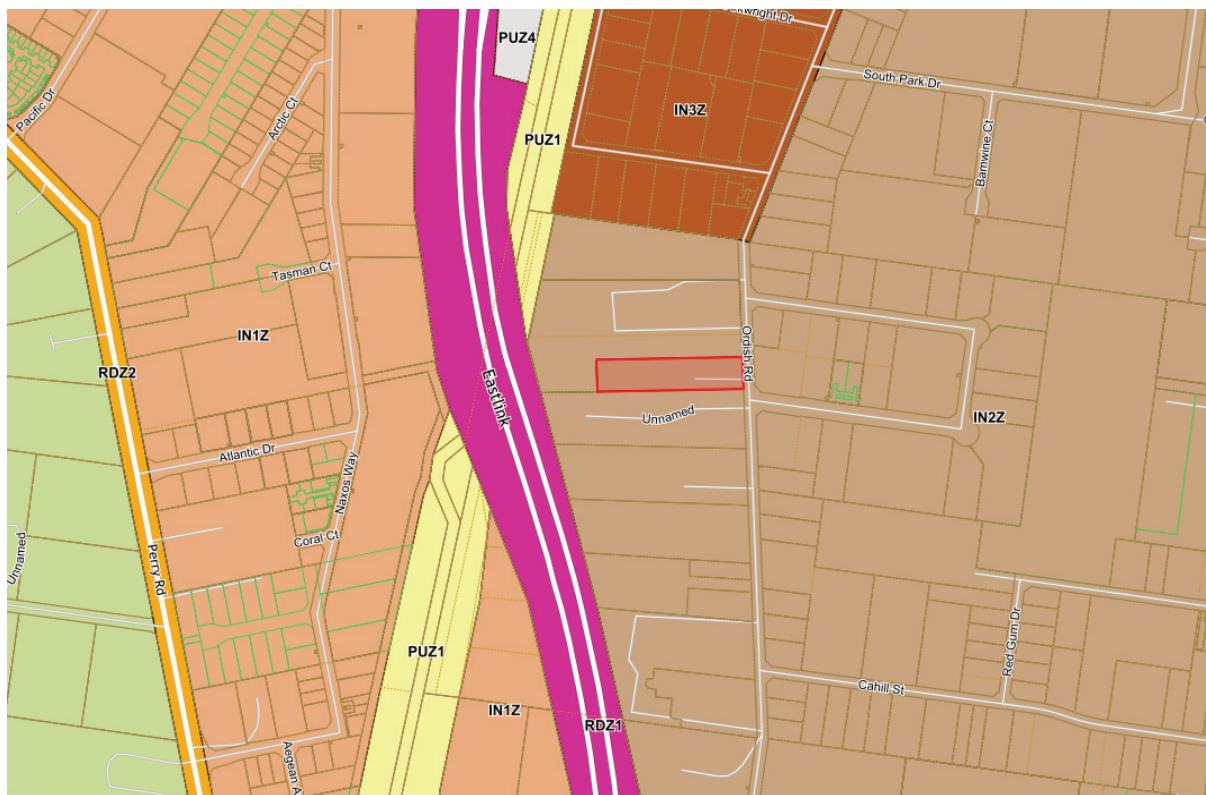
- The subject site at 70 Ordish Road is located on the western side of Ordish Road diagonally opposite the southern portion of Thomas Murrell Crescent and approximately 1km south of Greens Road.
- The site is rectangular in shape with a frontage to Ordish Road of 52.53m and a depth of 242m, giving an overall area of 12,712sqm.
- The subject site is relatively flat and currently contains an industrial building utilised for abrasive blasting and industrial coatings.
- The building on the site is considered the dominant feature with car parking located to the site frontage. The rear of the site is used for the storage of materials.
- The subject site affords vegetation limited to small trees and shrubs around the eastern, southern and western permits of the site. None are considered significant or worthy of retention value.
- The subject site is not encumbered by any restrictions, agreements or easements as demonstrated within the title documentation.

Surrounding Area

- The application is located centrally within the Industrial 2 Zone, designated as a State Significant Industrial Area of Dandenong South.
- The surrounding land is used for industrial purposes, primarily for more offensive type industries.
- To the immediate north and west of the subject site, there is a vacant parcel of land. Further north, the land contains several industrial buildings associated with the disposal of medical and pharmaceutical waste.
- To the immediate south of the subject site is a commercial and industrial waste recovery and transfer station.
- To the opposite side of the subject site is a transfer station. This transfer station operates as a consolidation point for municipal waste before being transferred to the Melbourne Regional Landfill.
- In addition to the above, several other surrounding uses are used for waste and resource recovery.
- The subject site maintains good access to a number of major arterial roads including Hammond Road and Frankston-Dandenong Road to the east, Greens Road to the North and EastLink to the west.

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

Locality Plan



Background

Previous Applications

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

- PLN01/0452: A permit was issued on 18 December 2001 to carry out buildings and works (extension to an existing industrial development).
- PLN07/0824: A permit was issued on 27 May 2008 for buildings and works (alterations and additions) comprising the construction of ancillary offices and staff amenities.
- PLN16/0685: A permit was issued on 23 February 2017 to construct buildings and works and use the site for the purpose of materials recycling with a reduction in the car parking requirement under Clause 52.06.

Proposal

The application broadly proposes the construction of an industrial style building towards to the front of the site with specialised equipment located to the rear, including most notably an exhaust stack. Car parking and vehicle circulation areas will predominantly surround the building and equipment. Landscaping will be provided to the site frontage along Ordish Road.

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

Specifically, the proposal includes the following elements:

Primary building:

- The primary building which will house waste upon delivery is rectangular in nature and situated approximately 70m from the Ordish Road frontage.
- The building will have an initial height of 15.6m before rising to 22.4m towards the rear of the site.
- The building will have an entry and ancillary office component with clear glazing, however the predominant façade will consist of the critical loading bay doors associated with the waste delivery area. The applicant has acknowledged that for operational reasons this must occur at the frontage.
- The building will be constructed primary of precast concrete with glazing focused to the ancillary office. The frontage will utilise a mixture of colours to improve visual interest.
- Landscaping will occur at the site frontage with canopy planting for screening purposes.

Specialised structures:

- To the rear of the primary building are specialised structures and plant equipment including cooling condensers, an exhaust stack, ash bunker, electrical equipment and silos.
- The ash bunker, electrical equipment and silos are associated with the waste-to-energy process internal to the primary building and will sit below the height of the building. The cooling condensers are also associated with the primary building but will be at a height slightly above the building at 24.7m.
- The exhaust stack at the rear will have a total height of 55m. The height of the exhaust stack is required for optimal operation and environmental reasons.
- The exhaust stack will be finished in gradually lighter blue colours to blend in with the sky environs.

Surrounding works

- The remainder of the site will be developed with hard stand areas, car parking and site accessways.
- At the site frontage, a total of 17 car parking spaces are proposed with separate access/egress from commercial vehicles. An additional 18 overflow spaces are proposed at the rear hard stand.
- Commercial access/egress is proposed via four crossovers to Ordish Road each with two truck lanes leading to a weighbridge. The sites entry and exit are access restricted with boom gates.
- CFA requirements are located up front with a pump house and sprinkler tank proposed behind the site car park.
- The site includes pedestrian access from the sites front car park through to the building entry and rear of the site.

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)**Land use**

- The use of the land will be for an energy generation facility, which will be utilised as a waste-to-energy facility whereby up to 100,000 tonnes of waste will be able to be converted into approximately 9.3MW of electricity per annum.
- The source of the waste will primarily be from the municipal solid waste collection services (i.e. not the recycling or green waste collection services).
- It is anticipated that Council waste collection vehicles will collect waste generated from properties within the relevant municipality as currently occurs, but rather than unloading their collection at a designated landfill site, the waste collection vehicle will proceed directly to this site to unload directly within the primary building.
- Council municipal waste collections will therefore be the primary waste source and form the bulk of the waste processed. Dependent on these municipal waste collections, there will likely be additional capacity within the facility to also allow the processing of unprescribed commercial and industrial waste. Any such waste generated from this source will be secondary in nature and accepted on a demand and capacity basis only.
- Once a waste collection vehicle is received on site, it will proceed to unload within the dedicated internal delivery area at the front of the primary building.
- Vehicles will deposit their load into a waste bunker of approximately 1,600 cubic metres in size before departing both the waste delivery area and the site more generally.
- This waste will then be transferred from the collection bunker into a fuel bunker and subsequently into the fuel stream of the waste-to-energy plant whereby it will undergo a combustion process. Robotic processes will remove any non-combustible items.
- No stockpiling of waste is to occur (which will be reflected in permit conditions, should a permit be granted).
- Operationally, the facility is intended to operate 24 hours a day, 7 days a week, however the primary receival times will be 7:30am to 4:30pm Monday to Friday reflecting typical Council waste collection hours. During these times, it is expected that a total of 96 two-way trips will occur by municipal waste collection vehicles each day and primarily during the AM period (reflecting when municipal waste collection generally occurs).

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:

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

- Pursuant to Clause 33.02-1 (Industrial 2 Zone) for the use of the land for a waste-to-energy facility.
- Pursuant to Clause 33.02-4 (Industrial 2 Zone) to construct a building and construct or carry out works.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located within an Industrial 2 Zone, as is the surrounding area. The purpose of the Zone outlined at Clause 33.02 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for manufacturing industry, the storage and distribution of goods and associated facilities in a manner which does not affect the safety and amenity of local communities.*
- *To promote manufacturing industries and storage facilities that require a substantial threshold distance within the core of the zone.*
- *To keep the core of the zone free of uses which are suitable for location elsewhere so as to be available for manufacturing industries and storage facilities that require a substantial threshold distance as the need for these arises.*

Pursuant to Clause 33.02-1 a Planning Permit is required for the use of the land for a waste-to-energy facility.

A 'waste-to-energy facility' is a new land use term recently inserted into the Victorian Planning Provisions (under Amendment VC159) and defined as:

"Land used for the combustion, treatment or bio-reaction of waste to produce energy for use off site. It includes the activities to collect, temporarily store, process, or transfer waste materials for energy production".

Pursuant to Clause 33.02-4, a Planning Permit is required to construct a building and construct or carry out works.

Overlay Controls

No overlays affect the subject site or surrounding area.

Planning Policy Framework

Clause 71.02 (Operation of the Planning Policy Framework) outlines the purpose of the planning policy framework and seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

This is further highlighted within Clause 71.02-3 (Integrated decision making) which suggests:

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

“Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations”.

Relevant planning policies to this application within the Planning Policy Framework include:

- Clause 11: Settlement
 - Clause 11.01-1S Settlement
 - Clause 11.01-1R Settlement – Metropolitan Melbourne
- Clause 13: Environmental Risks and Amenity
 - Clause 13.04-1S Contaminated and Potentially Contaminated Land
 - Clause 13.05-1S Noise Abatement
 - Clause 13.06-1S Air Quality Management
 - Clause 13.07-1S Land Use Compatibility
- Clause 14: Natural Resource Management
 - Clause 14.02-2S Water Quality
- Clause 15 Built Environment and Heritage
 - Clause 15.01-1S Urban Design
 - Clause 15.01-1R Urban Design – Metropolitan Melbourne
 - Clause 15.01-2S Building Design
 - Clause 15.02-1S Energy and Resources Efficiency
 - Clause 15.03-2S Aboriginal Cultural Heritage
- Clause 17: Economic Development
 - Clause 17.03-1S Industrial Land Supply
 - Clause 17.03-2S Industrial Development Siting
 - Clause 17.03-3S State Significant Industrial Land
- Clause 18: Transport
 - Clause 18.02-1S Sustainable Personal Transport
 - Clause 18.02-4S Car Parking

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

- Clause 19: Infrastructure
 - Clause 19.01-1S Energy Supply
 - Clause 19.03-3S Integrated Water Management
 - Clause 19.03-5S Waste and Resource Recovery

Local Planning Policy Framework

As outlined at Clause 23.02, the MSS is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives.

Relevant planning policies to this application within the MSS include:

- Clause 21.03 A Vision for Greater Dandenong
- Clause 21.04 Land Use
 - Clause 21.04-3 Industrial
- Clause 21.05 Built Form
 - Clause 21.05-1 Urban Design, Character, Streetscapes and Landscapes
 - Clause 21.05-3 Sustainability
- Clause 21.07 Infrastructure and Transportation
 - Clause 21.07-3 Walking and Cycling
 - Clause 21.07-4 Cars and Parking

As outlined at Clause 23.03, Local Planning Policies are tools used to implement the objectives and strategies of the Municipal Strategic Statement and provide a policy statement of intent or expectation.

Relevant Local Planning Policies to this application include:

- Clause 22.03 Urban Design in Commercial and Industrial Areas
- Clause 22.06 Environmentally Sustainable Development
- Clause 22.12 Eastlink – Buildings, Works and Signage

Particular Provisions

Relevant Particular Provisions to this application include:

Clause 52.06 Car Parking

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

Pursuant to Clause 52.06-6, as a 'waste-to-energy facility' is not listed in Table 1 to Clause 52.06-5, no set car parking rate applies and instead car parking must be provided to the satisfaction of the responsible authority.

Clause 53.10 Uses with Adverse Amenity Potential

At the table to Clause 53.10-1 and within the sub-group of 'Recycling and Resource Recovery', the *combustion, treatment or bio-reaction of waste to produce energy* is defined as a 'Note 1 ' meaning the threshold distance from land within a residential zone or land used, or proposed to be used, for a hospital or education centre is variable and dependent on the processes to be used and the materials to be processed or stored.

Clause 53.18 Stormwater Management

Pursuant to Clause 53.18-3, an application to construct a building or construct or carry out works:

- Must meet all of the objectives of Clauses 53.18-5 and 53.18-6.
- Should meet all of the standards of Clauses 53.18-5 and 53.18-6.

An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharged of stormwater to the drainage system.

General Provisions

Clause 65 Decision Guidelines

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.

Clause 66 Referral and Notice Provisions

Pursuant to Clause 66.02-1 and 66.02-7, the Environment Protection Authority is a determining referral authority for the application.

Council Policies

There are Council strategies of relevance to this proposal being the Greater Dandenong Sustainability Strategy 2016-2030 and Council's Waste and Litter Strategy 2015-2020. Further details are as follows:

Greater Dandenong Sustainability Strategy 2016-2030

This strategy is based around 10 specific themes all of which are geared to making the City of Greater Dandenong one of the most sustainable cities in Australia by 2030. As part of this vision for the municipality the strategy identifies that Council supports a reduction in the amount of waste sent to landfill, a reduction in greenhouse gas emissions and increasing the uptake of renewable energies.

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

Waste and Litter Strategy 2015-2020

As the name suggests, this strategy revolves around waste and litter reduction and is part of Council's commitment to provide sustainable waste management services. This strategy recognises that waste-to-energy plants are a legitimate alternative to landfill for waste disposal, however that the technology has traditionally been cost prohibitive compared to conventional methods - e.g. landfill.

Restrictive Covenants

The site is not subject to any Restrictive covenants, Agreements or easements.

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

Pursuant to Section 55 of the Planning and Environment Act 1987, the application was externally referred to:

Referral Authority	Determining or Recommending	Comments
EPA	Determining	No objection and no conditions

Internal

The application was internally referred to:

Internal Department	Comments
---------------------	----------

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

Transport Planning	No objection subject to permit conditions
Civil Development	No objection subject to permit conditions
ESD / Sustainability	No objection subject to permit conditions
Waste and Cleansing	No objection
Environmental Planning	No objection

Advertising

Notice of the application was not required to be given under Section 52 of the Planning and Environment Act 1987 as the application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Assessment

Policy Context

The purposes of the Industrial 2 Zone highlight that the zone is for 'heavy' industrial uses that are unsuitable for siting elsewhere. This is supplemented by State Planning Policy (particularly Clauses 17.03-2-1S, 17.03-2S, 17.03-3S and 19.03-5S) which talk to a hierarchy of industrial land zonings and the importance of providing appropriate buffers around waste and resource recovery infrastructure, with the application site being nominated as part of the broader Industrial 2 Zone precinct which makes up the Southern Industrial Precinct – Dandenong South.

The proposed land use is consistent with the purpose of the zone, being a use with the ability to cause off-site impacts hence its listing with Clause 53.10-1 (Uses with adverse amenity potential). Whilst the threshold distance is variable, considering the abundance of other waste related industries in the immediate vicinity of the site it is clear that the Industrial 2 Zone represents the most appropriate of the suite of industrial zones for the siting and operation of the proposed land use.

At the local planning policy level, Clause 21.04-3 (Industrial) sets out Council's objectives and strategies with respect to industrial land use. The proposal is considered to respond to the policy framework set out by Clause 21.04-3 by way of the following:

- The establishment of a waste-to-energy facility will contribute towards the broad range of industries sought within the local policy framework.
- The waste-to-energy facility is considered a high-tech industry, encouraged within the local policy framework.
- The waste-to-energy facility will complement several other similar types of waste and resource recovery uses in the immediate area.
- The waste-to-energy facility is a significantly 'heavy' industry suitable to land within the Industrial 2 Zone.

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

- The proposed buildings and works will result in an improvement of the existing site conditions through the addition of a new modern building and hardstand areas.
- The proposed buildings and works are considered to be well-sited and designed to limit ongoing amenity impacts and improve traffic and vehicle movements.

Based on the above, it is considered that the proposed land use is compatible with the provisions of the Greater Dandenong Planning Scheme and particularly the Industrial 2 Zone and PPF and LPPF.

Potential Amenity Impacts

The use of the land must consider the potential offsite amenity impacts such as noise, emissions, traffic, light spill and any other relevant amenity impacts.

With respect to emissions, environmental implications and ongoing site management, the application is subject to the necessary EPA Works Approval and license requirements. This involves the consideration of several technical documents including emissions assessments, environmental impact assessments and site and environmental management plans. These matters are not subject to the planning approvals process, and standard conditions will indicate that the use is not able to commence until a works approval has been granted by the EPA.

With regards to light spill, these matters will be addressed via permit conditions as necessary. Likewise, traffic impacts will be discussed separately below.

With regards to litter and noise impacts, the applicant has provided both a Litter Management Plan and Noise Emissions Assessment.

The conclusions of these documents is summarised as follows:

Noise Emissions Assessment

“The purpose of the assessment was to consider potential noise impacts associated with the proposed use on noise sensitive residential receptors located nearby to the subject site.

Noise emissions associated with the proposed use have been considered in accordance with methodologies described in State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-1).

Based on the assessment, it has been concluded that with the incorporation of suitable noise control strategies, operation of the facility can occur at the site whilst:

- *Complying with the SEPP N-1 noise limits and project design objectives at each of the existing residential noise sensitive receptors during the EPA-defined day period.*

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

- *Complying with the SEPP N-1 noise limits and project design objectives at each of the existing residential noise sensitive receptors during the EPA-defined evening period.*
- *Complying with the SEPP N-1 noise limits and project design objectives at each of the existing residential noise sensitive receptors during the EPA-defined night period.”*

Litter Management Plan

The Plan seeks to minimise the risk of litter being generated and leaving the site in five (5) key areas:

- Waste Collection Vehicle Procedures – all drivers are to comply with Site Operating Procedures.
- Site Perimeter Litter Fence – Permanent fencing and gates around the permit are to be constructed in accordance with any approvals granted.
- Site Inspections – To be carried out twice daily.
- Extreme Weather Events – Examination and collection of litter after extreme events at critical locations.
- Reporting – Ongoing complaints and incidents register and site inspection forms.

These documents adequately respond to the potential offsite amenity impacts and will be endorsed to the permit with the necessary conditions applicable, if a permit is granted.

Development

The proposed industrial development is considered to be appropriate for the subject land at 70 Ordish Road. The building itself (not including external plant and equipment) is well setback from each boundary, adequate in overall height, and maintains appropriate visual interest to the street with the provision of clear glazing and architectural expression.

The building itself sits comfortably within the site and is commensurate in size and scale with surrounding industrial built form. Whilst the building height is considered atypical of the area at approximately 22.4 metres in height, it is not an outlier noting that the building at 109-131 Ordish Road maintains a maximum building height of approximately 30 metres (as well as an exhaust stack of approximately 35 metres).

Whilst loading and unloading bays are located to the frontage, this is necessary for operational reasons and fundamental to the site layout. To alleviate any dominance to the public realm, the applicant has prepared and supplied a landscape plan demonstrating high quality canopy planting with approximately seventeen (17) canopy trees proposed in excess of eight (8) metres when planted, which would serve to soften the built form.

The primary built form consideration pertains to the rear plant and equipment, and specifically the fifty five (55) metre exhaust stack. As described above, it is considered a necessary function of the use from an environmental and operational perspective.

The applicant has provided a Visual Impact Assessment which seeks to demonstrate that the exhaust stack is unlikely to impact nearby sensitive land. The key viewpoints are nominated as follows and attached under Appendix 2:

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

- Viewpoint 01 – Green Road, 1.56km from the facility (on the periphery of the Somerfield residential estate)
- Viewpoint 02 – Perry Road / Naxos way, 798m from the facility (on the periphery of the Green Wedge Zone).

Each viewpoint nominates a visual sensitivity and a magnitude of visual change (meaning the extent of visual change). The viewpoints also include three different viewing experiences:

- one being the existing conditions;
- two being the proposed stack superimposed in real time; and
- three being the proposed stack superimposed with the facility nominated in red.

The visual impact assessment demonstrates that between 798m to 1.6km from the site, the exhaust stack is not considered visually excessive or dominant, with the expected visual impact rating for Viewpoint 1 nominated as *negligible to minor* and for Viewpoint 2 nominated as *minor*.

Council officers have considered the recommendations of the visual impact assessment and are comfortable with the impact ratings stipulated for each viewpoint. In addition, it is noted that the exhaust stack is coloured in blue tones to further integrate the building and works with the skyline.

Sustainable Development

With respect to Sustainable Development and the provisions of Clause 22.06, the submitted Sustainability Management Plan (SMP) has been reviewed by Council's ESD officer with no objection subject to permit conditions.

The SMP submitted is above best practice with a 53% BESS score achieved. The proposal seeks to incorporate the following ESD measures to address sustainable design for the development:

- Rainwater tank for onsite re-use.
- Interceptor pits to minimise and remove litter, suspended solids, oil, grease and petroleum products.
- Sustainable materiality.
- Improved internal environments to increase acoustic comfort, provide adequate ventilation and provide quality natural light.
- A 10kW solar PV system installed to offset a portion of the power required to operate the facility.

Whilst the SMP is generally considered acceptable, a number of permit conditions are required to ensure that the proposed stormwater treatments are acceptable, should a Melbourne Water contribution not be approved.

Car Parking, Traffic Engineering and Loading

A Traffic Impact Assessment was prepared and submitted with the application. Specifically, for car parking there is no rate specified for a waste-to-energy facility and as such car parking must be provided to the satisfaction of Council.

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

As outlined within the impact assessment and development plans, provision is made for a total of thirty five (35) car parking spaces. In a worst-case scenario, there would be a total of twenty two (22) persons at any given time driving to the site. Considering the spaces provided, there would be an excess of thirteen (13) spaces available within a worst-case scenario.

It is considered that due to the bespoke use of the site, car parking provided is reasonable and adequate. This is further reinforced by Council's Transport Planning Department, who have not objected to the proposal subject to standard permit conditions.

From a traffic safety perspective, the development plans nominate a separated private vehicle / commercial vehicle access / egress to improve site movement and safety. The plans also include the provision of a continuous pedestrian pathway from the frontage car park to the rear of the site, providing access to the building office.

From a broader traffic perspective, it is anticipated that the site will generate a total of ninety six (96) delivery two-way trips within the day. A further thirty six (36) two-way staff trips are expected each day.

The impact assessment describes and explains this proposed traffic generation and its potential impact on the local road network including the signalised intersection at Greens Road / Ordish Road with the conclusion of this assessment being that there will be no material impact on the local road network.

The impact assessment also considers the potential for vehicle queuing on Ordish Road due to the nature of the use and waste collection vehicles. On the basis that the development plan allows for thirteen (13) trucks to be accommodated on site at any given time and on the assumption that five (5) trucks can be processed per hour (minimum ten (10)-minute processing time), it is concluded that no queuing is likely to occur on Ordish Road.

Again, Council's Transport Planning department have reviewed these matters, and have raised no objection, subject to permit conditions to limit site vehicle queuing.

Aboriginal Cultural Heritage Sensitivity

The applicant has submitted a Cultural Heritage due diligence assessment for the site and proposed use and development of the land.

In summary, the report finds that there is no requirement for a mandatory CHMP. In addition the report further identifies that there is no potential for Aboriginal cultural heritage within the study area.

Conclusion

The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including the Planning Policy Framework and Local Planning Policy Framework, Municipal Strategic Statement, Zone, Particular and General Provisions and Decision Guidelines. Overall, it is considered that the proposed use and development is appropriate having regard to the site's location within the Industrial 2 Zone and it is recommended a permit be granted subject to conditions.

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)**Recommendation**

That Council resolves to Grant a planning permit in respect of the land known and described as 70 Ordish Road (Lot 1 on Title Plan 205351Q) for the use and development of the land for a waste-to-energy facility in accordance with the plans submitted with the application subject to the following conditions:

1. Before the use and development starts, one copy of an amended plan/plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans submitted with the application, but modified to include:
 - 1.1. Revised rainwater tank capacity as per Condition 2.1.
 - 1.2. Removal of reference to future signage.

All to the satisfaction of the Responsible authority.

2. Prior to the endorsement of plans under Condition 1, an amended Sustainable Management Plan (SMP) must be submitted to and approved by the Responsible Authority. When approved, the amended SMP will be endorsed and will form part of this permit. The amended SMP must be generally in accordance with the SMP (prepared by SMEC, Ref 30041688 dated April 16 2019), but modified to include or show:
 - 2.1. Revised water section of the SMP and BESS assessment that specifies a rainwater tank capacity of a minimum 10,000L.
 - 2.2. Further information on the proposed education centre, including how it demonstrates an innovative outcome compared to other education centres in the region to justify the BESS innovation credits claimed
 - 2.3. Clarification on the supply of energy to the office area and overall development, with reference to the facility output and solar PV panels installed.
 - 2.4. Provision of a letter of agreement between the applicant and Melbourne Water that specifies the contribution paid for stormwater quality offsets as part of the drainage scheme works.
 - 2.5. Provision of the relevant stormwater modelling outputs and treatment measures on site (should the condition above not be accepted by the responsible authority).

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

- 2.6. Revised stormwater management plan that specifies the type of triple interceptor pit and litter trap in the appendix of the report (see Condition 3 – stormwater management plan)**
 - 2.7. Submission of a JV3 modelling report to the appendix of the SMP when complete.**
- 3. The provisions, recommendations and requirements of the endorsed SMP must be implemented and complied with to the satisfaction of the Responsible Authority. The endorsed SMP must not be altered without the prior written consent of the Responsible Authority.**
- 4. Prior to the occupation of the development, a report from the author of the SMP, approved under this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the SMP have been implemented in accordance with the approved Plan.**
- 5. Prior to the commencement of the development, an amended Stormwater Management Plan (StMP) must be submitted to and approved by the Responsible Authority. When approved, the amended StMP will be endorsed and will form part of this permit. The amended StMP must be generally in accordance with the StMP (prepared by SMEC, Ref 30041688 dated April 10 July 2018), but modified to include or show:**
 - 5.1. Specification of the proposed stormwater treatment systems (including triple interceptor pits and litter traps)**
 - 5.2. Product information (including treatment performance specifications) as part of the plan)**
 - 5.3. Information on the proposed maintenance program for the proposed treatment systems.**
 - 5.4. Supporting water quality modelling to demonstrate best practice stormwater water quality standards have been met if applicable.**
- 6. The provisions, recommendations and requirements of the endorsed StMP must be implemented and complied with to the satisfaction of the Responsible Authority. The endorsed StMP must not be altered without the prior written consent of the Responsible Authority.**
- 7. Prior to the commencement of the development, a Construction Management Plan (CMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The CMP must include details about how the construction will be undertaken so it has minimal impact on the environment, including but not limited to:**

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

- 7.1. Full work schedule/construction management plan for each individual stage to ascertain impacts on surrounding properties.**
- 7.2. Public/worker access and safety issues.**
- 7.3. Hours of construction activity (including at what stage “out of hours works” are proposed and what type of works are to be conducted outside the hours of operation.**
- 7.4. The location of hoardings, hoists and workers’ amenities.**
- 7.5. The location of public precautions, loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street.**
- 7.6. Details as to how traffic and pedestrian safety and amenity will be controlled within the vicinity of the land and its surrounds.**
- 7.7. The provision of a traffic management plan, including detailed plans that show the areas required for and the nature of items to be placed on any street during all stages of construction in accordance with approval by the responsible Building Surveyor, entry and exit points for construction vehicles (including temporary and permanent vehicle crossings), traffic management during construction including road closures/ road occupation/footpath closures, work zones/ construction zones to accommodate vehicles and deliveries.**
- 7.8. Service connections/road and footpath openings and anticipated impact on public land during the connection of different services.**
- 7.9. Measures to be used to protect Council infrastructure from damage.**
- 7.10. A list of all environmental hazards that the activities on-site pose such as contaminated soil, materials and waste, dust, stormwater contamination from run-off and wash-waters sediment from the site on roads, construction noise, hours of operation, vibration, washing of concrete trucks and other vehicles and machinery, spillage from refuelling cranes and other vehicles and machinery etc.**
- 7.11. Protection measures that will be undertaken to minimise the risk of the above hazards being realised.**
- 7.12. Regular monitoring/inspections of the above protection measures.**
- 7.13. Identification as to who will be responsible for managing all of the above issues.**

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

8. When approved, the CMP will be endorsed and will form part of this permit. The provisions, requirements and recommendations of the endorsed CMP must be implemented and complied with to the satisfaction of the Responsible Authority.
9. The provisions, requirements and recommendations of the endorsed Litter Management Plan (SMEC, 17 April 2019) must be implemented and complied with to the satisfaction of the Responsible Authority.
10. The provisions, requirements and recommendations of the endorsed Noise Emissions Assessment (Watson Moss Growcott Acoustics, 22 March 2019) must be implemented and complied with to the satisfaction of the Responsible Authority.
11. The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.
12. Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the use is commenced.
13. 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.
14. The use and development as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.
15. 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.
16. Once the use is commenced, the land may only be used for the permitted use and the use must be conducted to the satisfaction of the Responsible Authority.
17. Except with the prior written consent of the Responsible Authority, the approved use must not commence, and the land must not be occupied until all buildings and works, and conditions of this permit have been complied with.
18. The approved development must not start until a Works Approval has been obtained from the Environment Protection Authority.
19. All residual 'bottom ash' must be regularly removed from the land on at least a weekly basis. All vehicles removing waste must have fully secured and contained loads to the satisfaction of the Responsible Authority.
20. Waste must not be stockpiled, displayed or stored outside the building, without the further written consent of the Responsible Authority.

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

- 21. Prior to the occupation of the development, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:**
 - 21.1. Constructed in accordance with the endorsed plan/s.**
 - 21.2. Properly formed to such levels that they can be used in accordance with the plans.**
 - 21.3. Surfaced with an all-weather sealcoat.**
 - 21.4. Drained to the legal point of discharge.**
 - 21.5. Line-marked to indicate each car space and all access lanes.**

Parking areas and access lanes must be kept available for these purposes at all times
- 22. In areas set aside for car parking, measures must be taken to prevent damage to fences or landscaping areas, all to the satisfaction of the Responsible Authority.**
- 23. The car parking provided on the land must always be kept available for its intended purpose at all times. No measures must be taken to restrict access to the car park.**
- 24. The car parking area must be lit if in use during the hours of darkness and all lights must be designed and fitted with suitable baffles. The lighting must be positioned to prevent any adverse effect on adjoining land and must not be considered excessive for the area, all to the satisfaction of the Responsible Authority.**
- 25. The operator under this permit must make all reasonable attempts to ensure that no vehicle under the operator's control, or the operator's staff, are parked in the streets nearby, all to the satisfaction of the Responsible Authority.**
- 26. The operator under this permit must make all reasonable endeavours to ensure that all vehicles entering and exiting the site do so in a forward direction, all to the satisfaction of the Responsible Authority.**
- 27. Car spaces, access lanes, loading bays and driveways must be maintained (including line marking) and kept available for these purposes at all times.**
- 28. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading bay(s) and must not disrupt the circulation and parking of vehicles on the land.**
- 29. The site operator must endeavour to prevent site boundary commercial vehicles queuing on arrival along the public access road. Accordingly, access/ driveways/ roadways/ aisles providing access to loading areas on-site must not be gated during operating hours of feature control points (i.e. boom gates., guardhouse or similar) without suitable queuing space on site, all to the satisfaction of the Responsible Authority.**

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

30. **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/s no longer required must be removed and the land, footpath and kerb and channel reinstated, and the nature strip sown with grass, all to the satisfaction of the Responsible Authority.**
31. **A sign(s) not exceeding 0.3 square metres, must be provided directing drivers to the area set aside for carparking and must be located and maintained all to the satisfaction of the Responsible Authority.**
32. **Floor levels shown on the endorsed plan(s) must not be altered or modified without the further written consent of the Responsible Authority.**
33. **Provision must be made for the drainage of the site including landscaped and paved areas, all to the satisfaction of the Responsible Authority.**
34. **The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.**
35. **Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the Legal Point of Discharge (LPD) approval letter. Approval of drainage plan including any retention system within the property boundary is required**
36. **Noise emitted from the premises, mechanical plant and equipment must not exceed the permissible noise levels determined in accordance with the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1.**
37. **The amenity of the area must not be detrimentally affected by the use or development on the land, through the:**
 - 37.1. **Transport of materials, goods or commodities to or from the land.**
 - 37.2. **Appearance of any stockpiled waste.**
 - 37.3. **Emission of noise, artificial light, vibration, smell, fumes, litter, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.**
 - 37.4. **Presence of vermin.****All to the satisfaction of the Responsible Authority.**
38. **All wastes must be disposed of to the satisfaction of the Responsible Authority and no liquid waste or polluted waters shall be discharged into a sewer or stormwater drainage system.**
39. **The site shall be kept in a neat and tidy condition at all times, all to the satisfaction of the Responsible Authority.**

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

40. Before the occupation of the development starts, landscaping works as shown on the endorsed plan/s must be completed and then maintained, all to the satisfaction of the Responsible Authority.
41. This permit will expire if one of the following circumstances applies: -
- 41.1. The development or any stage of it does not start within three (3) years of the date of this permit, or
 - 41.2. The development or any stage of it is not completed within six (6) years of the date of this permit, or
 - 41.3. The use does not start within one (1) year of the completion of the development, or
 - 41.4. The use is discontinued for a period of two (2) years.

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

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

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.

A Vehicle Crossing Permit must be obtained from Council for the vehicular crossing prior to construction of the crossing.

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

Any works undertaken within the road reservation and easements will require the developer to obtain a civil works permit from Council.

A building approval may be required prior to the commencement of the approved works.

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

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

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

Prior to the final design being completed, the applicant should consult with Council's Infrastructure Planning Department in regard to the legal point of discharge for the site.

EPA Note:

The permit operator (occupier) is advised they are required to comply with the *Waste Management Policy (Combustible Recyclable and Waste Materials)*, as published in Government Gazette No. S397 on 28 August 2018 to ensure that combustible and recyclable waste materials are managed and stored in a manner that minimises the risks of harm to human health and environment. Non-compliance with this policy could lead to sanctions under the *Environment Protection Act 1970*.

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 70 ORDISH ROAD DANDENONG
SOUTH (PLANNING APPLICATION NO. PLN19/0257)**

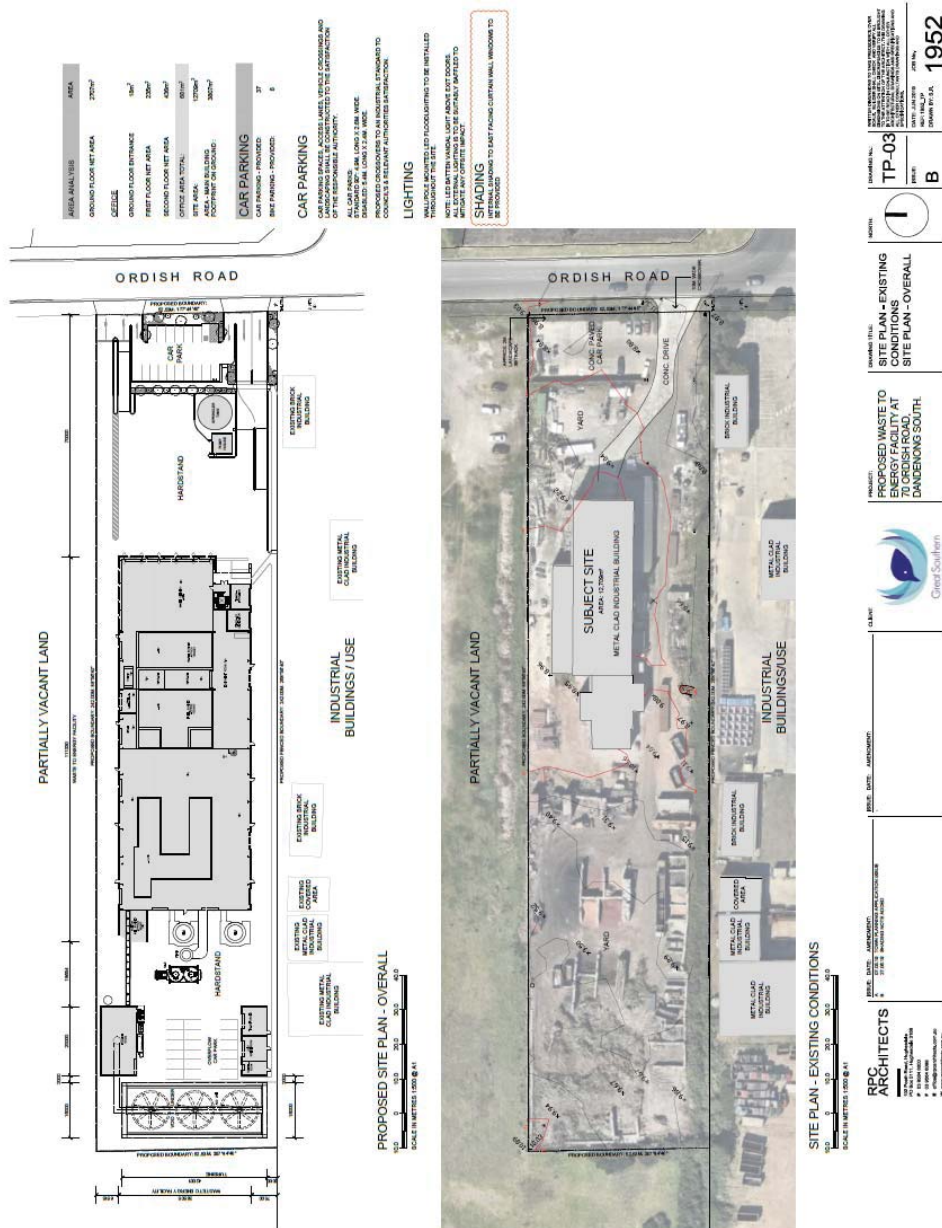
ATTACHMENT 1

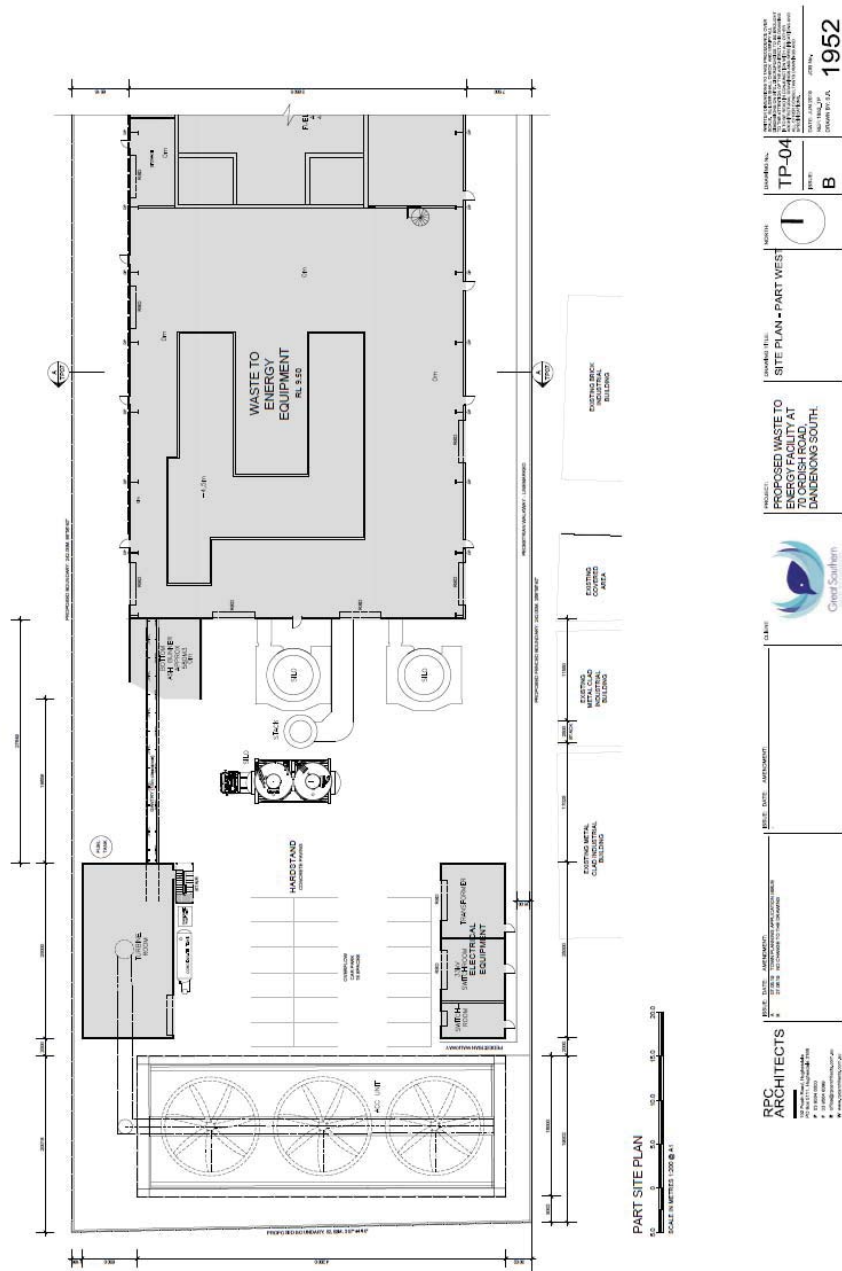
SUBMITTED PLANS

PAGES 10 (including cover)

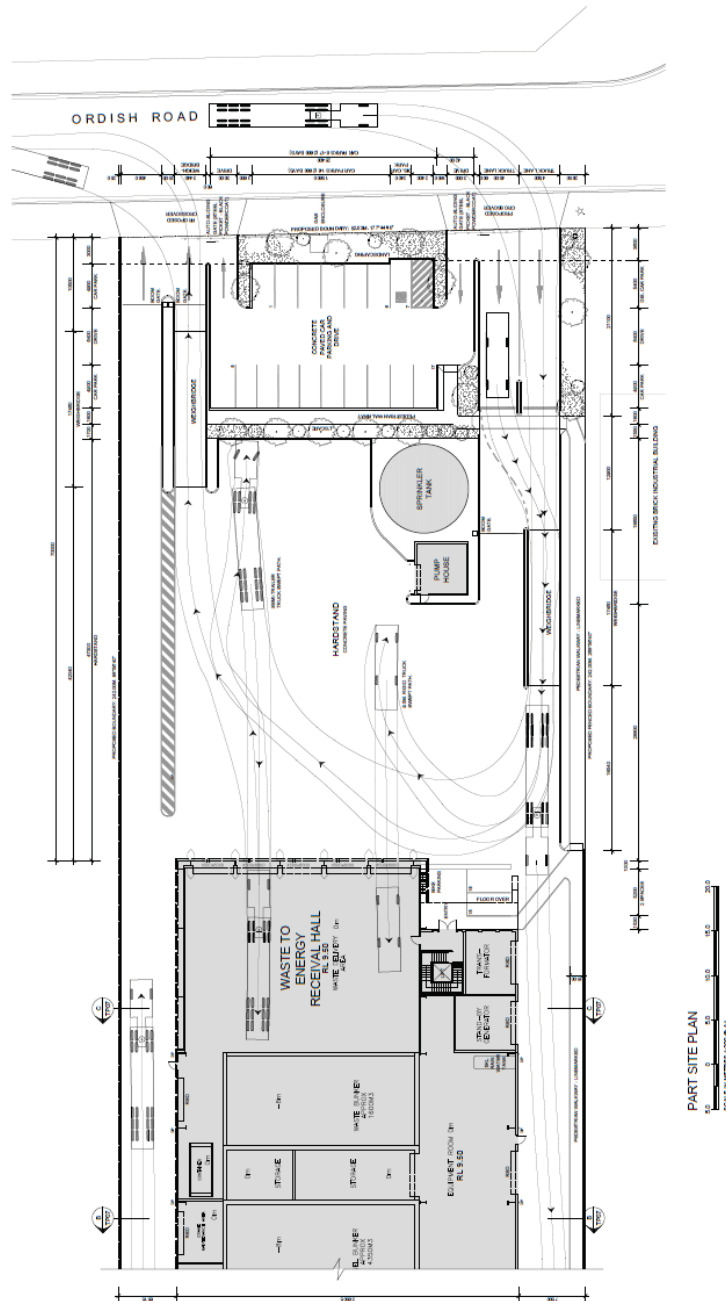
If the details of the attachment are unclear please contact Governance on 8571 5235.

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)





2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)



RCC ARCHITECTS
200 Dandenong Road
Dandenong VIC 3175
P 03 9594 8800
F 03 9594 8801
E info@rccarchitects.com.au
W www.rccarchitects.com.au

PROPOSED WASTE TO ENERGY FACILITY AT 70 ORDISH ROAD, DANDENONG SOUTH.

SITE PLAN - PART EAST

TP-05
B
1
1952

City of Greater Dandenong

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)



2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)



[illegible]



LEGEND 1:500

WASTE TO ENERGY FACILITY

PLANT SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE	1000	m³	For foundation and floor slab
2	STEEL	500	kg	For structural frame
3	INSULATION	200	m³	For roof and walls
4	GLASS	100	m²	For windows
5	PAINT	50	kg	For exterior walls
6	ROOFING	100	m²	For roof covering
7	MECHANICAL	100	kg	For boiler and turbine
8	ELECTRICAL	100	kg	For wiring and controls
9	PLUMBING	100	kg	For pipes and fittings
10	LANDSCAPE	100	m²	For site works

WARNING

BEWARE OF UNDERGROUND SERVICES

Before commencing any work, the contractor must ensure that all underground services have been identified and marked. The contractor must also ensure that all work is carried out in accordance with the relevant standards and regulations.

GENERAL NOTES

- The contractor must ensure that all work is carried out in accordance with the relevant standards and regulations.
- The contractor must ensure that all materials are of the highest quality and are suitable for the intended use.
- The contractor must ensure that all work is completed within the specified time frame.
- The contractor must ensure that all safety measures are followed at all times.
- The contractor must ensure that all waste is disposed of in accordance with the relevant regulations.

KEY PLAN: 1:1000

ORDISH ROAD

THOMAS MURRELL CRESCENT

WASTE TO ENERGY FACILITY

REFER TO L100 FOR CONTINUATION

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 70 ORDISH ROAD DANDENONG
SOUTH (PLANNING APPLICATION NO. PLN19/0257)**

ATTACHMENT 2

VISUAL IMPACT VIEWPOINTS

PAGES 3 (including cover)

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

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)



VIEWPOINT 1 - Existing conditions



VIEWPOINT 1 - PHOTO MONTAGE: proposed facility with 55m high stack



VIEWPOINT 1 - PHOTO MONTAGE: proposed facility with 55m high stack (shown in red for clarity of position)



LOCATION DATA REFERENCE

VIEWPOINT 01
LOCATION: Gnores Road
RATIONALE: Adjacent to Somefield residential area
and the Cultural Centre
COORDINATES: e 340108.4, n 5791431.9
ELEVATION: 18m
DISTANCE TO THE FACILITY: 1.56 km
TIME OF PHOTO: 14:28

Waste to Energy facility - Dandenong South

Viewpoint 1
Date issued: 10/05/2019 (Revision: 0)
Drawing: 1/001
Drawn by: M. H. Choudhury, H. L. L. L. L.

Copyright © 2019. This plan is based on preliminary information only and may be subject to change as a result of detailed site investigations, confirmation by survey and formal Council activity.

NOTE:
The depiction of the stack is indicative only (representing likely
worst case) scenario and subject to detailed design.



2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)



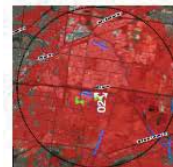
VIEWPOINT 2 - Existing conditions



VIEWPOINT 2 - PHOTO MONTAGE: proposed facility with 55m high stack



VIEWPOINT 2 - PHOTO MONTAGE: proposed facility with 55m high stack (shown in red for clarity of position)



LOCATION DATA REFERENCE

VIEWPOINT 02
LOCATION: Perry Road/Navos Way, Keysborough
RATIONALE: Opposite residential area at entry to industrial estate
COORDINATES: e 340702.1, n 5750274.5
ELEVATION: 14m
DISTANCE TO THE FACILITY: 708m
TIME OF PHOTO: 10:20

Waste to Energy facility - Dandenong South

Viewpoint 2

Date Issued: 27/05/2019 Revision: B
SMEC Project Reference: 3004-10881 Drawing: L-1002
Drawing by: M. King, Checked by: V. Lumb

Copyright SMEC 2019. This plan is issued for preliminary information only and may be subject to change as a result of detailed site investigations, confirmation by survey and formal Council/Authority.

NOTE:
The location of this stack is indicative only, commencing from
the road corner, however, not subject to detailed design.

Urban Design
Landscape Architecture
Town Planning
SMEC
Member of the Sellen Group

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01)

File Id:	287775
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Location of Objectors Clause 55 Assessment Clause 22.09 Assessment Clause 52.06 Assessment

Application Summary

Applicant:	Ornina Design
Proposal:	Planning permit amendment to allow for the development of an additional double storey dwelling.
Zone:	General Residential Zone Schedule 1 (GRZ1)
Overlay:	Nil
Ward:	Silverleaf

This application has been brought to a Council meeting as it has received more than two (2) objections during the notification process.

The application proposes to amend the existing planning permit PLN16/0649 which allows the construction of three (3) side by side double storey dwellings.

The application seeks to amend the following to allow for the development of an additional double storey dwelling (four dwellings):

- Change of the permit wording/ description
- Deletion or amendment of condition 1 requirements
- Changes to the endorsed plans

A permit may be amended under Section 72 of the *Planning and Environment Act 1987*. The application for an amendment to a permit follows the same process as a new planning application process.

A planning permit is required for the construction of two or more dwellings on a lot pursuant to Clause 32.08-6 (GRZ) of the Greater Dandenong Planning Scheme.

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**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.

Three (3) objections were received to the application. Issues raised generally relate to matters of:

- Amenity impacts (overlooking/overshadowing/noise).
- Increased traffic.
- Lack of parking.
- Out of character with existing dwellings.
- Devaluation of property values.

Assessment Summary

The site is located within an established residential area and is well suited for medium density housing given that the site is zoned for incremental change. The proposal seeks to add one dwelling to an already approved development, and provide a medium density development which is generally consistent with the existing and preferred future neighbourhood character. It is noted that the development complies with all of the design principles, as demonstrated in the attachments outlined in this report.

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

Recommendation Summary

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

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Subject Site and Surrounds****Subject Site**

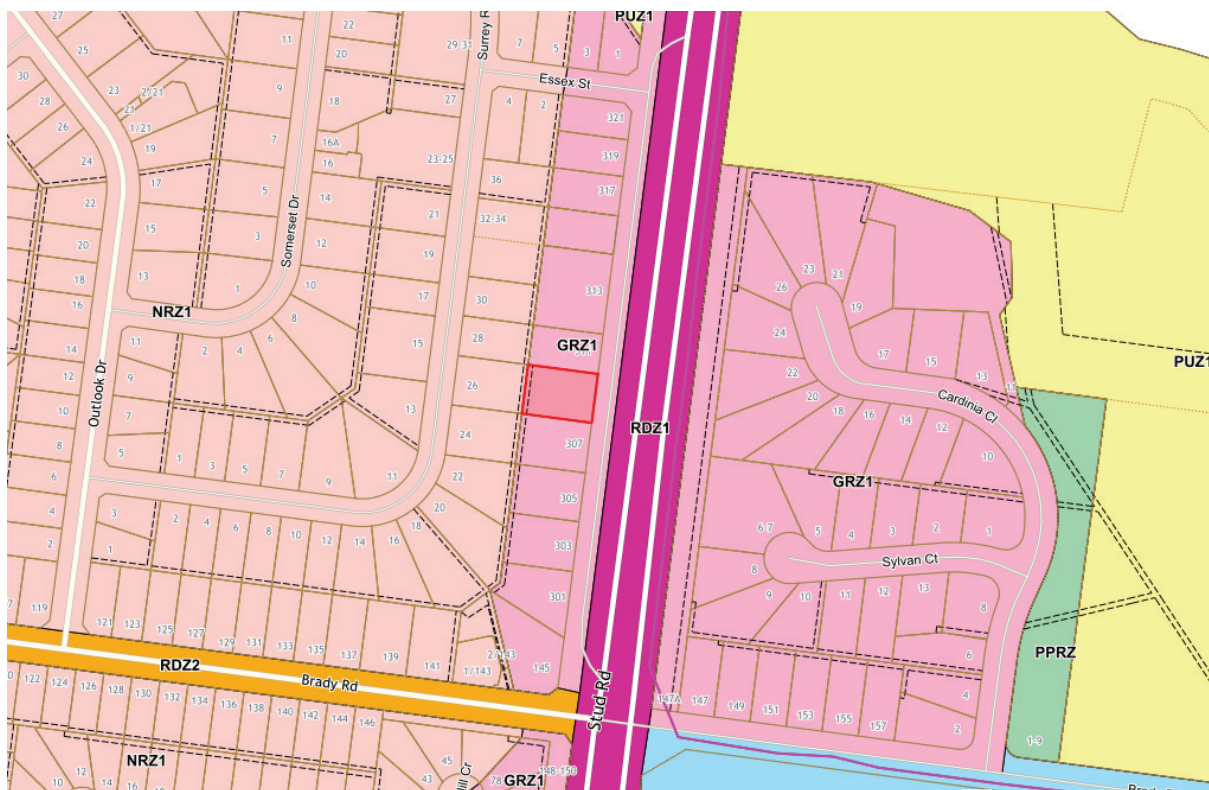
- The subject site is rectangular in shape with an eastern frontage to Stud Road of 27.43 metres and depth of 38.80 metres.
- The subject site has an overall area of 1064 square metres.
- A 2.44-metre-wide drainage and sewerage easement runs parallel adjacent to the rear (western) boundary.
- The site is currently vacant (existing dwelling has been demolished).
- Access to the site is via a service lane from Stud Road, and the site has two formed crossovers on opposite sides of the frontage.
- There is no significant vegetation on the site.
- The site is relatively flat with a gentle slope down towards the south (side) of the site.

Surrounding Area

- The subject site is located within a residential area with existing dwellings surrounding the subject site to the north, east, south and west.
- The subject site is located on the transition between the General Residential Zone – Schedule 1 to the east and the Neighbourhood Residential Zone – Schedule 1 to the west.
- Neighbouring and surrounding properties are generally single dwellings per lot, with a mixture of single and double storey in height.
- Further to the north approximately 190 metres, adjoining Stud Road is the Dandenong Creek and trail.
- The Monash freeway is located approximately 600 metres to the south/west of the subject site.
- Dandenong Activity Centre is located approximately 3.4km to the south of the subject site.
- There has not been a substantial change to the immediate area and surrounds since the original permit was issued.

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

Locality Plan



Background

Previous Applications

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

PLN16/0649 was issued on 10 March 2017 and allows *construct three (3) double storey dwellings*.

Condition 1 required the following amended plans to be submitted:

1. *Before the development starts, two (2) copies of amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plans have been approved and endorsed by the Responsible Authority. The endorsed copy of the plans forms part of this permit. The plans must be in accordance with the plans submitted with the application, but modified to show:*
 1. *The lines extending from each porch to be either deleted or identified as a fence with a maximum height of 900mm.*
 2. *The south side of the balcony to Unit 1 is to be screened to a height of 1.7m with a minimum of 50% transparency.*

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

3. *The north facing first floor habitable room windows of Unit 2 to remove the obscure glazing and the south facing first floor window of Unit 1 to be obscured.*
4. *The obscure glazed highlight windows with sill heights of 1.7m above floor level are to be provided with clear glazing.*
5. *The references to the paling fence and 600mm high lattice to be deleted.*
6. *All ground floor and first floor setbacks corrected to show the minimum dimension from the boundary.*
7. *The minimum street setback of the garages to each dwelling.*
8. *Landscape plans in accordance with condition 2.*

All to the satisfaction of the Responsible Authority.

The condition 1 plans were received and endorsed to the permit. An application to extend the expiry date of the permit was approved on 13 March 2019 with the new expiry date being;

- Development must start by 10 March 2021.
- Development must be completed by 10 March 2023.

Proposal

The application proposes to amend the existing planning permit PLN16/0649 which allows the construction of three (3) side by side double storey dwellings on the subject site to allow for the construction of an additional double storey dwelling on the site, totalling four (4) double storey dwellings.

The application seeks to amend the permit preamble and condition 1 requirements to reflect the proposal to allow four (4) side by side double storey dwellings. Details of the proposal are as follows:

- The dwellings are to be sited in a side by side configuration with dwellings 1 and 2 attached and dwellings 3 and 4 attached, each in a side by side arrangement.
- The dwellings will contain two (2) (dwelling 4) and three (3) bedrooms (dwellings 1, 2 and 3) plus a study, with ground floor open plan family/ meals and kitchen areas and bedrooms located on the ground floor.
- Master bedrooms have first floor balconies located at the front (eastern) of the site.
- Each dwelling is provided with a single garage located at the front and tandem car space. Access is proposed via two (2) shared central crossovers and driveways.
- The two groups of dwellings are separated by a 2 to 2.6 metre setback at ground level which increases to 4.32 to 4.925 metres at the first floor.
- The development has a minimum front setback of 8.9 metres and side boundary setbacks of 1 metre along with a rear setback of 7.32 metres. Side boundary setbacks extend out to 1.6 metres towards the rear of the respective dwellings.

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

- Private open space is in the form of ground floor SPOS at the rear of each property. Dwellings 1 to 4 each afford 72.20 square metres of SPOS with a minimum dimension of 6.855 metres.
- The overall maximum building height is 6.8 metres. The dwellings are to be constructed of brick.

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- To amend a permit under Section 72 of the *Planning and Environment Act 1987*.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a General Residential Zone Schedule 1, as is the surrounding properties to the north, east and south, whilst properties to the west are zoned Neighbourhood Residential Zone Schedule 1. Stud Road is a designated Road Zone Schedule 1.

The purpose of the General Residential Zone Schedule 1 Zone outlined at Clause 32.08 is:

- *To implement the Municipal Planning Strategy Statement 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 for the construction of two or more dwellings on a lot.

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

The following variations within the Schedule to the General Residential Zone are nominated 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; 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;
- 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.

Planning Policy Framework

Clause 15.01-1S Urban Design seeks to *“Create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity”*.

Along with **Clause 15.01-1R Urban Design – Metropolitan Melbourne** seeks to *“Create a distinctive and liveable city with quality design and amenity”*.

Clause 15.01-2S Building Design seeks to *“Achieve building design outcomes that contribute positively to the local context and enhance the public realm”*.

Clause 15.01-5S Neighbourhood Character seeks to *“Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character. Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place”*.

Clause 16.01-1S Integrated Housing seeks to *“Promote a housing market that meets community needs”*.

Clause 16.01-2S Location of Residential Development seeks to *“Locate new housing in designated locations that offer good access to jobs, services and transport”*.

Clause 16.01-4S Housing Affordability seeks to *“Deliver more affordable housing closer to jobs, transport and services”*.

Clause 18.02-4S Car Parking seeks to *“Ensure an adequate supply of car parking that is appropriately designed and located”*.

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Local Planning Policy Framework**

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

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

“Greater Dandenong’s neighbours are the Cities of Casey to the east, Frankston to the south, Kingston to the west, and Monash and Knox to the north. Greater Dandenong is bounded by the Dandenong Creek, Princes Highway, South Gippsland Freeway, Westernport Highway to the east, Thompsons Road to the south, Mornington Peninsula Freeway, Springvale Road, Tootal Road, Heatherton Road and Westall Road to the west and Police Road to the north.

It is a city that has at its doorstep the magnificent Dandenong Ranges and large areas of flora and fauna. Greater Dandenong has extensive areas of open space and includes several areas of significant ecological value, wetlands and remnant woodlands and grassland communities. The creeks and waterways that traverse the city, together with its many areas of historical, aboriginal and vegetative significance, afford the city a composition of diverse environments.”

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**. Of which the following is of relevance to the proposed development; *“A city renowned for its inclusiveness and admired for its cosmopolitan and multicultural lifestyle; a city where a range of arts activities are promoted and different cultures are celebrated as much as tradition and history are celebrated”*.

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

- **Clause 21.05 Built Form** is relevant to the proposal, in particular **Clause 21.05-1 Urban design, character, streetscapes and landscapes** of which the following objectives are relevant: (1) *“To facilitate high quality building design and architecture; (2) To facilitate high quality development, which has regard for the surrounding environment and built form; (6) To ensure that design of the public and private environment supports accessibility and healthy living; (7) To protect and improve streetscapes; and (8) To ensure landscaping that enhances the built environment.”*
- **Clause 21.07 Infrastructure and Transportation, Clause 21.07-1 Physical, Community and Cultural Infrastructure** is of relevance to the proposal in particular Objective (2) Which seeks *“To manage the impact of discharge of stormwater to minimise pollution and flooding”*. Clause 21.07-2 Public transport is of relevance with objective 1 seeking *“To increase the use of public transport”* along with Clause 21.07-(3) Walking and cycling, the objective of which is *“To promote and facilitate walking and cycling”*. Clause 21.07-4 Cars and Parking needs to be considered with objective (1) *“To promote significant modal shift away from the car”* and (2) *“To protect residential and other sensitive uses from adverse impacts of vehicular traffic”* of relevance to the proposal.

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

Clause 22.05 Greater Dandenong Gateways Policy is of particular relevance to the proposal with the subject site being located within 'Gateway' location 1.

The objectives of Clause 22.05 are:

- *To develop gateways that engage, challenge and inspire the community.*
- *To encourage gateway developments that uniquely identify the City of Greater Dandenong.*
- *To provide certainty as to how gateway locations will look, feel and function.*
- *To improve the perception of the City of Greater Dandenong among its residents and visitors.*
- *To improve the visual amenity of the municipality's gateway locations.*

Where a permit is required for land use or development (including signage) in a Gateway identified in Map 1: Gateway Locations, the following policy applies:

- *An application for a Planning Permit must include an assessment against the Public Realm and Built Form Guidelines contained within the relevant Gateway Concept Plan (City of Greater Dandenong Gateways Strategy, December 2011).*

An assessment of the proposed use and development against the Gateway Concept Plan is included further below.

Clause 22.06 Environmentally Sustainable Development is applicable to all proposed residential and non-residential development. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Clause 22.09 Residential Development and Neighbourhood character is relevant to the proposal which *"provides guidance to manage the evolution of residential neighbourhood character throughout Greater Dandenong into the future. It responds to state and metropolitan planning policy regarding urban form and housing, while respecting valued characteristics of residential neighbourhoods. Based on the City of Greater Dandenong Neighbourhood Character Study (September 2007), the Municipal Strategic Statement divides the residential areas of Greater Dandenong into three 'Future Change Areas': Substantial, Incremental and Limited. This policy identifies the rationale, existing character, identified future character and design principles for each of these areas. The design principles in this policy provide guidance to achieve high quality design and amenity outcomes for all new residential development"*.

An assessment against Clause 22.09 is included as Attachment 4.

Particular Provisions

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

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

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

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

Use	Rate
Dwelling	One (1) car parking space to each one (1) or two (2) bedroom dwelling; and
	Two (2) car parking spaces to each three (3) or more bedroom dwelling

As the subject site is identified as being within the Principal Public Transport Network Area, there is no requirement to provide for visitor parking.

The proposal meets the required car parking rate with no wavier sought, subject to permit conditions requiring the provision of a tandem space for dwelling 4 due to the inclusion of a ground floor study.

An application must meet the Design standards for car parking included at Clause 52.06-8.

An assessment against Clause 52.06 is included as Attachment 5.

Clause 55 – Two or More dwellings on a lot and residential buildings also needs to be considered under the current application. The purposes of this provision are:

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

An assessment against Clause 55 is included as Attachment 3.

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

General Provisions

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

Restrictive Covenants

The subject site is encumbered by Covenant C339896.

The proposed amendment does not contravene any of the requirements of the Covenant with each dwelling constructed in brick.

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

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

Internal

The application was not required to be internally referred as the proposal maintains existing conditions from the previous approval granted and the proposal complies with the design standards for car parking and accessways.

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

Advertising

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

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

The notification has been carried out correctly.

Council has received three (3) objections to date.

The location of the objectors is shown in Attachment 2.

Consultation

A consultative meeting has not been held as the proposal has not received four (4) or more objections.

Summary of Grounds of Objections

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

- **Amenity impacts (overlooking/overshadowing/noise)**

The proposed development has adequately responded to any amenity impacts to the directly adjoining residential properties through the use of appropriate boundary setbacks, highlight/obscure glazing and landscaping.

The development complies with the objectives and standards of Clause 55 in relation to amenity impacts.

In relation to noise, any residential noise associated with a dwelling is considered to be normal and reasonable within an urban setting with the use of a dwelling not requiring a permit under GRZ1.

- **Increased traffic**

The development provides for appropriate on-site car parking in relation to the number of bedrooms within the proposed dwellings.

Any increased traffic movement associated with the proposed development is considered reasonable and can be readily accommodated within the surrounding street network.

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

- **Lack of parking**

The proposal is for the development of four (4) dwellings, pursuant to Clause 52.06 the proposal requires a total of eight (8) car spaces to be provided on the site, as the subject site is located within the Principal Public Transport Network Area (PPTN), Column B is applicable pursuant to the car parking requirement specified in Table 1 of Clause 52.06. The proposal includes a total of eight (8) car spaces within the subject site therefore meeting the car parking requirements.

Access to the site will be via two single crossovers which is consistent with the existing site conditions and will not have any greater impact on existing parking within the street compared to existing site conditions. The amendment is considered to have a lesser impact on existing street parking conditions than the previously approved development of three (3) dwellings which allowed access via three (3) individual crossovers.

- **Out of character with existing dwellings**

The proposed development has appropriately responded to the existing and preferred future neighbourhood character through use of boundary setbacks, building height and proposed external colours and materials which are reflective of other existing residential dwellings within the immediate area.

- **Devaluation of property values**

Potential devaluation of property values has been long held to not be a planning consideration, and as such is not further discussed in this report.

Assessment

Development

The proposed development of an additional double storey dwelling is considered reasonable to approve. The subject site is strategically located within reasonable proximity to the Dandenong Activity Centre and public transport (train station and public bus system), making it the ideal location for this type of medium density residential development.

The dwellings are considered to be of a typical residential design with a singular use of brick material (as required by the Covenant restrictions) and a pitched roof of which is consistent with the context of the established streetscape character.

In order to break up the visual bulk of the buildings the applicant has provided a separation between the middle two dwellings (dwellings 2 and 3) at both ground and first floor level with first floor recessions, porch features and balconies to incorporate further visual interest.

Whilst the materiality will be primarily of brick due to the Covenant restrictions, the proposal maintains a consistency within the surrounding dwellings and streetscape character noting that a number of these surrounding allotments are beneficiaries of the Covenant.

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

The proposed development is considered to be one of the more intense residential developments within the immediate area, however there is an emergence of medium density residential development occurring along Stud Road and the surrounding streets. The development is considered to contribute to an improved urban character whilst still being respectful of the existing surrounding residential interfaces providing an appropriate scaled transition between the proposed development and smaller scale single storey residential dwelling adjoining the site as well as the double storey dwelling to the north adjoining the site.

As the size of the land is in excess of 1,000sqm, the proposed four (4) dwellings in total are not considered unreasonable or onerous within the context of the site, maintaining high quality and usable rear secluded private open space in excess of the minimum requirements as well as reasonable front, side and rear setbacks to limit amenity concerns.

Access to the site via two shared crossovers and results in no change to the extent of existing on street parking compared to the existing conditions. It is noted that this amendment alters the car parking arrangement of the previous approval from three (3) double width garages (effectively six single width garages) to four (4) single width garages and tandem space for each dwelling.

This is a significantly improved design to the streetscape character, with the removal of one (1) crossover from the frontage (two in total as proposed) and the reduction of overall garage dominance across the frontage.

Sufficient solar access is provided to the dwellings with main living areas located on the western side of the site providing ground floor access to secluded private open space within these areas as well as the addition of first floor balconies to the eastern side which allows for a reasonable amount of natural light into the dwellings.

The proposal complies with the design principals of Clause 22.09 for the incremental change area as well as the ResCode provisions of Clause 55 (with the exception of Standard B13, which is discussed below).

Environmentally Sustainable Design

The proposal includes the provision of a Sustainable Design Assessment (SDA) and BESS assessment (BESS). The proposal complies with the objectives of Clause 22.06, with a BESS score above best practice at 55% and a STORM rating of 100%.

The proposal affords several sustainable initiatives, including (but not limited to):

- Each dwelling to achieve a minimum energy efficiency rating of 6.0 stars.
- Each dwelling to afford a 5 star hot water system.
- Each dwelling to include a 2,000L rainwater tank with water reticulated to all toilets with collection from the roof.
- Each dwelling to include a raised raingarden for improved stormwater filtration and collection from the roof.
- Each dwelling to include a bicycle storage space within the garage.

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

Upon review of the submitted SDA and BESS assessment, Council officers find the report to be adequate, subject to standard permit conditions. These seek to implement the recommendations of the SDA as well as requesting preliminary energy ratings to confirm thermal compliance, which is standard practice for multi-dwelling developments.

Car Parking

Car parking for the proposal has been provided in the form of single garages and tandem spaces. The garages are located at the front of the dwellings and well setback from the street.

Access to the site will be via two (2) shared crossovers allowing access to shared driveways to each of the dwellings. This is considerably less intensive than the previous approval which included three (3) crossovers and three (3) double garages to the street.

The application has been assessed against the design standards of Clause 52.06-9 as per the table attached to this report and is considered to comply with all of the design standards.

Pursuant to Clause 52.06-5 the use of dwellings with two (2) bedrooms requires a car parking rate of 1 space per dwelling and the use of dwellings with three (3) or more bedrooms requiring a car parking rate of 2 spaces per dwelling. It is also noted that pursuant to Clause 52.06-5, a study in a dwelling is counted as a bedroom.

The proposal meets this requirement providing, a total of eight (8) car spaces on the site (eight (8) spaces are required). However, a condition of permit (Condition 1.9) will form part of the amended permit to clearly identify the provision of a tandem space for Dwelling 4.

Landscaping

The proposed development provides a reasonable level of landscaping throughout the site to the front, side and rear boundaries. The development achieves a minimum of 68% landscaping at the front of the site and whilst this does not meet the required 70% as specified under Schedule 1 of the General Residential Zone it is consistent with the original permit which also allowed a landscaping area of 68% to the front.

The proposed setbacks of the development allow for the planting of canopy trees within both the front and rear boundary setbacks which will assist to soften the appearance of the development on both the streetscape and adjoining properties.

Amendment/changes

The proposed changes to the permit preamble, conditions and endorsed plans are considered reasonable and are considered to be in keeping with the intent of the original planning permit, which allowed the development of three (3) double storey dwellings on the subject site.

Whilst the permeability and garden area of the proposed development of four (4) dwelling is slightly less than the approved three (3) dwellings, it is not a substantial reduction and the proposal will continue to comply with the permeability and garden area requirements of the Planning Scheme.

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

The garages have an increased front setback of 11.89 metres from the front setback compared to the previously approved 9.5 metres. The front setback of the entries remains relatively the same being 8.9 metres compared to the previously approved 8.8 metres, this allows the development to maintain the landscaping area of 68% to the front of the site.

The proposed development reasonably addresses all of the applicable requirements specified under Condition 1 of the original planning permit and therefore, upon granting of any permit (subject to objector appeal rights) existing Condition 1 matters will be considered satisfied.

As noted above, there are additional conditions required under Condition 1 for the provision of a tandem car parking space as well as additional landscape plan conditions and ESD conditions. In summary, the following conditional changes are required:

- Condition 1.1 to 1.7: Deleted.
- Condition 1.9: Additional condition requiring the provision of a tandem car parking space.
- Condition 2.6 and 2.7: Additional condition requiring the provision of improved landscaping to the frontage and sideage.
- Condition 3, 4 and 5: Additional condition for the approval and implementation of the Sustainable Design Assessment.
- Condition 6: Additional condition for the approval and implementation of the Waste Management Plan.
- Conditions renumbered to reflect the above changes.

Conclusion

The proposed amendment to the original planning permit to allow for the development of an additional double storey dwelling and associated works (four dwellings total) is considered reasonable and is consistent with the intent of the original planning permit. The development is considered to be of an appropriate design response development in terms of visual bulk, height, setbacks, private open space, car parking and landscaping with minimum amenity impacts on the adjoining residential properties and surrounding area.

The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including the Planning Policy Framework, Local Policies, and Municipal Strategic Statement as set out in this assessment.

It is considered that the application complies with these policies and it is therefore recommended that the proposal is approved.

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Recommendation**

That Council resolves to issue a Notice of Decision to Grant an Amended Permit in respect of the land known and described as 309 Stud Road, Dandenong North, for the purpose of amending planning permit PLN16/0649 to allow for the construction of four (4) double storey dwellings in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, two (2) copies of amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plans have been approved and endorsed by the Responsible Authority. The endorsed copy of the plans forms part of this permit. The plans must be in accordance with the plans submitted with the application, but modified to show:**
 - 1.1. Deleted.**
 - 1.2. Deleted.**
 - 1.3. Deleted.**
 - 1.4. Deleted.**
 - 1.5. Deleted.**
 - 1.6. Deleted.**
 - 1.7. Deleted.**
 - 1.8. Landscape plans in accordance with Condition 2.**
 - 1.9. The provision of a tandem car parking space for dwelling 4 with minimum dimensions in accordance with Clause 52.06-9.**
- 2. Prior to the endorsement of plans under Condition 1, a landscape plan must be submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions and two (2) copies must be provided. The landscaping plan must be prepared by a suitably qualified person, and must show:**
 - 2.1. The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;**
 - 2.2. Details of the proposed layout, type and height of fencing;**

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

- 2.3. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**
- 2.4. A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;**
- 2.5. At least one (1) native tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling;**
- 2.6. At least five (5) native trees with a minimum planting height of 1.5 metres within the front yard of the site; and**
- 2.7. Screen planting with a minimum established height of 3 metres located within the 1.6 metre setback areas of dwellings 1 and 4.**

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

- 3. Prior to the endorsement of plans, the applicant is to submit a revised Sustainable Design Assessment (SDA) to the satisfaction of the responsible authority. The revised SDA must include:**
 - 3.1. A preliminary energy rating assessment for one of the dwellings.**
- 4. The development must be constructed in accordance with the design initiatives and commitments included in the revised Sustainable Design Assessment.**
- 5. No alterations to the endorsed Sustainable Design Assessment can be made without written consent from the responsible authority.**
- 6. The provisions, recommendations and requirements of the Waste Management Plan (WMP) must be implemented and complied with to the satisfaction of the Responsible Authority.**
- 7. The layout of the site, and the size of the proposed buildings and works as shown on the endorsed plan, shall not be altered or modified (whether or not in order to comply with any Statute, Statutory Rule or Local Law or for any other reason) without the prior consent of the Responsible Authority.**
- 8. Prior to the occupation of the dwellings hereby permitted, all landscaping as shown on the endorsed plans, including trees, shrubs and lawn, shall be planted and thereafter maintained, to the satisfaction of the Responsible Authority.**
- 9. The dwellings hereby approved must not be occupied until all buildings and works and the conditions of this permit have been complied with, unless with the written consent of the Responsible Authority.**

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

10. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.
11. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.
12. All piping and ducting above the ground floor storey of the building, except for downpipes and spouting, shall be concealed to the satisfaction of the Responsible Authority.
13. Standard concrete vehicular crossings must be constructed to suit the proposed driveways in accordance with the Council's standard specifications and 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.
14. Service units, including air conditioning/heating units, must not be located on any of the balcony areas or where they will be visible from any public area.
15. The obscure glazing to the windows shown on the endorsed plans must be through frosted glass or similarly treated glass, and thereafter maintained to the satisfaction of the Responsible Authority. Adhesive film or the like that can be removed must not be used.
16. All screens marked on the endorsed plan shall be maintained by the owner of the land to the satisfaction of the Responsible Authority.
17. All boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.
18. This permit will expire if:
 - 18.1. The development or any stage of it does not start within two (2) years of the date of this permit, or
 - 18.2. 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.

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 309 STUD ROAD, DANDENONG
NORTH (PLANNING APPLICATION NO. PLN16/0649.01)**

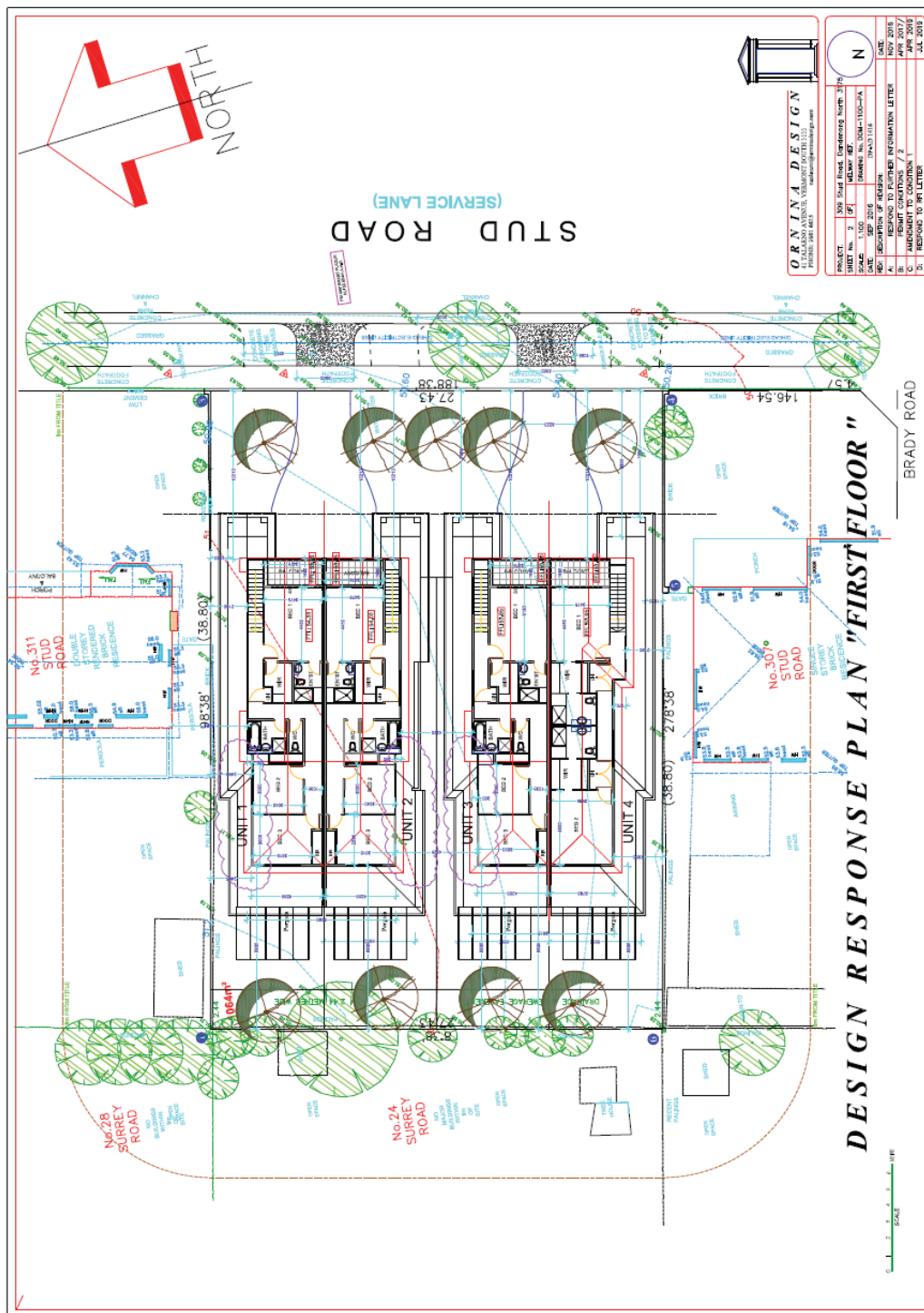
ATTACHMENT 1

SUBMITTED PLANS

PAGES 5 (including cover)

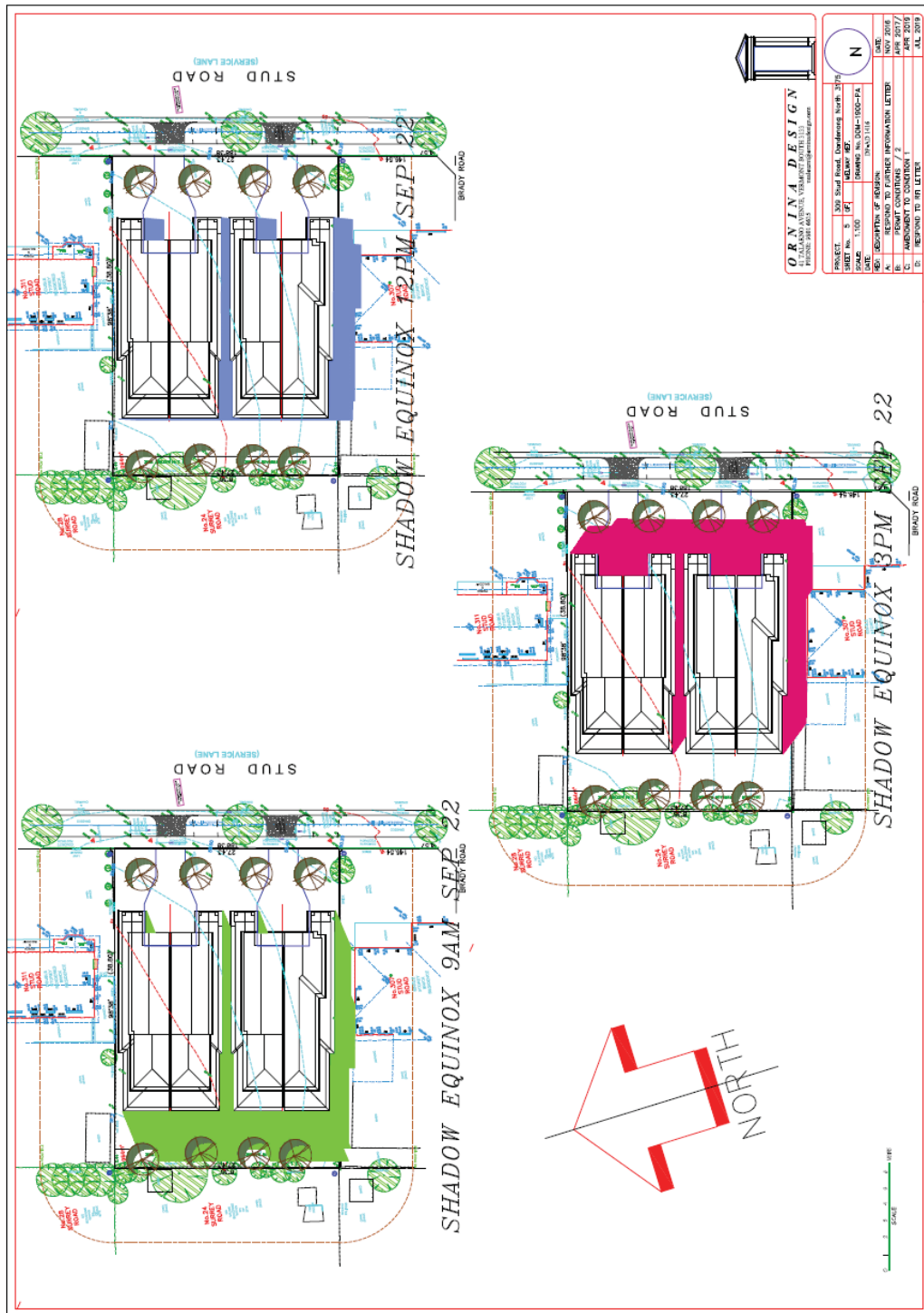
If the details of the attachment are unclear please contact Governance on 8571 5235.







ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 309 STUD ROAD, DANDENONG
NORTH (PLANNING APPLICATION NO. PLN16/0649.01)**

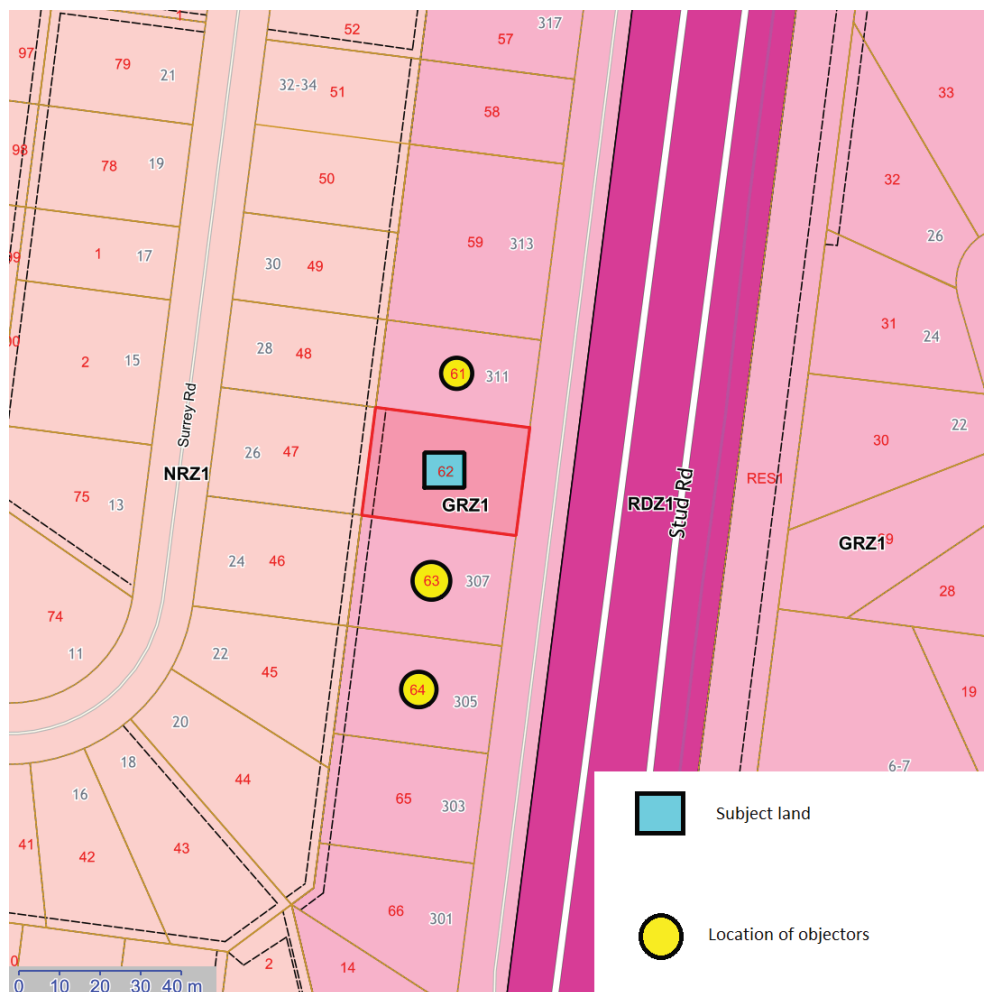
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)



2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 309 STUD ROAD, DANDENONG
NORTH (PLANNING APPLICATION NO. PLN16/0649.01)**

ATTACHMENT 3

CLAUSE 55 ASSESSMENT

PAGES 39 (including cover)

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**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 and reflects the emerging character of the incremental change area
		The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ Standard met The proposal is considered to respect the preferred neighbourhood character of the area, maintaining adequate front, side and rear setbacks for landscaping; limiting the extent of site accessways and providing a built form outcome that is consistent with the preferred character of the incremental change area
Decision Guidelines		Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
		The neighbourhood and site description.	
		The design response.	
Objectives		To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.	✓ Objective met
		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.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.02-2 Residential policy objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the SPPF and the LPPF, including the MSS and local planning policies.	✓ Standard met
Decision Guidelines	The SPPF and the LPPF including the MSS and local planning policies. The design response.	
Objectives	To ensure that residential development is provided in accordance with any policy for housing in the SPPF and the LPPF, including the MSS and local planning policies. To support medium densities in areas where development can take advantage of public and community infrastructure and services.	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.02-3 Dwelling diversity objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B3	<p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	N/A the development is for 4 dwellings
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**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, drainage, electricity and gas, if available.	✓ Standard met The subject site is located in an established area and can easily connect to existing services. Permit conditions can ensure appropriate drainage on site.
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ Standard met The subject site is located in an established area and can easily connect to existing services. Permit conditions can ensure appropriate drainage on site.
	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 The subject site is located in an established area and can easily connect to existing services. Permit conditions can ensure appropriate drainage on site.
	The capacity of the existing infrastructure. 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. To ensure development is provided with appropriate utility services and infrastructure.	
Objectives	To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.02-5 Integration with the street objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ Standard met Entries to dwellings visible from street with pedestrian paths provided
	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 No front fence
	Development next to existing public open space should be laid out to complement the open space.	N/A the site does not adjoin any existing POS
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	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.03-1 Street setback objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA												
Standard B6	<p>Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone:</p> <p>RGZ: 5 metres or as per Table B1, whichever is the lesser.</p> <p>GRZ: 7.5 metres or as per Table B1, whichever is the lesser.</p> <p>NRZ: As per Table B1.</p> <p>Table B1 Street setback</p> <table border="1"> <thead> <tr> <th>Development context</th><th>Minimum setback from front street (metres)</th><th>Minimum setback from a side street (metres)</th></tr> </thead> <tbody> <tr> <td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td><td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr> <tr> <td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td><td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr> <tr> <td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td><td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td><td>Not applicable</td></tr> </tbody> </table>	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable	<p>Standard met</p> <p>8.9m minimum front setback</p>
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)												
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable												
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable												
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable												

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

	The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>	
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.			
	The design response.			
	Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.			
	The visual impact of the building when viewed from the street and from adjoining properties.			
	The value of retaining vegetation within the front setback.			
Objective	To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.			
				✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.03-2 Building height objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B7	<p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p><u>RGZ: 13.5 metres discretionary maximum (refer Clause 32.07-8 for details)</u></p> <p><u>GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)</u></p> <p><u>NRZ: 9 metres / 2 storeys mandatory maximum (refer Clause 32.09-9)</u></p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>✓ Standard met</p> <p>Maximum 6.8m overall building height</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.</p> <p>The design response.</p> <p>The effect of the slope of the site on the height of the building.</p> <p>The relationship between the proposed building height and the height of existing adjacent buildings.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p>	<p>N/A</p>
Objective	To ensure that the height of buildings respects the existing or preferred neighbourhood character	<p>✓ Objective met</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.03-3 Site coverage objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B8	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> The maximum site coverage specified in a schedule to the zone, or If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p><u>RGZ1: 70%</u> <u>RGZ2: 70%</u> <u>RGZ3: 70%</u> <u>GRZ1: 60% (none specified)</u> <u>GRZ2: 60% (none specified)</u> <u>NRZ1: 50%</u></p>	<p>Standard met 46.61% proposed site coverage</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development or the features of the site.</p> <p>The site coverage of adjacent properties</p> <p>The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</p>	
Objective	To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.03-4 Permeability objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B9	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> • The minimum areas specified in a schedule to the zone, or • If no minimum is specified in a schedule to the zone, 20 per cent of the site. <p><u>RGZ1</u>: 20% <u>RGZ2</u>: 20% (<i>none specified</i>) <u>RGZ3</u>: 20% (<i>none specified</i>) <u>GRZ1</u>: 30% <u>GRZ2</u>: 20% (<i>none specified</i>) <u>NRZ1</u>: 40%</p>	<p>Standard met 41.61% proposed</p>
Decision Guidelines	<p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p> <p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</p>	
Objectives	<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	<p>Objective met</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.03-5 Energy efficiency objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B10	Buildings should be: <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	✓ Standard met
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ Standard met
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ Standard met
	The design response. The size, orientation and slope of the lot The existing amount of solar access to abutting properties. The availability of solar access to north-facing windows on the site.	
Objectives	To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.03-6 Open space objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B11	If any public or communal open space is provided on site, it should: <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable. 	N/A
Decision Guidelines	Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies.	
Objective	The design response. To integrate the layout of development with any public and communal open space provided in or adjacent to the development	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.03-7 Safety objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B12	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	✓ Standard met
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ Standard met
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ Standard met
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Standard met
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.03-6 Landscaping objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B13	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p><u>All schedules to all residential zones:</u></p> <p><i>“70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.”</i></p>	<p>✓ Standard met</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any relevant plan or policy for landscape design in the SPPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p> <p>The location and size of gardens and the predominant plant types in the neighbourhood.</p> <p>The health of any trees to be removed.</p> <p>Whether a tree was removed to gain a development advantage.</p>	<p>✗ Standard not met</p> <p>68% front setback landscaping proposed</p>
Objectives	<p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p>	<p>✓ Objective met</p>

ORDINARY COUNCIL MEETING - AGENDA

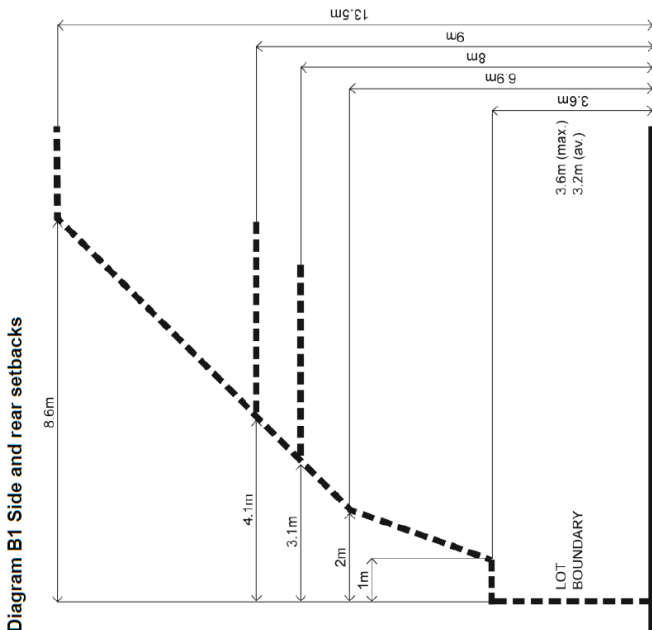
2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

	To encourage the retention of mature vegetation on the site.	
Clause 55.03-9 Access objective		
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B14	The width of accessways or car spaces should not exceed: <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. 	✓ Standard met
	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 number of access points to a road in a Road Zone should be minimised.	✓ Standard met
	Developments must provide for access for service, emergency and delivery vehicles.	✓ Standard met
Decision Guidelines	The design response.	
	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

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

Clause 55.03-10 Parking location objectives		
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B15	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>✓ Standard met</p> <p>✓ Standard met</p>
Decision Guidelines	The design response.	
Objectives	<p>To provide convenient parking for residents and visitors vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>✓ Objective met</p>

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

Clause 55.04-1 Side and rear setbacks objective		
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B17	<p>A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none">At least the distance specified in a schedule to the zone, or <p><u>NRZ1</u>: “A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres.”</p> <ul style="list-style-type: none">If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Diagram B1 Side and rear setbacks</p>  <p>The diagram illustrates the required setbacks for a building footprint (indicated by a dashed line) relative to the lot boundaries (solid lines). The setbacks are as follows:</p> <ul style="list-style-type: none">Front setback: 8.6mLeft side setback: 4.1mRight side setback: 3.1mRear setback (from the rear boundary line): 2mRear setback (from the rear boundary line, for the portion of the building footprint that is 1m or more from the rear boundary): 1mSetback from the rear boundary line for the portion of the building footprint that is 1m or more from the rear boundary: 3.6m (max) / 3.2m (av)Setback from the rear boundary line for the portion of the building footprint that is 1m or more from the rear boundary: 3.6mSetback from the rear boundary line for the portion of the building footprint that is 1m or more from the rear boundary: 5.9mSetback from the rear boundary line for the portion of the building footprint that is 1m or more from the rear boundary: 8mSetback from the rear boundary line for the portion of the building footprint that is 1m or more from the rear boundary: 9mSetback from the rear boundary line for the portion of the building footprint that is 1m or more from the rear boundary: 13.5m	Standard met ✓ Standard met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

	<p>Surblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	✓ Standard met
	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	✓ Standard met
Decision Guidelines	The design response.	
	The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.	
	Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.	
	Whether the wall abuts a side or rear lane.	
Objectives	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.	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.04-2 Walls on boundaries objective**

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

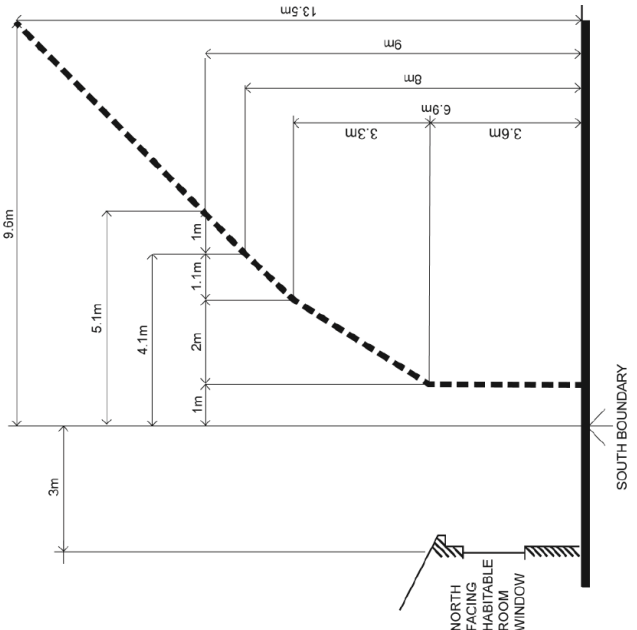
ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

Objectives	To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	
Clause 55.04-3 Daylight to existing windows objective		
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B19	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
	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.	✓ Standard met
Diagram B2 Daylight to existing windows		
Decision Guidelines	Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	
	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.	
Objective	The impact on the amenity of existing dwellings.	
	To allow adequate daylight into existing habitable room windows.	
		✓ Objective met

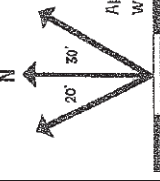
ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.04-4 North-facing windows objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B20	<p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</p> <p>Diagram B3 North-facing windows</p>  <p>Diagram B3 North-facing windows</p> <p>The diagram illustrates the setback requirements for a north-facing habitable room window. A dashed line represents the boundary. A solid line represents the building footprint. A north-facing habitable room window is shown. The setback is calculated as 1m + 0.6m * height over 3.6m. The diagram shows a 3m setback from the edge of the window. The setback is 1m for the first 3.6m of height, and 0.6m for every metre of height over 3.6m. The total setback is 13.5m for a 6.9m high window.</p>	<p>Standard met</p> <p>✓ Standard met</p>
	<p>A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

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

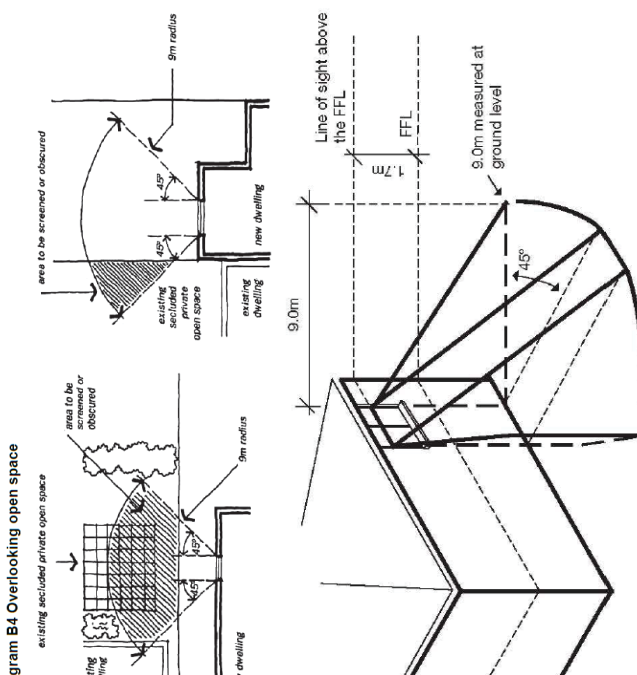
ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**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 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.	✓ Standard met
Decision Guidelines	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
	The design response.	
	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.	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.04-6 Overlooking objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B22	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>Diagram B4 Overlooking open space</p> 	<p>Standard met Highlight windows and obscure glazing provided</p>
	<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p>	<p>Standard met</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

	<ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	
	Obscure glazing in any part of the window below 1.7 metres above floor level may be operable provided that there are no direct views as specified in this standard.	✓ Standard met
	Screens used to obscure a view should be: <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. 	N/A
	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 Guidelines	The design response.	
	The impact on the amenity of the secluded private open space or habitable room window.	
	The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings.	
	The internal daylight to and amenity of the proposed dwelling or residential building.	
Objective	To limit views into existing secluded private open space and habitable room windows.	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.04-7 Internal views objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B23	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	✓ Standard met
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.	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.04-8 Noise impacts objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B24	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Standard met
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account of noise sources on immediately adjacent properties.	✓ Standard met
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ Standard met
Decision Guidelines	The design response.	
Objectives	To contain noise sources within development that may affect existing dwellings.	✓ Objective met
	To protect residents from external noise.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**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
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.05-2 Dwelling entry objective**

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.05-3 Daylight to new windows objective**

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.05-4 Private open space objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B28	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p><u>RGZ1:</u> None specified</p> <p><u>RGZ2:</u> "As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from a living room."</p> <p><u>RGZ3:</u> "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."</p> <p><u>GRZ1:</u> "An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</p> <p>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."</p> <p><u>GRZ2:</u> "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</p> <p>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."</p> <p><u>NRZ1:</u> "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</p> <p>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."</p>	<p>Standard met</p> <p>Each dwelling is provided with SPOS areas in excess of 50sqm at the rear ground floor of each dwelling with minimum dimensions of 5m.</p>

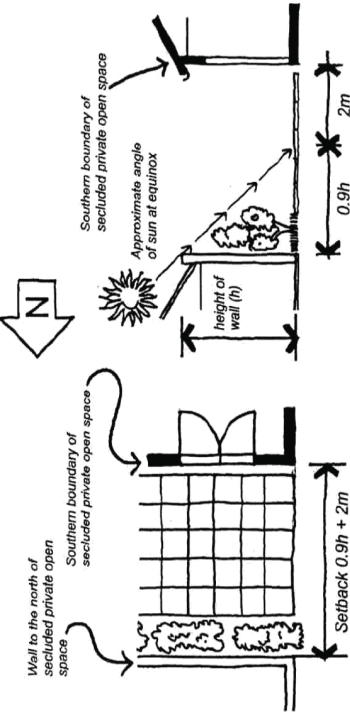
ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.05-5 Solar access to open space objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B29	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p> <p>Diagram B5 Solar access to open space</p> 	<p>✓ Standard met</p> <p>✓ Standard met</p>
Decision Guidelines	<p>The design response.</p> <p>The useability and amenity of the secluded private open space based on the sunlight it will receive.</p>	
Objective	To allow solar access into the secluded private open space of new dwellings and residential buildings.	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.05-6 Storage objective**

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.06-1 Design detail objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B31	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Veranda/s, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>✓ Standard met</p> <p>Use of brick materiality is consistent with surrounding dwellings as well as the restriction on tile.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.</p> <p>Whether the design is innovative and of a high architectural standard.</p>	<p>✓ Standard met</p>
Objective	To encourage design detail that respects the existing or preferred neighbourhood character.	<p>✓ Objective met</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.06-2 Front fences objective**

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 55.06-3 Common property objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B33	Developments should clearly delineate public, communal and private areas.	✓ Standard met Common property is clearly delineated from private property
	Common property, where provided, should be functional and capable of efficient management.	✓ Standard met
	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.	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**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
	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
	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.	

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 309 STUD ROAD, DANDENONG
NORTH (PLANNING APPLICATION NO. PLN16/0649.01)**

ATTACHMENT 4

CLAUSE 22.09 ASSESSMENT

PAGES 9 (including cover)

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Assessment Table for Clause 22****Clause 22.09-3.1 Design Principles for all residential developments**

Title / Objective	Principles	Principle met/Principle not met/NA
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	✓ Principle met Each dwelling has ground level entries facing the street. These are clearly visible from the front of the site and driveways.
	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 First floor balconies and windows will overlook the shared driveways.
	Use semi-transparent fences to the street frontage.	N/A No front fence
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	N/A
	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.	✓ Principle met Sufficient area of landscaping provided throughout the site. Landscape plan provided.

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

	Provide substantial, high quality landscaping along vehicular accessways.	✓ Principle met Landscaping provided at the front of the site breaks up visual appearance.
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	✓ Principle met Areas are of sufficient size to plant canopy trees as shown on landscape plan
	Planting trees that are common to and perform well in the area.	✓ Principle met
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	✓ Principle met No significant trees on site
	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
	Ensure that landscaping also addresses the Safety Design Principles.	✓ 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
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	✓ Principle met
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ Principle met
Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	✓ Principle met Two crossovers proposed is consistent with streetscape conditions.

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

	On-site car parking should be: <ul style="list-style-type: none"> Well integrated into the design of the building, Generally hidden from view or appropriately screened where necessary, Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level. 	✓ Principle met Garages are setback from the entries of the dwellings.
	Where car parking is located within the front setback it should be: <ul style="list-style-type: none"> Fully located within the site boundary; and Capable of fully accommodating a vehicle between a garage or carport and the site boundary. 	✓ Principle met
	Developments with basement car parking should consider flooding concerns where applicable.	N/A
Setbacks, front boundary and width	Residential developments should: <ul style="list-style-type: none"> Provide a front setback with fence design and height in keeping with the predominant street pattern. 	✓ Principle met Front setback is consistent with the streetscape. No front fence proposed
	Maintain the apparent frontage width pattern.	✓ Principle met Frontage width pattern is maintained
	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
Private open space	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	N/A
	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.	✓ Principle met Each dwelling is provided with ground floor SPOS areas accessed from main living areas.
	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 Ground POS areas are of reasonable size

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

	Private open space should be positioned to maximise solar access.	✓ Principle met POS areas on the western side.
	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.	N/A
Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: <ul style="list-style-type: none"> Using similarly proportioned roof forms, windows, doors and verandahs; and Maintaining the proportion of wall space to windows and door openings. 	✓ Principle met External materials match the streetscape
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	✓ Principle met
	The development of new dwellings to the rear of existing retained dwellings is discouraged where: <ul style="list-style-type: none"> The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or The retention of the existing dwelling detracts from the identified future character. 	N/A
	On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by: <ul style="list-style-type: none"> Not exceeding the height of the neighbouring significant building; Minimising the visibility of higher sections of the new building; and Setting higher sections back at least the depth of one room from the frontage. 	N/A
Site Design	Residential development should: <ul style="list-style-type: none"> Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties. 	✓ Principle met Screening provided to prevent overlooking.
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	✓ Principle met
	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

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

	Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.	✓ Principle met
	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 Subject site is located within PPTN area
Materials & Finishes	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	✓ Principle met Materials and finished selected appear to be materials common in residential development
	Avoid the use of commercial or industrial style building materials and finishes.	✓ Principle met
	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
	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:	
Domestic services normal to a 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
	Be designed to avoid the location of domestic and building services: <ul style="list-style-type: none"> • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. 	✓ Principle met
Internal Amenity	Residential development should:	

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

	Ensure that dwelling layouts have connectivity between the main living area and private open space.	✓ Principle met
	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.	✓ Principle met

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)**

Titles & Objectives	Principles	Principle met/Principle not met/NA
Preferred housing type	The preferred housing type for the Incremental Change Area is medium density.	✓ Principle met The proposal is for the development of four (4) dwellings
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	✓ Principle met
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties	✓ Principle met
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	✓ Principle met Single garages proposed with tandem spaces, dual/ shared access to driveways
Private open space	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.	✓ Principle met
Bulk & Built Form	Residential development should:	
	Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;	✓ Principle met
	Provide separation between dwellings at the upper level;	✓ Principle met The development is proposed to contain 2 buildings, separated by a minimum 2m ground floor distance
	Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;	✓ Principle met
	Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.	✓ Principle met

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

	<p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • Upper storey components are well recessed from adjoining sensitive interfaces. 	N/A
	Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.	✓ Principle met

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

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

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 309 STUD ROAD, DANDENONG
NORTH (PLANNING APPLICATION NO. PLN16/0649.01)**

ATTACHMENT 5

CLAUSE 52.06 ASSESSMENT

PAGES 6 (including cover)

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)**Assessment Table - Clause 52****Clause 52.06-9 Design standards for car parking**

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

Design Standards	Assessment	Requirement met/Requirement not met/NA
Design standard 1 - Accessways	Accessways must:	✓ Standard met
	• Be at least 3 metres wide.	Two 3.5m wide crossovers
	• 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.	N/A
	• Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in 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.	N/A
	If entry to the car space is from a road, the width of the accessway may include the road.	✓ Standard met

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

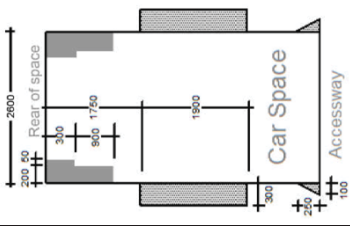
ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

Design standard 2 – Car parking spaces	<p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p>Table 2: Minimum dimensions of car parking spaces and accessways</p> <table><tr><th>Angle of car parking spaces to access way</th><th>Accessway width</th><th>Car space width</th><th>Car space length</th></tr><tr><td>Parallel</td><td>3.6 m</td><td>2.3 m</td><td>6.7 m</td></tr><tr><td>45°</td><td>3.5 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>60°</td><td>4.9 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>90°</td><td>6.4 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td></td><td>5.8 m</td><td>2.8 m</td><td>4.9 m</td></tr><tr><td></td><td>5.2 m</td><td>3.0 m</td><td>4.9 m</td></tr><tr><td></td><td>4.8 m</td><td>3.2 m</td><td>4.9 m</td></tr></table> <p><i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i></p>	Angle of car parking spaces to access way	Accessway width	Car space width	Car space length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m		5.8 m	2.8 m	4.9 m		5.2 m	3.0 m	4.9 m		4.8 m	3.2 m	4.9 m	✓ Standard met
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																															
Parallel	3.6 m	2.3 m	6.7 m																															
45°	3.5 m	2.6 m	4.9 m																															
60°	4.9 m	2.6 m	4.9 m																															
90°	6.4 m	2.6 m	4.9 m																															
	5.8 m	2.8 m	4.9 m																															
	5.2 m	3.0 m	4.9 m																															
	4.8 m	3.2 m	4.9 m																															

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

<p>✓ Standard met</p>	<p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. <p>Diagram 1 Clearance to car parking spaces</p>  <p>Dimensions in millimetres Clearance required Tree or column permitted</p>	<p>✓ Standard met</p>	<p>Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.</p>
<p>✓ Standard met</p>	<p>Sufficient space is provided to dwelling 4 to include an adequately sized tandem car parking space as needed</p>	<p>✓ Standard met</p>	<p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p>
<p>N/A</p>	<p>Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.</p>		

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

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.	N/A													
	<div>Table 3: Ramp gradients</div> <table><thead><tr><th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr></thead><tbody><tr><td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr><tr><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr><tr><td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr><tr><td>longer than 20 metres</td><td>1:5 (20%)</td></tr></tbody></table>	Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	
	Type of car park	Length of ramp	Maximum grade												
	Public car parks	20 metres or less	1:5 (20%)												
longer than 20 metres		1:6 (16.7%)													
Private or residential car parks	20 metres or less	1:4 (25%)													
	longer than 20 metres	1:5 (20%)													
Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.	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.	N/A														
Design standard 4: Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none">At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.The design and operation is to the satisfaction of the responsible authority.	N/A													
		N/A													
		N/A													
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													

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 309 Stud Road, Dandenong North (Planning Application No. PLN16/0649.01) (Cont.)

	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 met
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Standard met
	Pedestrian access to car parking areas from the street must be convenient.	✓ Standard met
	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
Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ Standard met
	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.	✓ Standard met

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503)

File Id:	295680
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Location of Objectors Clause 55 Assessment Clause 22.09 Assessment Clause 52.06 Assessment

This report was deferred at Council's Ordinary Meeting of 14 October 2019 to allow further discussions between Councillors and officers about the application. Further information has been added and it is now tabled again for Council's consideration.

Application Summary

Applicant:	Linedesign
Proposal:	Development of the land for five (5) three-storey dwellings
Zone:	Clause 32.07 Residential Growth Zone (Schedule 2)
Overlay:	None
Ward:	Red Gum

The application proposes the development of the land for five (5) three-storey dwellings. A permit is required pursuant to Clause 32.07-5 of the Greater Dandenong Planning Scheme for the construction of two or more dwellings on a lot. This application is being brought before Council due to the application receiving three (3) objections

Objectors Summary

The application was advertised to the surrounding area through the erection of one (1) on-site notice facing Cleeland Street and the mailing of notices to adjoining and surrounding owners and occupiers. Three (3) objections were received to the application. Issues raised generally relate to matters of overlooking, overshadowing and noise.

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Assessment Summary**

As assessed, the current application is considered appropriate for approval. The subject site is located within an established residential area and identified as a 'Substantial Change Area' under Clause 22.09-3.2. These areas are expected to contain a greater proportion of well-designed and site responsive medium to high density residential developments.

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

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

Recommendation Summary

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

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Subject Site and Surrounds****Subject Site**

The subject land is legally identified as Lot 18 LP10395 and is more generally referred to as 53 Cleeland Street, Dandenong. The rectangular-shaped site is located on the western side of Cleeland Street and has an area of approximately 808 square metres, with a street frontage of 17.68 metres and a depth of 45.72 metres. McFarlane Crescent is located approximately 20 metres to the south.

The site has been improved by a single-storey weatherboard dwelling, which is setback approximately 9 metres from the eastern boundary (Cleeland Street), and a galvanised metal outbuilding, which is located to the south-west rear of the dwelling.

A driveway extends along the southern boundary from an existing single-width concrete crossing at Cleeland Street to the outbuilding at the rear. A pedestrian footpath along Cleeland Street is located adjacent to the site.

With the exception of the driveway and an informal car parking space within the front garden, the remainder of the front setback is generally clear, with shrubs and other vegetation located along the perimeter of the site. The rear garden features an open lawn area surrounded by established vegetation. The site does not contain any native vegetation or any other vegetation of significance.

The site features timber paling fencing along the side and rear boundaries between 1.6-1.8 metres in height, and low brick fencing along the front boundary.

An approximate 1.22-metre-wide drainage easement extends along the western (rear) boundary. The land slopes gently from the north-west to the south-east, with levels ranging between 34.5 metres and 33.5 metres to AHD.

Surrounding Area

The site is adjoined by:

- North: An approximate 808-square-metre allotment, which contains a single-storey weatherboard dwelling with a street setback of approximately 9 metres. North of this site is a large site containing a 3-storey apartment building and a unit development at the rear;
- East: Cleeland Street and opposite is an approximate 932-square-metre allotment that contains three dwellings;
- South: An approximate 808-square-metre allotment that contains a single-storey dwelling and associated outbuildings in the rear; and
- West: An approximate 833-square-metre site that contains two single-storey dwellings and one two-storey dwelling.

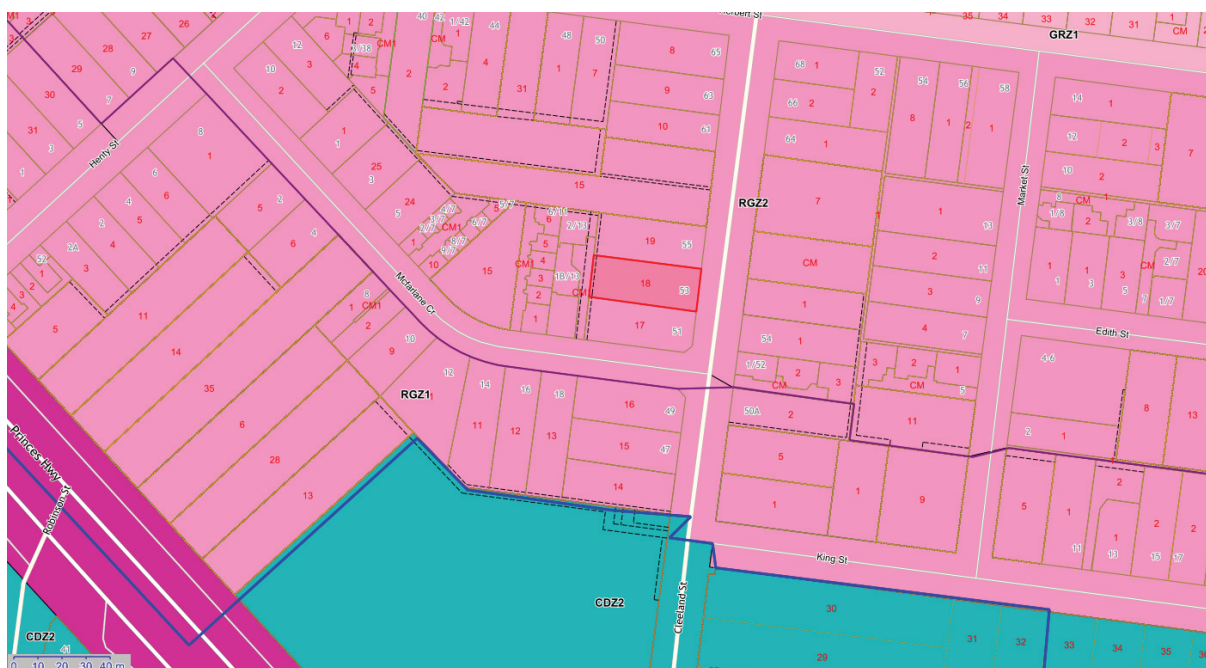
The land forms part of an established residential area located immediately north of the central Dandenong area, 200 metres to the north-east of Princes Highway, 980 metres to the north-east of Dandenong Station, and 1.9 kilometres to the east of Eastlink.

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

The site is located in proximity to a range of services and facilities, with Dandenong Hospital, Dandenong Plaza, Dandenong Market, Dandenong High School, Dandenong North Primary School, Chisolm TAFE, Pioneer Memorial Gardens and John Hemmings Memorial Park all located within a radius of approximately 1 kilometre.

While the immediate area is residential, the wider surrounding area is characterised by a mix of uses and development due to its location on the edge of the central Dandenong area. The area to the south becomes predominantly retail-oriented and the area to the north is mostly residential, with a dominance of single-storey brick dwellings setback from the street to allow for landscaped front gardens. More recently, there has been an emergence of a more intense style of development, including two-storey multi-unit developments, apartment buildings, and other land uses such as medical centres and dental practices.

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 PLN07/0326 issued on 30 June 2009 for the construction of ten (10) dwellings.

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Subject Application**

The application was amended on 18 February 2019 *prior to public notification* in response to comments raised by Council's Planning Department. These changes generally involved modifications to the driveway, pedestrian paths and dwelling five (5) balcony to provide additional areas of landscaping.

The application was amended on 29 July *after public notification* in response to comments raised by Council's Planning Department that included the clearance height under the balconies overhanging the driveways. The plans were amended by increasing driveway widths, changing landscaping areas and relocating the dwelling five (5) balcony to ensure vehicles would not be obstructed by balconies. The amended application was re-advertised and no additional objections or submissions have been received.

Proposal

The application proposes the development of the land for five (5) three-storey dwellings, which are arranged in a linear formation along the east-west axis of the land, with a shared driveway extending along the northern boundary and shared pedestrian access along the southern boundary.

All dwellings feature a 'reverse' style of living, with kitchens, living areas and balconies on the first floor and bedrooms located throughout all floors. Dwellings one (1) to four (4) have a total of three (3) bedrooms each and Dwelling five (5) includes four (4) bedrooms. A double garage is provided at ground level for each dwelling.

A summary of the key details of the proposal is provided below:

Type of proposal	Multi-dwelling development	
Number of dwellings	Five (5) dwellings	
Levels	Three-storey	
Height	Maximum height of 11.6 metres	
Orientated to	Cleeland Street and the internal driveway and pedestrian access	
Changes to existing dwelling	Existing dwelling and outbuilding to be removed	
External materials	Ground floor:	Brown face brickwork Grey horizontal cladding Aluminium-framed windows Timber-look garage doors
	First floor:	White vertical cladding

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

		<p>Rendered cladding</p> <p>Aluminium-framed windows</p> <p>Obscure glass and timber fin balcony balustrades</p>
	Second floor:	<p>White vertical and grey horizontal cladding</p> <p>Rendered cladding</p> <p>Aluminium-framed windows</p>
	Roof:	<p>Charcoal steel sheet roofing</p> <p>Grey steel fascia and gutters</p>
Setbacks	<p><u>Ground floor:</u></p> <ul style="list-style-type: none"> • North (side): 6.2 metres • East (front): 5.0 metres (or 3.5m including porch) • South (side): 0.15 metres (Dwelling 5) and 1.8 metres (Dwellings 1 to 4) • West (rear): 1.69 metres <p><u>First floor:</u></p> <ul style="list-style-type: none"> • North (side): 5.44 metres (or 4.25 metres including balcony) • East (front): 5.0 metres • South (side): 2.25 metres • West (rear): 3.79 metres (or 1.54 metres including balcony) <p><u>Second floor:</u></p> <ul style="list-style-type: none"> • North (side): 4.8 metres • East (front): 5.0 metres • South (side): 3.26 metres • West (rear): 5.55 metres 	
Private open space type	<p>Dwellings one (1) to four (4) include balconies on the northern side of the building. Each balcony has a depth of 2.1 metres and width of 6.3 metres (6.4m for balcony 1), providing areas of at least 13.4 square metres.</p>	

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

	Dwelling five (5) includes a balcony on the western side and additional ground floor private open space at the rear ground level. The balcony measures 2.25 metres in depth by 6.5 metres and has an area of 14.6 square metres.
Number of car parking spaces required	Ten (10) car parking spaces for residents; no visitor spaces required
Number of car parking spaces provided	Ten (10 spaces) are provided in total
Type of car parking	Each dwelling has a double garage
Access	<p>The existing crossover which connects to Cleeland Street is to be removed and replaced with a new single-width crossover to the north.</p> <p>A proposed concrete driveway will extend along the northern boundary and provide access to the garages of all dwellings.</p>
Front fence	1.2-metre-high steel picket fence to replace existing low brick fence
Garden area required	No garden area required

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:

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

The relevant controls and policies are as follows:

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Zoning Controls**

The subject site is located in a Residential Growth Zone (Schedule 2 – Residential Inner Area), as is the surrounding area, with the Comprehensive Development Zone (Schedule 2 – Central Dandenong) located approximately 90 metres to the south.

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

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

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

Schedule 2 to the Residential Growth Zone includes the following design objectives:

- *To ensure the scale and built form of residential development responds to the existing site circumstances through articulated building elevations and well-proportioned massing and ground level setbacks which make a positive contribution to the public realm.*
- *To provide appropriate front, side and rear setbacks to allow for substantial high quality landscaping including 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*

The Schedule also varies the standards of Clause 55 relating to street setbacks, site coverage, landscaping, private open space and front fence height.

Overlay Controls

No overlays affect the subject site or surrounding area.

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

State Planning Policy Framework

The **Operation of the Planning Policy Framework** outlined at Clause 71.02 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of planning in Victoria are noted as:

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

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

Clause 11 Settlement

Clause 11 (Settlement) encourages planning to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services. It also encourages planning to contribute towards diversity of choice, energy efficiency, a high standard of urban design and amenity, and land use and transport integration.

Further guidance is provided by **Clause 11.01-1S (Settlement)**, which seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. It includes strategies to develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Clause 11.03-1S (Activity centres) has an objective to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community. Amongst other things, this clause includes a strategy to encourage a diversity of housing types at higher densities in and around activity centres.

Clause 15 Built Environment and Heritage

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

Clause 15 (Built Environment and Heritage) states that planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

It adds that planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

According to the clause, planning should promote excellence in the built environment and create places that:

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

These overall objectives are reinforced by a number of sub-clauses, including **Clause 15.01-1S (Urban design)** and **Clause 15.01-1R (Urban design – Metropolitan Melbourne)**, which seek to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-2S (Building design) aims to achieve building design outcomes that contribute positively to the local context and enhance the public realm, while **Clause 15.01-5S (Neighbourhood character)** has an objective to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.01-4S (Healthy neighbourhoods) has an objective to achieve neighbourhoods that foster healthy and active living and community wellbeing. **Clause 15.01-4R (Healthy neighbourhoods - Metropolitan Melbourne)** reinforces this, with a strategy to create a city of 20 minute neighbourhoods that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

Sustainability is promoted by **Clause 15.02-1S (Energy and resource efficiency)**, which seeks to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 16 Housing

Clause 16 (Housing) contains three key objectives, which can be summarised as relating to housing diversity, sustainability of housing and the provision of land for affordable housing.

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

These objectives are reinforced by a number of sub-clauses, including **Clause 16.01-1S (Integrated housing)**, which seeks to promote a housing market that meets community needs, and **Clause 16.01-1R (Integrated housing - Metropolitan Melbourne)**, which has a strategy to allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Clause 16.01-2S (Location of residential development) promotes new housing in designated locations that offer good access to jobs, services and transport, while **Clause 16.01-2R (Housing opportunity areas - Metropolitan Melbourne)** seeks to facilitate increased housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs, public transport and with appropriate infrastructure

Clauses 16.01-3S (Housing diversity) and **16.01-3R (Housing diversity - Metropolitan Melbourne)** aim to provide for a range of housing types to meet diverse needs and **Clause 16.01-4S (Housing affordability)** aims to deliver more affordable housing closer to jobs, transport and services.

Clause 18 Transport

Clause 18.01-1S (Land use and transport planning) has a strategy to plan urban development to make jobs and community services more accessible by ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.

Local Planning Policy Framework

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 (Municipal Profile)** notes the following:

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

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

Clause 21.03(AVision for Greater Dandenong) outlines Greater Dandenong as being 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)**, including the following subclauses:

Clause 21.04-1 (Housing and community), which includes the following:

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

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

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

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

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

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

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

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

- *Promote public realm safety by maximising passive surveillance.*
- *Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;*
- *Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;*
- *Achieve environmentally sustainable design outcomes;*
- *Use quality, durable building materials that are integrated into the overall building form and façade; and*
- *Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.*

An assessment against Clause 22.09 is included as Attachment 4.

Particular Provisions

Clause 52.06 Car Parking

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

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

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

- One (1) car parking space to each one (1) or two (2) bedroom dwelling; and
- Two (2) car parking spaces to each three (3) or more bedroom dwelling; plus
- One (1) car parking space for visitors to every five (5) dwellings for developments of five (5) or more dwellings (*this requirement for visitor spaces does not apply to land within the Principal Public Transport Network area*)

An application must meet the Design Standards for car parking included at Clause 52.06-9, unless the Responsible Authority agrees otherwise.

An assessment against Clause 52.06 is included as Attachment 5.

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

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

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

The purposes of this clause are:

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

A development must meet all of the objectives of Clause 55 and should meet all the standard of the clause.

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

An assessment against Clause 55 is included as Attachment 3.

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

There are no proposed Planning Scheme amendments relevant to this application.

Restrictive Covenants

There are no covenants or other restrictions that apply to 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.

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

Community Safety

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

Safe Design Guidelines

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

Referrals

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

Internal

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

Civil Development	No objections, subject to conditions on permit
Transport Planning	No objections, subject to conditions on permit
Asset Planning	No objections, subject to conditions on permit
Bushland and Gardening	No objections, subject to conditions on permit
Waste	No objections and no 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; and
- Placing one (1) sign on site facing Cleeland Street.

The notification has been carried out correctly and Council has received three (3) objections to date.

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

Consultation

A consultative meeting was held on 9 May 2019 with one (1) of the objectors in attendance. Whilst the issues were discussed at length there was no resolution and the objections stand as received.

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

Summary of Grounds of Submissions/Objections

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

- **Overlooking**

The proposal incorporates appropriate measures to address overlooking on all levels of the development, with fencing, screening, obscure glazing and/or windows with sill heights of at least 1.7 metres above floor level. The proposal satisfactorily responds to the overlooking standards and objectives of Clause 55.

- **Noise**

While the proposal involves an intensification of the residential use of the land, residential noise is not unexpected in this area, especially given the Residential Growth zoning of the land and proximity to the Dandenong Activity Centre. The proposal satisfactorily responds to the noise standards and objectives of Clause 55. It is considered appropriately located and designed to minimise any noise impacts. It also specifies double-glazing for all windows on the first floor of the northern side of the development. Like existing residents, any future occupants will be subject to the Environment Protection (Residential Noise) Regulations 2018.

- **Impact on solar access / overshadowing**

The three-storey height of the development will result in changes to solar access and shadowing but is not considered to result in any unreasonable impact. The proposal complies with the Clause 55 standards and objectives relating to building height, energy efficiency and overshadowing of open space. While the development does not comply with the standard relating to north-facing windows because of its setbacks from the neighbouring to the south, it still allows for adequate solar access to existing north-facing habitable room windows when regard is given to the existing conditions, and this is discussed in the assessment section of the report. It is also noted that the objections received are from the occupiers/owners of properties to the north and east, which means they retain full northern solar access and are affected by minimal overshadowing.

Assessment

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

- State and Local Planning Policy Framework;
- Clause 32.07 Residential Growth Zone (Schedule 2);
- Clause 52.06 Car Parking;
- Clause 55 Two or more dwellings on a lot and residential buildings; and
- Clause 65 Decision Guidelines.

The subject site is located within an established residential area and on the residential periphery of the Dandenong Activity Centre, making it well-suited to higher density residential development. This suitability is further reinforced by the site's zoning as Residential Growth, its identification as being

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

in a 'Substantial Change Area', and its location within proximity to services and transport. Despite delivering higher density housing, the proposal is complementary to the emerging neighbourhood character of the surrounding area, with a design, footprint, setbacks and landscaping that generally matches the preferred character of the area.

Clause 22.09 (Residential Development & Neighbourhood Character Policy) applies to all residential developments requiring a planning permit in a residential zone. It identifies existing character and identified future character and provides design principles across three 'future change areas': Substantial, Incremental and Limited.

The subject site forms part of the 'substantial change area', which is expected to undergo a relatively high level of change with medium to high density housing (of up to three or four storeys). Change in the substantial change area is expected achieve the future built form character, rather than to maintain existing character.

The 'identified future character' outlined under Clause 22.09-3.2 identifies that *the built form of substantial change areas will evolve over time to contain a greater proportion of well designed and site responsive medium to high density residential developments.*

The development meets the key themes of the design principles listed at 22.09-3.1 and 22.09.3.2, as demonstrated in the attached assessment of the proposal.

With regard to the above preferred character, it is considered the proposal delivers on the objectives of clauses **15.01 (Urban Environment)** and **21.05-1 (Built Form)**, which require development to respond to urban design, character, streetscape and landscape issues. The development includes adequate side and rear setbacks for landscaping opportunities, a strong design theme that reinforces the residential nature of the area and the incorporation of other measures to minimise visual impacts and amenity concerns.

The proposal's consistency with the identified future character and preferred built form also means that it is in accordance with **Clause 21.05-1 (Urban design, character, streetscapes and landscapes)** and **Clause (21.04-1 Housing and community)**, which reinforce the expectation for development to achieve high quality outcomes that has regard for the surrounding environment and built form.

The proposal responds to the vision for Greater Dandenong as outlined in **Clause 21.03-1 (Vision)** for a municipality where housing diversity and choice is promoted in its various attractive neighbourhoods. In particular, the proposal delivers on a number of strategies contained at **Clause 21.03-2 (Achieving the Vision)** such as those relating to sustainable development, integrated transport and attractive and safe environment.

As previously discussed, the predominant housing form of the surrounding area is single dwellings on a lot; although more recent activity has seen the emergence of new uses and different types of development in the surrounding area. Compared to the dominant single-dwelling-on-a-lot pattern, the proposal delivers an alternative product in the form of higher density townhouses with smaller open space areas, which responds to clauses **16.01-3S (Housing Diversity)**, **16.01-1R (Integrated**

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

housing - Metropolitan Melbourne) and **21.04-1(Housing and Community)**. These clauses emphasise the importance of balancing the protection of neighbourhood character with the need to ensure choice and growth in housing.

The proposal helps to reduce pressure on the urban fringe by providing five (5) dwellings on a lot where currently only one dwelling exists, thereby ensuring that the housing required for a growing population is facilitated in accordance with the strategies of **Clause 11.01S (Settlement)**, which also seek to capitalise on opportunities for infill development.

The application is further supported by **Clause 16.01-2R (Housing opportunity areas - Metropolitan Melbourne)**, which has strategies to facilitate increased housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport, and in areas with appropriate infrastructure. The proposal responds to this clause by providing additional housing on the periphery of the Dandenong activity centre.

The appropriateness of the proposal is further demonstrated by its compliance with **Clause 55 (Two or more dwellings on a lot and Residential buildings)**, which seeks to ensure residential development respects the existing or preferred neighbourhood character while also providing reasonable standards of amenity for new and existing residents. The proposal complies with all objectives of Clause 55 and the majority of its standards, except in the below instances, where variations are required (and supported). The development is also consistent with the majority of the design principles of Clause 22.09.

Clause 22.09 (Design principles relating to excessive screening):

This clause has design principles that seek to improve internal amenity of proposed dwellings and deliver appropriate built form. Amongst other things, the principles seek to achieve this by minimising screening. The proposed design includes screening on all elevations with the exception of the street-facing elevation. This screening helps to avoid overlooking issues but is contrary to the design principles of Clause 22.09. In this case, the screening is considered acceptable as the orientation and size of the site makes it difficult to avoid screening, and the design and materials palette is appropriately articulated and varied to avoid the screening appearing as dominant or repetitive.

Despite the use of screening, the impact on internal amenity will be minimised via the north-facing living areas and balconies, which will still receive high levels of light. The screening provided by this development also means that the future development of adjoining lots will avoid overlooking issues and therefore will not require the same level of screening.

Clause 55.03-1 (Street setback):

This clause seeks to ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site, with the standard requiring the development to have a 5-metre street setback.

The main building meets the 5-metre setback requirement but the porch encroaches this setback by 1.5 metres and it has a maximum height of approximately 4.4 metres. This 600mm encroachment into the street setback is considered acceptable as the porch is of a relatively minor size and helps to provide articulation and a feature that is common in the surrounding area.

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

Clause 55.04-1 (Side and rear setbacks):

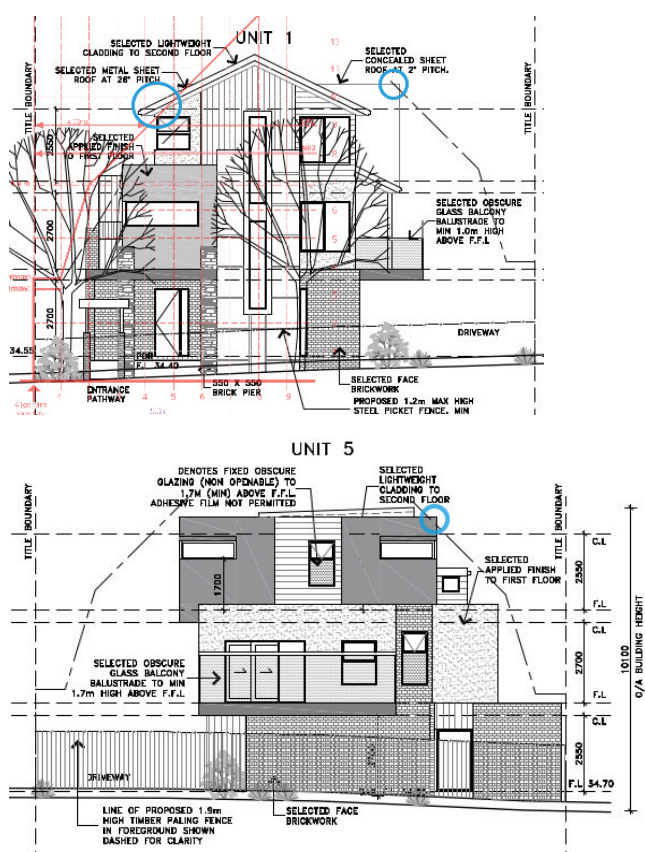
This clause seeks to ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. It has a standard that requires buildings to be setback from side and rear boundaries proportionate to their height.

The development is appropriately setback from the rear boundary, but does not meet the setback standard on the side boundaries.

The encroachment is minor on the north side, with the heights of the second floor exceeding the height required of the standard by up to approximately 200mm for Dwelling 1, decreasing to approximately 100mm for Dwellings 2 to 4, and less than 100mm for Dwelling 5. The first floor of the north side complies with the standard.

The encroachment is also minor on the south side, with the first floor in compliance with the standard (except for part of Dwelling 1) and the second floor of all dwellings encroaching for between 100mm and 500mm at selected parts of the building.

The encroachments are illustrated in the images below:



2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

Despite not meeting the standard, when regard is given to the decision guidelines, the reduced setback is considered appropriate for the following reasons:

- The minor scale of the encroachments means that they would not have any perceptible visual impact.
- The existing dwelling to the north has its driveway along the shared boundary which helps to minimise amenity impacts because it provides additional buffer between that of the existing dwelling and the proposed development.
- Amenity impacts to the existing dwelling to the south are minimised as the existing dwelling has minimal north-facing windows and a number of outbuildings along the shared boundary.
- Part of the encroachments are associated with eaves, which are allowable encroachments, and are a desirable feature due to the benefits they provide;
- There is modulation to the built form along both sides of the development, which provides some relief to the reduced setback and means only selected parts of the development fail to comply with the standard.
- The reduced setback is considered appropriate when regard is given to the character expectations for higher density development and the site's context and proximity to central Dandenong.

Clause 55.04-4 (North-facing windows):

This clause seeks to allow adequate solar access to existing north-facing habitable room windows, with a proposed building required to be setback from the relevant boundary depending on its height.

In this case, proposed Dwellings 1 and 2 are close to habitable room windows of the adjoining existing dwelling to the south. The first floor encroaches approximately 600mm into the required setback and the second floor encroaches approximately 1500mm. The remainder of the proposed dwellings comply with the standard as they are not located adjacent to any existing north-facing windows.

While the standard has not been met, when regard is given to the decision guidelines, the outcome is not expected to have an unreasonable amenity impact on the dwelling at 51 Cleeland Street for the following reasons:

- While the north windows of the front room of the dwelling will be impacted, this room also benefits from extensive windows on the eastern side of the room, as well as windows on other sides of the dwelling.
- Vegetation screening along this boundary already blocks solar access of the dwelling's north facing windows; and
- The dwelling has skylights (which will only be minimally overshadowed), which will help to offset impacts associated with the any loss of solar access to the north facing windows.

Car Parking

In regards to car parking, the proposal provides the ten (10) spaces required by **Clause 52.06 (Car Parking)**, with visitor spaces not required due the site's location within the Principal Public Transport Network area.

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

Overall, the proposal supports objectives for increased housing in established areas and in areas with appropriate infrastructure and access to jobs and public transport while delivering an additional form of housing choice that meets the preferred future character of this substantial change area. The proposal is consistent with the purpose and design objectives of the zone and represents the orderly planning of the area.

Sustainability

In response to the sustainability objectives of the Planning Scheme, including Clause 22.06 (Environmentally Sustainable Development), it is noted that the application was submitted prior to gazettal of Clause 22.06 and therefore the provisions of this clause do not apply. Notwithstanding this, the proposal has incorporated a number of sustainability principles, such as north-facing living spaces, balconies and solar hot water systems and canopy trees for shade.

Conclusion

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

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as Lot 18 LP10395, 53 Cleeland Street, Dandenong 3175, for the development of the land for five (5) three-storey dwellings in accordance with the plans submitted with the application subject to the following conditions:

- 1. Prior to the endorsement of plans, one (1) copy of amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works may be commenced until the plans have been approved and endorsed by the Responsible Authority. The endorsed copy of the plans forms part of this permit. The plans must be in accordance with the plans submitted with the application, but modified to show:**
 - 1.1. Show the balcony of Unit 5 on the southern elevation**
 - 1.2. Arrows on the southern elevation referring to fixed obscure glazing for Units 3 and 4 to point to the correct location.**
 - 1.3. The reference to selected lightweight cladding on the southern elevation for ground floor wall to be updated to face brickwork.**
 - 1.4. The balcony screens to unit 1 and 2 to be constructed of obscured glazed screening with a minimum height of 1.7m above floor level (as per the screening to unit 3, 4 and 5). All balcony screens are to be constructed of the highest standard acoustic glazing available at the time of construction.**

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

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

- 3. Except with the prior written consent of the Responsible Authority, before the development starts:**

- 3.1. Tree 1 (street tree) as identified in the submitted arborist report (Aboricultural Impact Assessment & Tree Protection Management Plan, prepared by All Trees Consulting Services Pty Ltd) must be retained and protected in accordance with Australian Standards AS4970-2009, including fencing.**

Any excavation or other works undertaken within the Tree Protection Zone of this tree must be undertaken with care to avoid damage.

The developer must arrange for Council arborist inspection on the day of excavation.

- 3.2. Trees 2 & 3 as identified in the submitted arborist report (Aboricultural Impact Assessment & Tree Protection Management Plan, prepared by All Trees Consulting Services Pty Ltd) must be retained and protected in accordance with Australian Standards AS4970-2009.**

- 4. Before the development starts, drainage plans must be submitted to and approved by the Responsible Authority. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 5. 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.**
- 6. Except with the prior written consent of the Responsible Authority, the approved buildings must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 7. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 8. Before the development is occupied:**
- 8.1. 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;**

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

- 8.2. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority;**
- 8.3. All piping and ducting above the ground floor storey of the building, except downpipes, must be concealed;**
- 8.4. 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 so as to prevent any adverse effect outside the land;**
- 8.5. All boundary walls in the development must be constructed, cleaned and finished;**
- 8.6. All 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;**
- 8.7. All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed; and**
- 8.8. Landscaping in accordance with the endorsed landscaping plan and schedule must be completed.**

All to the satisfaction of the Responsible Authority.

- 9. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 10. Service units, including air conditioning/heating units, must not be located on any balcony areas or where they will be visible from any public area unless appropriately screened or integrated with the development.**
- 11. All glazing must at all times be maintained to the satisfaction of the Responsible Authority.**
- 12. 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.**
- 13. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.**
- 14. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.**

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

15. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.
16. All residential waste must be stored within the specified bin storage area for each dwelling. Garbage bins are to be placed on the street for collection in a tidy manner on the appropriate waste collection day for the area.
17. This permit will expire if:-
 - 17.1. The development or any stage of it does not start within two (2) years of the date of this permit; or
 - 17.2. The development or any stage of it is not completed within four (4) years of the date of this permit.

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

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

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

Permit Notes

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

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

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

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

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

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

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

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

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

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 53 CLEELAND STREET,
DANDENONG (PLANNING APPLICATION NO. PLN18/0503)**

ATTACHMENT 1

SUBMITTED PLANS

PAGES 7 (including cover)

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

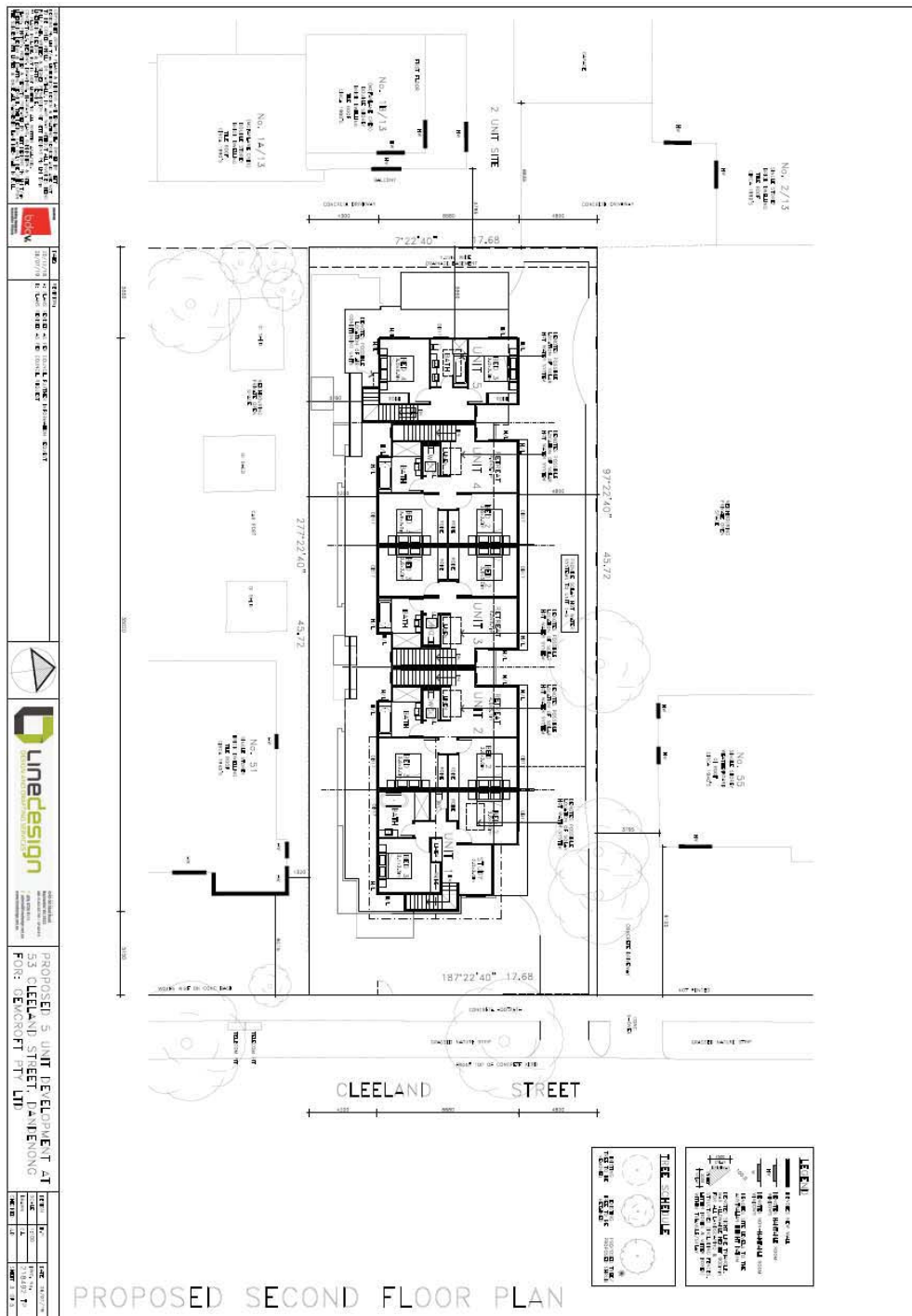


PROPOSED 5 UNIT 1ST FLOOR PLAN AT 53 CLEELAND STREET, PORTLAND, ME

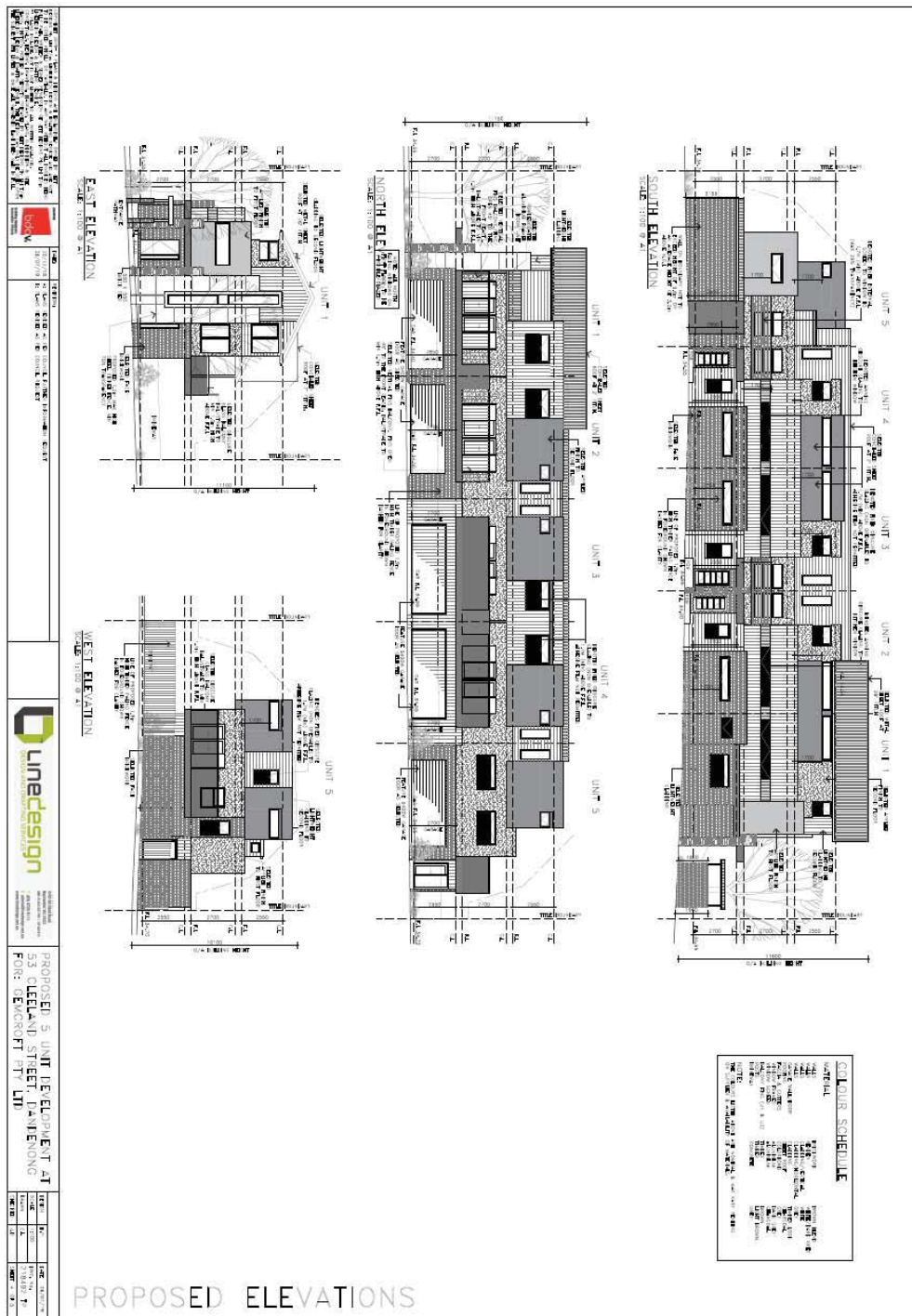
LEGEND

- 1" = 1'-0"
- 1/4" = 1'-0"
- 1/8" = 1'-0"
- 1/16" = 1'-0"
- 1/32" = 1'-0"
- 1/64" = 1'-0"
- 1/128" = 1'-0"
- 1/256" = 1'-0"
- 1/512" = 1'-0"
- 1/1024" = 1'-0"
- 1/2048" = 1'-0"
- 1/4096" = 1'-0"
- 1/8192" = 1'-0"
- 1/16384" = 1'-0"
- 1/32768" = 1'-0"
- 1/65536" = 1'-0"
- 1/131072" = 1'-0"
- 1/262144" = 1'-0"
- 1/524288" = 1'-0"
- 1/1048576" = 1'-0"
- 1/2097152" = 1'-0"
- 1/4194304" = 1'-0"
- 1/8388608" = 1'-0"
- 1/16777216" = 1'-0"
- 1/33554432" = 1'-0"
- 1/67108864" = 1'-0"
- 1/134217728" = 1'-0"
- 1/268435456" = 1'-0"
- 1/536870912" = 1'-0"
- 1/1073741824" = 1'-0"
- 1/2147483648" = 1'-0"
- 1/4294967296" = 1'-0"
- 1/8589934592" = 1'-0"
- 1/17179869184" = 1'-0"
- 1/34359738368" = 1'-0"
- 1/68719476736" = 1'-0"
- 1/137438953472" = 1'-0"
- 1/274877906944" = 1'-0"
- 1/549755813888" = 1'-0"
- 1/1099511627776" = 1'-0"
- 1/2199023255552" = 1'-0"
- 1/4398046511104" = 1'-0"
- 1/8796093022208" = 1'-0"
- 1/17592186044416" = 1'-0"
- 1/35184372088832" = 1'-0"
- 1/70368744177664" = 1'-0"
- 1/140737488355328" = 1'-0"
- 1/281474976710656" = 1'-0"
- 1/562949953421312" = 1'-0"
- 1/1125899906842624" = 1'-0"
- 1/2251799813685248" = 1'-0"
- 1/4503599627370496" = 1'-0"
- 1/9007199254740992" = 1'-0"
- 1/18014398509481984" = 1'-0"
- 1/36028797018963968" = 1'-0"
- 1/72057594037927936" = 1'-0"
- 1/144115188075855872" = 1'-0"
- 1/288230376151711744" = 1'-0"
- 1/576460752303423488" = 1'-0"
- 1/1152921504606846976" = 1'-0"
- 1/2305843009213693952" = 1'-0"
- 1/4611686018427387904" = 1'-0"
- 1/9223372036854775808" = 1'-0"
- 1/18446744073709551616" = 1'-0"
- 1/36893488147419103232" = 1'-0"
- 1/73786976294838206464" = 1'-0"
- 1/147573952589676412928" = 1'-0"
- 1/295147905179352825856" = 1'-0"
- 1/590295810358705651712" = 1'-0"
- 1/1180591620717411303424" = 1'-0"
- 1/2361183241434822606848" = 1'-0"
- 1/4722366482869645213696" = 1'-0"
- 1/9444732965739290427392" = 1'-0"
- 1/18889465931478580854784" = 1'-0"
- 1/37778931862957161709568" = 1'-0"
- 1/75557863725914323419136" = 1'-0"
- 1/151115727451828646838272" = 1'-0"
- 1/302231454903657293676544" = 1'-0"
- 1/604462909807314587353088" = 1'-0"
- 1/1208925819614629174706176" = 1'-0"
- 1/2417851639229258349412352" = 1'-0"
- 1/4835703278458516698824704" = 1'-0"
- 1/9671406556917033397649408" = 1'-0"
- 1/19342813113834066795298816" = 1'-0"
- 1/38685626227668133590597632" = 1'-0"
- 1/77371252455336267181195264" = 1'-0"
- 1/154742504910672534362390528" = 1'-0"
- 1/309485009821345068724781056" = 1'-0"
- 1/618970019642690137449562112" = 1'-0"
- 1/1237940039285380274899124224" = 1'-0"
- 1/2475880078570760549798248448" = 1'-0"
- 1/4951760157141521099596496896" = 1'-0"
- 1/9903520314283042199192993792" = 1'-0"
- 1/19807040628566084398385987584" = 1'-0"
- 1/39614081257132168796771975168" = 1'-0"
- 1/79228162514264337593543950336" = 1'-0"
- 1/158456325028528675187087900672" = 1'-0"
- 1/316912650057057350374175801344" = 1'-0"
- 1/633825300114114700748351602688" = 1'-0"
- 1/1267650600228229401496703205376" = 1'-0"
- 1/2535301200456458802993406410752" = 1'-0"
- 1/5070602400912917605986812821504" = 1'-0"
- 1/10141204801825835211973625643008" = 1'-0"
- 1/20282409603651670423947251286016" = 1'-0"
- 1/40564819207303340847894502572032" = 1'-0"
- 1/81129638414606681695789005144064" = 1'-0"
- 1/162259276829213363391578010288128" = 1'-0"
- 1/324518553658426726783156020576256" = 1'-0"
- 1/649037107316853453566312041152512" = 1'-0"
- 1/1298074214633706907132624082305024" = 1'-0"
- 1/2596148429267413814265248164610048" = 1'-0"
- 1/5192296858534827628530496329220096" = 1'-0"
- 1/10384593717069655257060992658440192" = 1'-0"
- 1/20769187434139310514121985316880384" = 1'-0"
- 1/41538374868278621028243970633760768" = 1'-0"
- 1/83076749736557242056487941267521536" = 1'-0"
- 1/166153499473114484112975882535043072" = 1'-0"
- 1/332306998946228968225951765070086144" = 1'-0"
- 1/664613997892457936451903530140172288" = 1'-0"
- 1/1329227995784915872903807060280344576" = 1'-0"
- 1/2

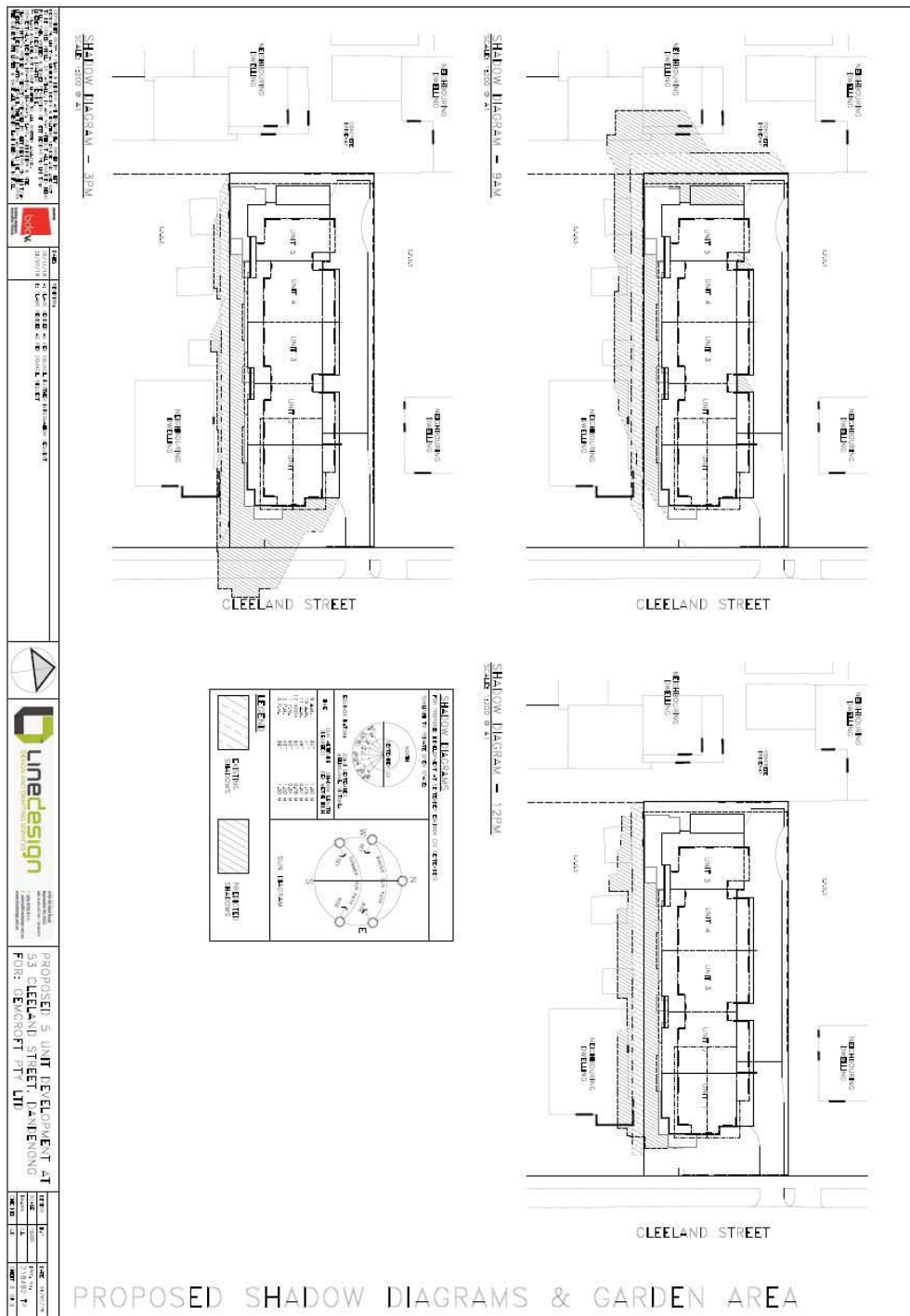
ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)



Landscape Plan



2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 53 CLEELAND STREET,
DANDENONG (PLANNING APPLICATION NO. PLN18/0503)**

ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)



2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 53 CLEELAND STREET,
DANDENONG (PLANNING APPLICATION NO. PLN18/0503)**

ATTACHMENT 3

CLAUSE 55 ASSESSMENT

PAGES 41 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**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.	<p>✓ Standard met</p> <p>The design response is considered appropriate in the context of the site and surrounding area, with a proposal for a higher density residential development in an established and well-serviced neighbourhood close to Dandenong Activity Centre.</p> <p>At a site level, the design response has considered matters relating to overshadowing and overlooking, with compliance with the majority of standards and all objectives.</p> <p>The provision of areas of landscaping responds to the landscaped character of the surrounding area and the use of brickwork, horizontal/vertical cladding, and pitched roofing generally matches the style and materials palette of the wider area.</p> <p>Despite proposing five dwellings on a lot that currently accommodates a single lot, the proposal has been designed in a way to respect the area while delivering on the expectations for higher density development.</p>
	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	<p>✓ Standard met</p> <p>The design response is considered to achieve the future character of the area as outlined in Clause 22.09, with the proposal consisting of a well-designed and site-responsive higher density residential development that provides articulated elevations, appropriate building setbacks, useable private open space and areas for landscaping.</p>
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The neighbourhood and site description.	
	The design response.	
Objectives	To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.	<p>✓ Objective met</p> <p>The objectives have been achieved as the standards have been met.</p>
	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.

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.02-2 Residential policy objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the SPPF and the LPPF, including the MSS and local planning policies.	Standard met A response to relevant policy for housing in the PPF and LPPF has been submitted with the application.
Decision Guidelines	The SPPF and the LPPF including the MSS and local planning policies. The design response.	
Objectives	To ensure that residential development is provided in accordance with any policy for housing in the SFPF 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 The objectives have been achieved as the standard has been met.

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.02-3 Dwelling diversity objective**

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**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, drainage, electricity and gas, if available.	✓ Standard met The proposed development is located in an area where it can be connected to reticulated services, including sewerage, drainage, electricity, gas and water.
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ Standard met The proposed development is not expected to overload infrastructure.
	In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	✓ Standard met No capacity issues are identified.
	Decision Guidelines The capacity of the existing infrastructure. 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.	The objectives have been achieved as the standard has been met.

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.02-5 Integration with the street objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	<p>✓ Standard met</p> <p>The development provides adequate vehicle and pedestrian links, with all dwellings provided with driveway and pedestrian access.</p>
	Developments should be oriented to front existing and proposed streets.	<p>✓ Standard met</p> <p>Dwelling 1 is located adjacent to Cleeland Street and has been oriented to face this street, with a street-facing entrance, balcony and glazing.</p> <p>The remaining units are unique in their orientation, with their entrances facing a pedestrian accessway that extends along the southern boundary, and garage access via a driveway extending along the north boundary. It is considered the development provides an appropriate frontage to these interfaces, with entrances and habitable room windows facing the pedestrian accessway, and balconies facing the vehicle access.</p>
	High fencing in front of dwellings should be avoided if practicable.	<p>✓ Standard met, with condition</p> <p>The proposal includes new 1.2-metre-high steel picket fencing, which has 75 per cent transparency.</p>
	Development next to existing public open space should be laid out to complement the open space.	<p>✓ Standard met</p> <p>The proposed development is not located adjacent to any public open space.</p>
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.	<p>✓ Objective met</p> <p>The objective has been achieved as the standard has been met.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.03-1 Street setback objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA															
Standard B6	<p>Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone:</p> <p>RGZ: 5 metres or as per Table B1, whichever is the lesser.</p> <p>GRZ: 7.5 metres or as per Table B1, whichever is the lesser.</p> <p>NRZ: As per Table B1.</p> <p>Table B1 Street setback</p> <table data-bbox="448 931 639 1648"> <thead> <tr> <th data-bbox="456 1384 501 1648">Development context</th><th data-bbox="456 1160 501 1384">Minimum setback from front street (metres)</th><th data-bbox="456 931 501 1160">Minimum setback from a side street (metres)</th></tr> </thead> <tbody> <tr> <td data-bbox="501 1384 639 1648">There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td><td data-bbox="501 1160 639 1384">The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td><td data-bbox="501 931 639 1160">Not applicable</td></tr> <tr> <td data-bbox="639 1384 759 1648">There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td><td data-bbox="639 1160 759 1384">The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td><td data-bbox="639 931 759 1160">Not applicable</td></tr> <tr> <td data-bbox="759 1384 839 1648">There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td><td data-bbox="759 1160 839 1384">6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td><td data-bbox="759 931 839 1160">Not applicable</td></tr> <tr> <td data-bbox="839 1384 1190 1648">The site is on a corner.</td><td data-bbox="839 1160 1190 1384"> <p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p> </td><td data-bbox="839 931 1190 1160"> <p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p> </td></tr> </tbody> </table>	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable	The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>	<p>★ Standard not met</p> <p>The proposed development has a minimum setback of 5 metres (excluding front porch) or approximately 3.5 metres including porch, which extends 1.5 metres within the front setback and has a maximum height of approximately 4.4 metres.</p> <p>Based on this, the porch is not an allowable encroachment and the street setback is determined to be 3.5 metres.</p> <p>The dwelling at 55 Cleeland Street has a setback of 9.105 metres and the dwelling at 51 Cleeland Street has a setback of 6.215 metres.</p> <p>Based on these setbacks, the minimum setback of the proposed development should be 5.0 metres, which is not met.</p>
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)															
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable															
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable															
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable															
The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>															

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.	
	The visual impact of the building when viewed from the street and from adjoining properties.	
	The value of retaining vegetation within the front setback.	
Objective	To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	<p>✓ Objective met</p> <p>The preferred character acknowledges a higher density form of development and overall, it is considered the development, including its street setback, contributes towards the preferred character.</p> <p>The main building meets the 5 metre setback requirement and while the porch encroaches this setback, it is considered acceptable as the porch is of a relatively minor size and helps to provide articulation and a feature that is common in the surrounding area.</p>

Clause 55.03-2 Building height objective

208

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.03-3 Site coverage objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B8	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> The maximum site coverage specified in a schedule to the zone, or If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p><i>RGZ1: 70%</i> <i>RGZ2: 70%</i> <i>RGZ3: 70%</i> <i>GRZ1: 60% (none specified)</i> <i>GRZ2: 60% (none specified)</i> <i>NRZ1: 50%</i></p>	<p>Standard met</p> <p>The site has a combined site area of 808 square metres, with approximately 454 square metres or 56 per cent of the site covered by buildings.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development or the features of the site.</p> <p>The site coverage of adjacent properties</p> <p>The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</p>	
Objective	To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	<p>Objective met</p> <p>The objective has been achieved as the standard has been met.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.03-4 Permeability objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B9	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> The minimum areas specified in a schedule to the zone, or If no minimum is specified in a schedule to the zone, 20 per cent of the site. <p><u>RGZ1</u>: 20% <u>RGZ2</u>: 20% (<i>none specified</i>) <u>RGZ3</u>: 20% (<i>none specified</i>) <u>GRZ1</u>: 30% <u>GRZ2</u>: 20% (<i>none specified</i>) <u>NRZ1</u>: 40%</p>	<p>Standard met</p> <p>The site has a combined site area of 808 square metres, with approximately 190 square metres or 23 per cent of the site covered by permeable surfaces.</p>
Decision Guidelines	<p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p> <p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</p>	
Objectives	<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	<p>Objectives met</p> <p>The objectives have been achieved as the standard has been met.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.03-5 Energy efficiency objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B10	Buildings should be: <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	<p>✓ Standard met</p> <p>The proposed development has been oriented to make appropriate use of solar energy and the energy efficiency of existing dwellings is not unreasonable reduced.</p>
	Living areas and private open space should be located on the north side of the development, if practicable.	<p>✓ Standard met</p> <p>Living areas and private open space have been located on the north side of the development where possible.</p>
	Developments should be designed so that solar access to north-facing windows is maximised.	<p>✓ Standard met</p> <p>It is considered that solar access to north-facing windows has been maximised, with all north-facing rooms featuring north-facing windows. Non-habitable rooms have generally been positioned within the southern side of the development.</p>
Decision Guidelines	The design response.	
	The size, orientation and slope of the lot.	
	The existing amount of solar access to abutting properties.	
	The availability of solar access to north-facing windows on the site.	
Objectives	To achieve and protect energy efficient dwellings and residential buildings.	<p>✓ Objectives met</p> <p>The objectives have been achieved as the standards have been met.</p>
	To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.03-6 Open space objective**

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.03-7 Safety objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B12	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	✓ Standard met The entries of all dwellings are prominent and identifiable, with Dwelling 1 visible from the street and the remaining entrances identified via a define entry feature structure.
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ Standard met There is no planting that creates unsafe spaces along streets and accessways.
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ Standard met The development has been designed to provide good lighting, visibility and surveillance of car parks and internal accessways.
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Standard met The development includes appropriate measures to avoid private spaces being used as public thoroughfares.
	The design response.	
Decision Guidelines Objectives	To ensure the layout of development provides for the safety and security of residents and property.	✓ Objective met The objective has been achieved as the standards have been met.

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

Clause 55.03-6 Landscaping objectives		
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B13	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> Protect any predominant landscape features of the neighbourhood. Take into account the soil type and drainage patterns of the site. Allow for intended vegetation growth and structural protection of buildings. In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. Provide a safe, attractive and functional environment for residents. 	<p>✓ Standard met</p> <p>A landscape plan has been provided that delivers an appropriate landscaping outcome.</p>
	<p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p>	<p>✓ Standard met</p> <p>It is noted that trees do not form a significant part of the character of the area, with most properties featuring only small trees or shrubs and plants as part of their landscaping.</p> <p>All trees are to be removed from the subject site.</p>
	<p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p>	<p>✓ Standard met</p> <p>No significant trees have been removed in the prior 12 months.</p>
	<p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	<p>✓ Standard met</p> <p>The landscape plan includes plant details, species type and location, as well as paving details. Lighting has not been shown on the architectural plans.</p>
	<p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p><u>All schedules to all residential zones:</u></p> <p><i>“70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.”</i></p>	<p>✓ Standard met</p> <p>More than 70 per cent of the width of the front setback is retained for landscaping, with approximately 13 metres of the 17.68 metre front boundary length available for landscaping.</p> <p>Landscaping is also provided along rear and side boundaries.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p>	
	<p>Any relevant plan or policy for landscape design in the SPPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

	The location and size of gardens and the predominant plant types in the neighbourhood.
	The health of any trees to be removed.
	Whether a tree was removed to gain a development advantage.
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.
	<p>✓ Objective met</p> <p>The objectives have been achieved as the standards have been met.</p>

Clause 55.03-9 Access objective

Standards		Standard Met/Standard Not Met/NA
Title & Objective Standard B14	The width of accessways or car spaces should not exceed:	✓ Standard met
	<ul style="list-style-type: none"> 33 per cent of the street frontage, or if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. 	The street frontage measures 17.68 metres and the width of frontage consisting of accessways is 3.0 metres, or 17.6 per cent.
	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.	One single-width crossover is proposed to serve all five dwellings.
		✓ Standard met
		The development maximises the retention of on-street car parking spaces. The proposed 3 metre wide crossover replaces an existing crossover, which will be required to be reinstated. As such, there is no loss of on-street car parking.
Decision Guidelines	The number of access points to a road in a Road Zone should be minimised.	Not applicable
	Developments must provide for access for service, emergency and delivery vehicles.	Not applicable as the site does not access a Road Zone.
		✓ Standard met
		The development provides appropriate access for service, emergency and delivery vehicles.
	The design response.	
	The impact on neighbourhood character.	
	The reduction of on-street car parking spaces.	
	The effect on any significant vegetation on the site and footpath.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

Objectives	To ensure the number and design of vehicle crossovers respects the neighbourhood character.	✓ Objective met The objectives have been achieved as the standards have been met.
-------------------	---	---

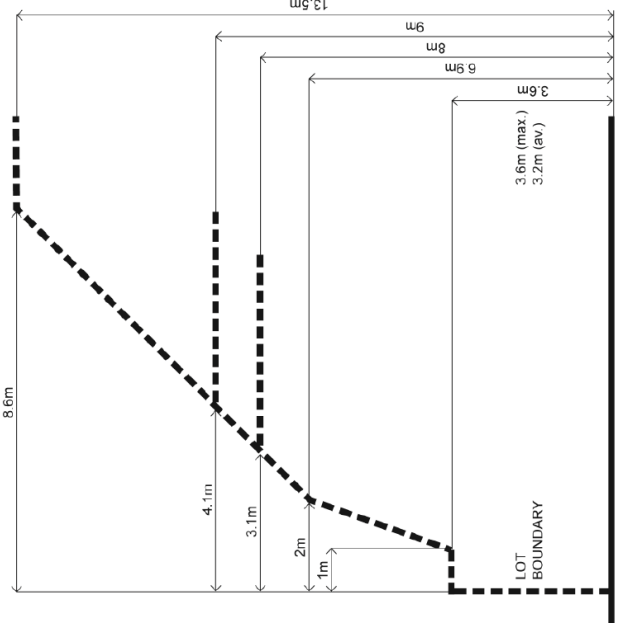
ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.03-10 Parking location objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B15	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>Standard met</p> <p>Each dwelling is provided with a double garage that is secure and close and convenient to dwellings.</p>
Decision Guidelines	The design response.	Standard met
Objectives	<p>To provide convenient parking for residents and visitors vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>Objectives met</p> <p>The objectives have been achieved as the standards have been met.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.04-1 Side and rear setbacks objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B17 <ul style="list-style-type: none"> 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 <p>NRZ1: "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres."</p> <ul style="list-style-type: none"> If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Diagram B1 Side and rear setbacks</p> 		<p>Standard not met</p> <p>The development is appropriately setback from the rear boundary but does not meet the setback standard on the side boundaries.</p> <p>The encroachment is minor on the north side, with the wall heights of the second floor exceeding the height required of the standard by up to approximately 200mm for Dwelling 1, decreasing to approximately 100mm for Dwellings 2 to 4, and less than 100mm for Dwelling 5.</p> <p>The encroachment on the southern side consists of:</p> <ul style="list-style-type: none"> The wall height of the first floor of Dwelling 1 exceeds the height required of the standard by up to approximately 500mm for only the first approximate 2.5 metres of the dwelling. The remainder of the first floor of the development complies with the standard. The wall height of the second floor of Dwelling 1 and 2 exceeds the height required of the standard by approximately 400mm. The wall height of the second floor of Dwelling 3 and 4 exceeds the height required of the standard by approximately 500mm. The wall height of the second floor of Dwelling 5 exceeds the height required of the standard by approximately 100mm.

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

	<p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>Not applicable</p> <p>Not applicable as there are no encroachments within the setbacks.</p> <p>Up to 500mm of the encroachment on the north side consists of eaves</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.</p> <p>Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.</p> <p>Whether the wall abuts a side or rear lane.</p>	
Objectives	<p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>✓ Objective met</p> <p>Despite not meeting the standard, when regard is given to the decision guidelines, the reduced setback is considered appropriate for the following reasons:</p> <ul style="list-style-type: none"> The existing dwelling to the north has its driveway along the shared boundary which helps to minimise amenity impacts because it provides additional buffer between that of the existing dwelling and the proposed development. Amenity impacts to the existing dwelling to the south are minimised as the existing dwelling has minimal north-facing windows and a number of outbuildings along the shared boundary. Part of the encroachments are associated with eaves, which are allowable encroachments, and are a desirable feature due to the benefits they provide; There is modulation to the built form along both sides of the development, which provides some relief to the reduced setback and means only selected parts of the development fail to comply with the standard. The reduced setback is considered appropriate when regard is given to the character expectations for higher density development and the site's context and proximity to central Dandenong.

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.04-2 Walls on boundaries objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B18	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> • For a length of more than the distance specified in the schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> – 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or – Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>Standard met The ground floor master bedroom, bathroom and porch of Dwelling 5 extend along the southern (side) boundary for a distance of 8.27 metres.</p> <p>Not applicable Not applicable as no such slope exists</p> <p>The wall in question is setback 150mm from the side boundary</p> <p>Standard met The maximum height is 3.155m and the average height is less than 3.2 metres.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The extent to which walls on boundaries are part of the neighbourhood character.</p> <p>The impact on the amenity of existing dwellings.</p> <p>The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</p> <p>The orientation of the boundary that the wall is being built on.</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

	<p>The width of the lot.</p> <p>The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</p> <p>Whether the wall abuts a side or rear lane.</p> <p>The need to increase the wall height to screen a box gutter.</p>	
Objectives	<p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>✓ Objective met</p> <p>The objective has been achieved as the standards have been met.</p>

Clause 55.04-3 Daylight to existing windows objective

Standards		Standard Met/Standard Not Met/NA
Title & Objective Standard B19	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Diagram B2 Daylight to existing windows</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>✓ Standard met</p> <p>There are no existing habitable room windows within 3 metres of the proposed development.</p> <p>✓ Standard met</p> <p>All walls exceed the requirement of this standard, with the southern walls of units 1 and 2 being closest to the thresholds of the standard.</p>
Decision	The design response.	

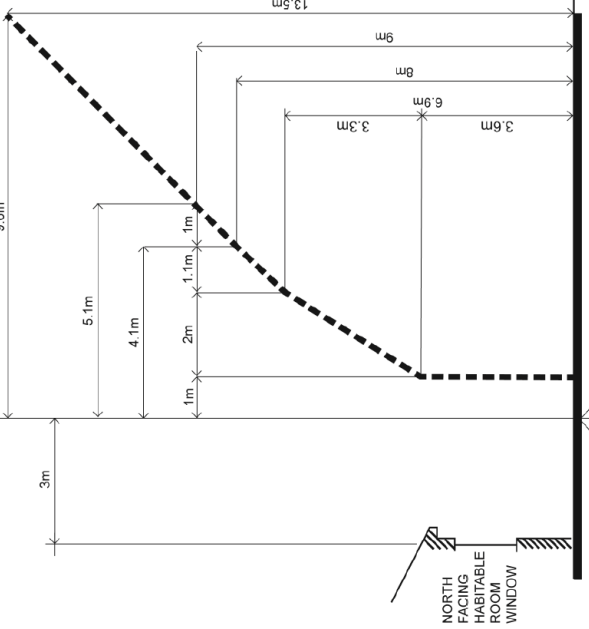
ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

Guidelines	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 The objective has been achieved as the standards have been met.

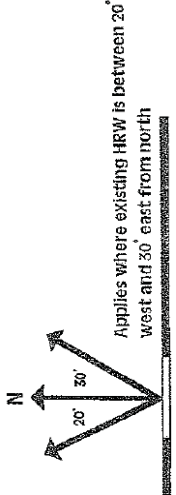
ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.04-4 North-facing windows objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B20 If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. Diagram B3 North-facing windows 	<p>Standard not met</p> <p>The dwelling to the south at 51 Cleeland Street has three north-facing habitable room windows within 3 metres of the boundary.</p> <p>The second floor of Dwellings 1 and 2 has a maximum wall height of approximately 9.8 metres, which results in a setback requirement of 5.88 metres from the boundary. The proposal has a setback of only 4.3 metres.</p> <p>The first floor of Dwellings 1 and 2 has a maximum wall height of approximately 7.0 metres, which results in a setback requirement of 3.08 metres from the boundary. The proposal has a setback of only 2.4 metres.</p> <p>There are no issues on any other boundaries.</p>	
	A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

	 <p>Applies where existing HRW is between 20° west and 30° east from north</p>	
Decision Guidelines	<p>The design response.</p> <p>Existing sunlight to the north-facing habitable room window of the existing dwelling.</p> <p>The impact on the amenity of existing dwellings.</p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p>	
Objective		<p>✓ Objective met</p> <p>While the standard has not been met, when regard is given to the decision guidelines, the outcome is not expected to have an unreasonable amenity impact on the dwelling at 51 Cleeland Street for the following reasons:</p> <ul style="list-style-type: none"> • While the north windows of the front room of the dwelling will be impacted, this room also benefits from extensive windows on the eastern side of the room, as well as windows on other sides of the dwelling. • Vegetation screening along this boundary already blocks solar access of the dwelling's north facing windows; and • The dwelling has skylights, which will help to offset impacts associated with the impact on north facing windows.

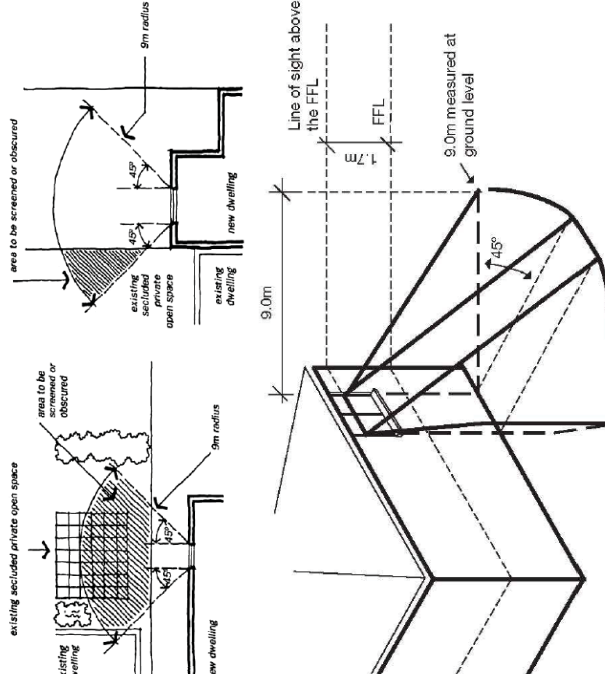
ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**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 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. 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 The submitted shadow diagrams show compliance with this standard.
Decision Guidelines	The design response. 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.	Not applicable
Objective	To ensure buildings do not significantly overshadow existing secluded private open space.	✓ Objective met The objective has been achieved as the standards have been met.

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.04-6 Overlooking objective**

Title & Objective Standard B22	Standards	Standard Met/Standard Not Met/NA
	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>Diagram B4 Overlooking open space</p>  <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. 	<p>Standard met, with conditions</p> <p>Due to its interfaces, there is potential for overlooking to the north, west and south.</p> <p>On the north side, overlooking has been addressed via:</p> <ul style="list-style-type: none"> • Ground floor: 1.9m high timber paling fence; • First floor: 1.7m high obscured glazed; balustrading and 1.7m high 45-degree vertical fins for balconies; • Second floor: all habitable room windows feature obscure glazing and/or window sills at least 1.7m above floor level. <p>On the south side, overlooking has been addressed via:</p> <ul style="list-style-type: none"> • Ground floor: 1.9m high timber paling fence and obscure glazing; • First floor: all habitable room windows feature obscure glazing, screens, and/or window sills at least 1.7m above floor level; • Second floor: all habitable room windows feature obscure glazing, screens, and/or window sills at least 1.7m above floor level. <p>On the west side, overlooking has been addressed via:</p> <ul style="list-style-type: none"> • Ground floor: 1.9m high timber paling fence; • First floor: all habitable room windows feature obscure glazing to at least 1.7m above floor level and 1.7m high balustrading for balcony; • Second floor: all habitable room windows feature obscure glazing, and/or window sills at least 1.7m above floor level.

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.04-7 Internal views objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B23	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	✓ Standard met There are no dwellings located directly below other dwellings within the same development.
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.	✓ Objective met The objective has been achieved as the standard has been met.

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.04-8 Noise impacts objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B24	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Standard met The proposed development does not show any noise sources located near adjacent dwellings.
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account of noise sources on immediately adjacent properties.	✓ Standard met Noise sensitive rooms and secluded private open spaces of dwellings are located away from any potential noise sources, with all surrounding properties of a residential nature.
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ Standard met The site is located away from busy roads, railway lines and industrial areas.
	The design response.	
Decision Guidelines Objectives	To contain noise sources within development that may affect existing dwellings.	✓ Objectives met The objectives have been achieved as the standards have been met.
	To protect residents from external noise.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**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 dwellings have entries at street level that should be accessible or able to be made easily accessible for people with limited mobility.
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	✓ Objective met The objective has been achieved as the standard has been met.

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.05-2 Dwelling entry objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B26	<p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> • Be visible and easily identifiable from streets and other public areas. • Provide shelter, a sense of personal address and a transitional space around the entry. 	<p>✓ Standard not met</p> <p>The entries to all dwellings provide shelter, a sense of personal address and transitional space. The entries are visible and easily identifiable from either the street or internal pedestrian path.</p> <p>The development incorporates appropriate design treatment, materials and pathways to provide identification and visibility of entries.</p>
Objective	To provide each dwelling or residential building with its own sense of identity.	<p>✓ Objective met</p> <p>The objective has been achieved as the standard has been met.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.05-3 Daylight to new windows objective**

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.05-4 Private open space objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B28	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p><u>RGZ1</u>: None specified</p> <p><u>RGZ2</u>: "As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from a living room."</p> <p><u>RGZ3</u>: "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."</p> <p><u>GRZ1</u>: "An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</p> <p>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."</p> <p><u>GRZ2</u>: "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</p> <p>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."</p> <p><u>NRZ1</u>: "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</p> <p>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."</p>	<p>Standard met</p> <p>All dwellings are provided with a first-floor balcony, which have a width of 2.1 metres (2.25 for unit 5), a length of at least 6.38 metres and a minimum area of at least 13.4 square metres. Access is provided from the living areas of each dwelling.</p>

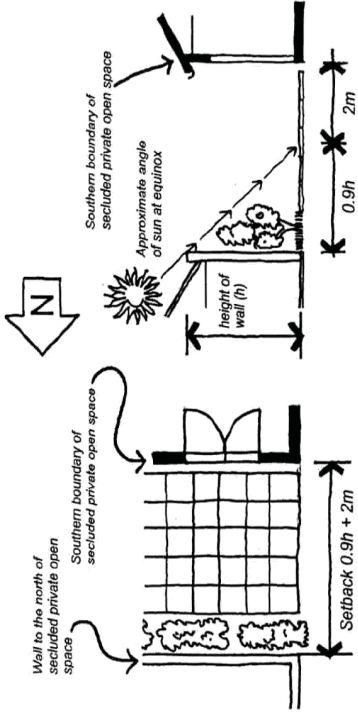
ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

	<p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres; a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	
Decision Guidelines	The design response.	
	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.	<p>✓ Objective met The objective has been achieved as the standard has been met.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.05-5 Solar access to open space objective**

Title & Objective Standard B29	Standards	Standard Met/Standard Not Met/NA
	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p> <p>Diagram B5 Solar access to open space</p> 	<p>✓ Standard met The balconies of all dwellings are located on the northern side of the building.</p> <p>✓ Standard met There are no walls to the north of any balconies.</p>
Decision Guidelines	<p>The design response.</p> <p>The useability and amenity of the secluded private open space based on the sunlight it will receive.</p>	
Objective	<p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>✓ Objective met The objective has been achieved as the standards have been met.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.05-6 Storage objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B30	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	✓ Standard met Each dwelling has been provided with storage within garage areas.
Objective	To provide adequate storage facilities for each dwelling.	✓ Objective met The objective has been achieved as the standards have been met.

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.06-1 Design detail objective**

Title & Objective Standard B31	Standards	Standard Met/Standard Not Met/NA
	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>✓ Standard met</p> <p>The existing residential character is predominantly defined by mostly single-storey brick dwellings setback from the street to allow for landscaped front gardens. Given the zoning of the site and its identification as a substantial change area, the preferred character is more relevant.</p> <p>Based on this, the detailed design of the development is acceptable, with design elements that reinforce the residential nature of the area and reflect preferred higher density pattern of the development.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.</p> <p>Whether the design is innovative and of a high architectural standard.</p>	<p>✓ Standard met</p> <p>All car parking spaces are provided within garages that are integrated within the development and consistent with the preferred neighbourhood character.</p>
Objective	To encourage design detail that respects the existing or preferred neighbourhood character.	<p>✓ Objective met</p> <p>The objective has been achieved as the standards have been met.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.06-2 Front fences objective**

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.06-3 Common property objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B33	Developments should clearly delineate public, communal and private areas.	<p>✓ Standard met Public, communal and private areas are able to be clearly delineated.</p>
Objectives	Common property, where provided, should be functional and capable of efficient management.	<p>✓ Standard met While no common property is proposed as part of this application, it is considered that any future common property can be functional and capable of efficient management.</p>
	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	<p>✓ Objective met The objective has been achieved as the standards have been met.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 55.06-4 Site services objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B34	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	✓ Standard met The development provides sufficient space for facilities and services.
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	✓ Standard met with conditions Bin and recycling enclosures, mailboxes and other facilities are considered appropriately designed and located. This will be reinforced via permit conditions.
	Bin and recycling enclosures should be located for convenient access by residents.	✓ Standard Bin and recycling enclosures are located within the garages of each dwelling.
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Standard met Mailboxes are shown along street frontage.
Decision Guidelines Objectives	The design response.	
	To ensure that site services can be installed and easily maintained.	✓ Objectives met
	To ensure that site facilities are accessible, adequate and attractive.	The objectives have been achieved as the standards have been met.

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 53 CLEELAND STREET,
DANDENONG (PLANNING APPLICATION NO. PLN18/0503)**

ATTACHMENT 4

CLAUSE 22.09 ASSESSMENT

PAGES 10 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Assessment Table for Clause 22****Clause 22.09-3.1 Design Principles for all residential developments**

Title /Objective	Principles	Principle met/Principle not met/NA
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	<p>✓ Principle met</p> <p>All dwellings incorporate street-facing (or pedestrian path facing), entrance porches and habitable room windows.</p>
	Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.	<p>✓ Principle met</p> <p>All dwellings incorporate habitable room windows that overlook the street, and while screened, also provide windows on all other sides.</p>
	Use semi-transparent fences to the street frontage.	<p>✓ Principle met</p> <p>Front fencing is proposed of steel pickets, with 75 per cent transparency.</p>
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	<p>✓ Principle met</p> <p>Lighting shown for pathways, accessways, garages and porches.</p>
	Ensure that all main entrances are visible and easily identifiable from the street.	<p>✓ Principle met</p> <p>The entrances to all dwellings are visible and identifiable from their respective frontages.</p>
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	<p>✓ Principle met</p> <p>Non-habitable rooms have generally been located internally and away from frontages.</p>
Landscaping	Residential development should:	

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	<p>✓ Principle met The development incorporates adequate landscaping along all boundaries, including canopy trees.</p>
	Provide substantial, high quality landscaping along vehicular accessways.	<p>✓ Principle met The accessway has space available for landscaping.</p>
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	<p>✓ Principle met The front and rear setbacks have adequate space to accommodate canopy trees, and the landscape plans include canopy trees within both the front and rear setback.</p>
	Planting trees that are common to and perform well in the area.	<p>✓ Principle met The selected species are considered appropriate.</p>
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	<p>✓ Principle met There is no significant vegetation on site.</p>
	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	<p>✓ Principle met The development incorporates adequate areas of open space to ensure landscaping can be planted to help soften built form.</p>
	Ensure that landscaping also addresses the Safety Design Principles.	<p>✓ Principle met</p>
	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	<p>✓ Principle met The front and rear private setbacks have adequate space to accommodate the growth of canopy trees to maturity.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	<p>✓ Principle met The development meets the permeability standards of Clause 55 and the proposed landscaping will further help to minimise the impact of increased stormwater runoff.</p> <p>✓ Principle met</p>
Car parking	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	
	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	<p>✓ Principle met Only one crossover is proposed</p>
	On-site car parking should be: <ul style="list-style-type: none"> Well integrated into the design of the building, Generally hidden from view or appropriately screened where necessary, Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level. 	<p>✓ Principle met The double garages of each dwelling are integrated into the building</p>
	Where car parking is located within the front setback it should be: <ul style="list-style-type: none"> Fully located within the site boundary; and Capable of fully accommodating a vehicle between a garage or carport and the site boundary. 	Not applicable
Setbacks, front boundary and width	Developments with basement car parking should consider flooding concerns where applicable.	Not applicable
	Residential developments should: <ul style="list-style-type: none"> Provide a front setback with fence design and height in keeping with the predominant street pattern. 	<p>✓ Principle met The proposed metal picket fencing is compatible with the streetscape.</p>
	Maintain the apparent frontage width pattern.	<p>✓ Principle met The frontage width pattern will remain unchanged.</p>
	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.	<p>✓ Principle met The side setbacks can accommodate screening planting in selected areas, including small canopy trees.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	<p>✓ Principle met The steel picket fencing has a low 1.2m height and 75 per cent transparency.</p>
Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.	<p>✓ Principle met The proposal meets the private open space requirements of Clause 55 and the dimensions of SPOS and access from living areas promotes useability.</p>
	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.	<p>✓ Principle met All private open space is expected to be able accommodate the multiple requirements of furniture, domestic services and landscaping.</p>
	Private open space should be positioned to maximise solar access.	<p>✓ Principle met All balconies are on the north side of dwellings.</p>
	Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	<p>✓ Principle met</p>
	Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.	<p>Not applicable There are no upper level dwellings above lower level dwellings.</p>
Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: <ul style="list-style-type: none"> Using similarly proportioned roof forms, windows, doors and verandahs; and Maintaining the proportion of wall space to windows and door openings. 	<p>✓ Principle met The use of pitched gable roofing, entry porches, brick and weatherboard material and matching window forms is responsive to the façade pattern of the wider area. The proportion of wall space to windows and door openings is considered consistent with surrounding dwellings.</p>
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	<p>✗ Principle not met All balconies feature screening and this is unavoidable given the orientation of the land.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

	<p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or The retention of the existing dwelling detracts from the identified future character. 	Not applicable Not applicable as existing dwellings are not being retained.
	<p>On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> Not exceeding the height of the neighbouring significant building; Minimising the visibility of higher sections of the new building; and Setting higher sections back at least the depth of one room from the frontage. 	Not applicable Not applicable as site is not adjacent to identified heritage buildings.
	<p>Residential development should:</p> <p>Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.</p> <p>Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance</p>	<p>✓ Principle met The amenity of adjoining dwellings is not expected to be unreasonably impacted. The development incorporates screening measures on windows of upper floor levels to manage overlooking, provides adequate setbacks to accommodate landscaping to provide some visual relief to the built form and does not result in only minimal overshadowing.</p> <p>✓ Principle met The development is considered to achieve appropriate energy efficiency and performance outcomes.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

	Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.	<p>✓ Principle met</p> <p>The development proposes three-storey dwellings, with surrounding sites featuring only single storey dwellings.</p> <p>Despite the difference in heights, the development provides an appropriate response via:</p> <ul style="list-style-type: none"> • Recessed upper floors; • Screening to protect from overlooking; • Ground floor setbacks that allow for canopy trees and other screen planting; • Minimal overshadowing of adjoining properties; and • A design that incorporates materials, colours and roof forms that complement the surrounding dwellings.
	Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.	<p>✓ Principle met</p> <p>There are no significant trees on site but the development allows for appropriate space to accommodate future trees.</p>
	Provide suitable storage provisions for the management of operational waste	<p>✓ Principle met</p> <p>Storage areas for bins are provided within the garage of each dwelling</p>
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	<p>✓ Principle met</p> <p>The site is located within proximity of Dandenong Activity Centre, which is considered walkable and facilitates the use of public transport, walking and cycling.</p>
Materials &	Residential development should:	

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

Finishes	Use quality, durable building materials and finishes that are designed for residential purposes.	<p>✓ Principle met The proposed materials of face brickwork, horizontal and vertical cladding are considered suitable for residential application.</p>
	Avoid the use of commercial or industrial style building materials and finishes.	<p>✓ Principle met</p>
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.	<p>✓ Principle met All surfaces are appropriately articulated and avoid repetition.</p>
	Use a consistent simple palette of materials, colours finishes and architectural detailing.	<p>✓ Principle met The palette is generally simple and consistent, with complementary colours and limited amount of materials.</p>
	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	<p>✓ Principle met The materials are considered to be reasonable in terms of their durability, affordability and maintenance requirements.</p>
Domestic services normal to a dwelling and Building services	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:	
	Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.	<p>✓ Principle met, with conditions A condition of permit will require services to be visually integrated into the design of the development.</p>
	Be designed to avoid the location of domestic and building services: <ul style="list-style-type: none"> • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. 	<p>✓ Principle met While some services are shown on balconies, it is noted that these balconies are larger than required and can therefore adequately accommodate such services.</p>
Internal Amenity	Residential development should:	

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

	Ensure that dwelling layouts have connectivity between the main living area and private open space.	<p>✓ Principle met The SPOS of each dwelling is directly accessible from the living area.</p>
	Be designed to avoid reliance on borrowed light to habitable rooms.	<p>✓ Principle met All habitable rooms are provided with direct light sources.</p>
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	<p>✓ Principle met The proposal includes screening and the orientation makes this difficult to avoid.</p>
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	<p>✓ Principle met All standards have been met with the exception of 55.04-1 relating to side and rear setbacks. This has discussed in the Clause 55 assessment, and the development is considered to comply with the objective of 55.04-1.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Clause 22.09-3.2 Design principles for Substantial Change Areas – Residential Growth Zone (RGZ)**

Titles & Objectives	Principles	Principle met/Principle not met/NA
Preferred housing types	The preferred housing types for the Substantial Change Area are medium to high density	✓ Principle met
Building Height	The preferred maximum building height for land within the RGZ1 and RGZ2 is up to 4 storeys, including ground level.	✓ Principle met
Bulk & Built Form	Building bulk and height can be relatively uniform throughout the depth of sites, where articulated building elevations and well proportioned ground level setbacks to upper levels are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form.	✓ Principle met
	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.	✓ Principle met
	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.	✓ Principle met
	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.	✓ Principle met
Site Design	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.	✓ Principle met
	High density residential developments should provide safe and innovative communal open spaces.	✓ Principle met

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

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

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 53 CLEELAND STREET,
DANDENONG (PLANNING APPLICATION NO. PLN18/0503)**

ATTACHMENT 5

CLAUSE 52.06 ASSESSMENT

PAGES 6 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**Assessment Table - Clause 52****Clause 52.06-10 Decision guidelines**

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

Design guidelines	<ul style="list-style-type: none"> • The role and function of nearby roads and the ease and safety with which vehicles gain access to the site. • The ease and safety with which vehicles access and circulate within the parking area. • The provision for pedestrian movement within and around the parking area. • The provision of parking facilities for cyclists and disabled people. • The protection and enhancement of the streetscape. • The provision of landscaping for screening and shade. • The measures proposed to enhance the security of people using the parking area particularly at night. • The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians. • The workability and allocation of spaces of any mechanical parking arrangement. • The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters. • The type and size of vehicle likely to use the parking area. • Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation. • The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier. • Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled). • The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings. • Any other matter specified in a schedule to the Parking Overlay.
	<p>The car parking plan as incorporated within the development plan is considered appropriate for the movement and parking of vehicles while also being consistent with the character of the area and avoiding negative amenity and safety outcomes.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)**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 standard 1 - Accessways	Accessways must:	✓ Standard met
	<ul style="list-style-type: none"> Be at least 3 metres wide. Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. 	✓ Standard met
	<ul style="list-style-type: none"> Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. 	Not applicable
	<ul style="list-style-type: none"> Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. 	✓ Standard met
	<ul style="list-style-type: none"> If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction. 	✓ Standard met
	<ul style="list-style-type: none"> Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 30 metres long or connects to a road in Road Zone. 	Not applicable
	<ul style="list-style-type: none"> Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height. 	✓ Standard met
	If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.	Not applicable
	If entry to the car space is from a road, the width of the accessway may include the road.	Not applicable

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

Design standard 2 – Car parking spaces

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

Table 2: Minimum dimensions of car parking spaces and accessways

Angle of car parking spaces to access way	Accessway width	Car space width	Car space length
Parallel	3.6 m	2.3 m	6.7 m
45°	3.5 m	2.6 m	4.9 m
60°	4.9 m	2.6 m	4.9 m
90°	6.4 m	2.6 m	4.9 m
	5.8 m	2.8 m	4.9 m
	5.2 m	3.0 m	4.9 m
	4.8 m	3.2 m	4.9 m

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).

A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:

- A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.
- A structure, which may project into the space if it is at least 2.1 metres above the space.

Diagram 1 Clearance to car parking spaces

Dimensions in millimetres

Clearance required

Tree or column permitted

Not applicable – refer to standard further below

✓ Standard met

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

	Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.	✓ Standard met
	Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.	Not applicable
	Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	Not applicable
	Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.	Not applicable

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																
	<table><tr><th colspan="3">Table 3: Ramp gradients</th></tr><tr><th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr><tr><td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr><tr><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr><tr><td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr><tr><td>longer than 20 metres</td><td>1:5 (20%)</td></tr></table>	Table 3: Ramp gradients			Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	
	Table 3: Ramp gradients																	
	Type of car park	Length of ramp	Maximum grade															
Public car parks	20 metres or less	1:5 (20%)																
	longer than 20 metres	1:6 (16.7%)																
Private or residential car parks	20 metres or less	1:4 (25%)																
	longer than 20 metres	1:5 (20%)																
Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.	Not applicable																	
Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.	Not applicable																	

Design standard 4: Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided:	Not applicable
	<ul style="list-style-type: none"> At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. 	Not applicable
	<ul style="list-style-type: none"> Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation. The design and operation is to the satisfaction of the responsible authority. 	Not applicable

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - No. 53 Cleeland Street, Dandenong (Planning Application No. PLN18/0503) (Cont.)

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.	Not applicable
Design standard 6: Safety	Car parking must be well lit and clearly signed.	✓ Standard met
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Standard met
	Pedestrian access to car parking areas from the street must be convenient.	✓ Standard met
	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
Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ Standard met
	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.	Not applicable

3 QUESTION TIME - PUBLIC

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

Questions from the Gallery

Questions are limited to a maximum of three (3) questions per individual. Where time constraints deem it likely that not all questions can be answered within the time allowed for Question Time, the Mayor at his/her discretion may determine only the first question may be presented verbally with others deferred to be managed in the same manner as public questions not verbally presented. Priority will be given to questions that relate to items on the Council Agenda for that meeting. Questions including any preamble should not exceed 300 words.

b) All such questions must be received in writing on the prescribed form or as provided for on Council's website and at Ordinary meetings of Council. Where there are more than three (3) questions received from any one individual person, the Chief Executive Officer will determine the three (3) questions to be considered at the meeting.

c) All such questions must clearly note a request to verbally present the question and must be received by the Chief Executive Officer or other person authorised for this purpose by the Chief Executive Officer no later than:

- i) the commencement time (7.00pm) of the Ordinary meeting if questions are submitted in person; or
- ii) noon on the day of the Ordinary meeting if questions are submitted by electronic medium.

d) A question can only be presented to the meeting if the Chairperson and/or Chief Executive Officer has determined that the question:

- i) does not relate to a matter of the type described in section 89(2) of the Act (confidential matters);
- ii) does not relate to a matter in respect of which Council has no power to act;
- iii) is not defamatory, indecent, abusive or objectionable in language or substance, and is not asked to embarrass a Councillor or Council officer; and
- iv) is not repetitive of a question already asked or answered (whether at the same or an earlier meeting).

e) If the Chairperson and/or Chief Executive Officer has determined that the question may not be presented to the Meeting, then the Chairperson and/or Chief Executive Officer:

- i) must advise the Meeting accordingly; and
- ii) will make the question available to Councillors upon request.

f) The Chairperson shall call on members of the gallery who have submitted an accepted question to ask their question verbally if they wish.

3 QUESTION TIME - PUBLIC (Cont.)

- g) The Chairperson, Chief Executive Officer or delegate may then direct that question to be answered by a nominated Councillor or member of Council staff.
- h) No debate on, or discussion of, a question or an answer will be permitted other than for the purposes of clarification.
- i) A Councillor or member of Council staff nominated to answer a question may:
 - i) seek clarification of the question from the person who submitted it;
 - ii) seek the assistance of another person in answering the question; and
 - iii) defer answering the question, so that the answer may be researched and a written response be provided within ten (10) working days following the Meeting (the question thereby being taken on notice).
- j) Question time for verbal presentations is limited in duration to not more than twenty (20) minutes. If it appears likely that this time is to be exceeded then a resolution from Council will be required to extend that time if it is deemed appropriate to complete this item.
- k) The text of each question asked and the response will be recorded in the minutes of the Meeting.

4 OFFICERS' REPORTS - PART TWO

4.1 CONTRACTS

4.1.1 Contract No. 1819-78 Ross Reserve Youth Precinct Development Works

File Id: qA401039
Responsible Officer: Director Engineering Services

Report Summary

This report outlines the tender process undertaken to select a suitably qualified and experienced contractor for Stage 4 of the Ross Reserve Youth Precinct Development Works.

Recommendation Summary

This report recommends that Council:

1. Awards Contract 1819-78 to Commercialscapes Pty Ltd for a fixed lump sum price of One Million and Sixty Nine Thousand, Two Hundred and Ninety One Dollars and Fifty Nine Cents (\$1,069,291.59) for all three separable portions including GST of \$97,208.33. This is a Lump Sum Contract and not subject to rise and fall#.

Pricing has been submitted as three separable portions.

Separable Portion A including 10% Contingency (Including GST)	\$569,433.87
Separable Portion B including 10% Contingency (Including GST)	\$357,297.29
Separable Portion C including 10% Contingency (Including GST)	\$142,560.43

NOTE - For efficiency it is intended to award the contract for all 3 stages, however only separable portion A will proceed at this point in time due to the budget that is currently available. Separable portions B and C will be undertaken at a later stage subject to further funding becoming available. Council officers will be submitting a midyear budget bid for the unfunded portions for council consideration. If unsuccessful through the mid-year budget process funding will be sought through the 20/21 City Improvement Program.

2. Reserves the right to award separable portions B and C of Contract 1819-78 to Commercialscapes Pty Ltd subject to satisfactory completion of portion A and further funding becoming available.
3. Council may elect at its discretion to award the tender in its entirety, as separable portions or in a combination thereof.

4.1.1 Contract No. 1819-78 Ross Reserve Youth Precinct Development Works (Cont.)

Introduction

This project will see the following elements constructed as part of the works:

- an outdoor synthetic surface multipurpose sports court;
- picnic shelters, furniture, barbeques, pathways and landscaping;
- installation and connection of sub-surface drainage and lighting alteration.

Tender Process

This tender was advertised on Saturday 18 May 2019 in The Age Newspaper and Council's website and closed at 2pm on Wednesday 5 June 2019.

At the close of the tender advertising period submissions were received from six (6) contractors as listed below:

1. Commercialscapes Pty Ltd
2. Contek Constructions Pty Ltd
3. HDM Group Pty Ltd
4. LJM Construction Pty Ltd
5. Programmed Property Services
6. Turf One

Tender Evaluation

The evaluation panel comprised of Council's Co-ordinator Open Space Projects, Project Manager and Senior Contracts Officer.

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

	Evaluation Criteria	Weighting
1	Price	45%
2	Relevant Experience in Delivering Projects of this Type and Scale	25%
3	Demonstrated Capability	20%
4	Social Procurement	5%
5	Local Industry	5%

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

4.1.1 Contract No. 1819-78 Ross Reserve Youth Precinct Development Works (Cont.)

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

Tenderer	Price Points	Non-Price Points	Total Score
Commercialscares	1.39	2.05	3.44
LJM Construction	1.24	2.05	3.29
Programmed Property Services	1.16	1.76	2.92
Contek Constructions	1.09	1.73	2.82
Turf One	0.88	1.76	2.64
HDM Group	1.05	1.33	2.38

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

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

Representatives from Commercialscares Pty Ltd and LJM Construction Pty Ltd (the two short listed companies) attended tender clarification interviews conducted by the Tender Evaluation Panel. During the tender interview process it was advised that the tender will be awarded in its entirety, however the works will be staged as separable portions (subject to budget availability) and the shortlisted contractors were asked to review and confirm their tender submission pricing on this basis.

Reference checks regarding performance and quality of previously completed projects have also been undertaken from past clients with positive comments and feedback received.

At the completion of the tender evaluation process described above, the Evaluation Panel recommends to Council that the tender submission from **Commercialscares Pty Ltd** be accepted as it provides the best value outcome for Council.

Relevant Experience/Track Record

Commercialscares have combined experience of over 75 years and are an industry leader in all facets of commercial landscape construction and maintenance. The company is based in Dandenong South and have a suitably qualified and experienced team in order to facilitate the delivery of this project. The company has delivered a range of similar projects for land developers and other Local Councils.

Commercialscares extensive scope of works and capability includes:

- Construction and project management of parks;
- Commercial and residential scale landscape projects;
- Parks, playgrounds and community space projects;
- Construction of streetscapes and boulevards;

4.1.1 Contract No. 1819-78 Ross Reserve Youth Precinct Development Works (Cont.)

- Wetlands and open space developments; and
- Maintenance responsibilities.

Financial Implications

The 2019/2020 City Improvement Program has adequate provision to implement separable portion A. Further funding for separable portions B and C will be sought through future Council budget processes.

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

Social Procurement

Commercialscares recently opened a new head office and depot in Dandenong South which falls within the Greater Dandenong Council boundary.

Local Industry

30% (approx. \$100k) of materials and 100% (\$65k) of plant and equipment will be locally sourced as indicated in the tender submission by Commercialscares to fall within Council's "Local Content".

Consultation

During the tender evaluation process and in preparation of this report other relevant Council Officers have also been consulted to seek their input and specialist advice.

Conclusion

At the conclusion of the tender evaluation process that included the pre-selection interview, the evaluation panel agreed that the tender submission from **Commercialscares Pty Ltd** represented the best value outcome for Council and should be accepted due to:

- 1) Their conforming tender submission and understanding of the project brief;
- 2) Their very good references received for recent similar civil projects, comments from referees included the words - "excellent contractor", "very good quality of work" and completed the job on time";
- 3) Their level of experience, staff resources and the range of available equipment; and
- 4) Their demonstrated methodology to implement the project, their submitted program and work plan to the satisfaction of the Project Manager.

4.1.1 Contract No. 1819-78 Ross Reserve Youth Precinct Development Works (Cont.)

Recommendation

That Council:

1. awards Contract 1819-78 to Commercialscares Pty Ltd for a fixed lump sum price of One Million and Sixty Nine Thousand, Two Hundred and Ninety One Dollars and Fifty Nine Cents (\$1,069,291.59) including GST of \$97,208.33. This is a Lump Sum Contract and not subject to rise and fall. Pricing has been submitted as three separable portions.

 reserves the right to award separable portions B and C of Contract 1819-78 to Commercialscares Pty Ltd subject to satisfactory completion of portion A and future funding availability.

 may elect at its discretion to award the tender in its entirety, as separable portions or in a combination thereof; and
2. signs and seals the contract documents when prepared.

4.1.2 Contract No. 1920-11 Coomoora Reserve Floodlight Installation

File Id: qA404651
Responsible Officer: Director Engineering Services

Report Summary

This report outlines the tender process undertaken to select a suitably qualified and experienced contractor for Coomoora Reserve Floodlight Installation.

Recommendation Summary

This report recommends that Council:

1. awards Contract 1920-11 to Commlec Service Pty Ltd for a fixed lump sum price of Six Hundred and Three Thousand, Two Hundred and Thirty Three Dollars and Forty Cents (\$603,233.40) including GST of \$54,839.40. This is a Lump Sum Contract and not subject to rise and fall.

4.1.2 Contract No. 1920-11 Coomoora Reserve Floodlight Installation (Cont.)

Introduction

This project will see the construction of a new 100 lux standard compliant sports ground lighting system for 3 soccer pitches at Coomoora reserve in Springvale. The project includes the following elements; new light poles, LED light fittings, switchboards conduits and cables as well as a power supply upgrade for the whole site.

Tender Process

This tender was advertised on Saturday 10 August 2019 in The Age Newspaper and Council's website and closed at 2pm on Tuesday 27 August 2019.

At the close of the tender advertising period submissions were received from two (2) contractors as listed below:

1. Commlec Services Pty Ltd
2. Eco Electrical Services Pty Ltd

Tender Evaluation

The evaluation panel comprised of Council's Co-ordinator Open Space Projects, Project Manager and Senior Contracts Officer and an external Design Lighting Consultant providing specialist advice.

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

	Evaluation Criteria	Weighting
1	Price	45%
2	Relevant Experience in Delivering Projects of this Type and Scale	25%
3	Demonstrated Capability	20%
4	Social Procurement	5%
5	Local Industry	5%

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

4.1.2 Contract No. 1920-11 Coomoora Reserve Floodlight Installation (Cont.)

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

Tenderer	Price Points	Non-Price Points	Total Score
Commlec Services Pty Ltd	1.07	2.33	3.40
Eco Electrical Services Pty Ltd	1.18	1.30	2.48

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

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

Supported by the external Design Lighting Consultant it was determined that:

- The technical offer from Commlec Services is considered to offer proven electrical switchboards and cabling infrastructure components;
- The technical offer from Eco Electrical is considered to require several elements such as switchboards, cable pits and conduits to be further reviewed, and very likely amended in order to satisfy both the documentation requirements and deliver an equivalent level of quality and reliability. The technical equipment already on offer as part of the Commlec Services contract submission does not require any review or amendments; and
- The equipment offered by Commlec Services for this project has been utilised elsewhere throughout the municipality on previous projects of a similar nature performing as intended.

At the completion of the tender evaluation process described above, the Evaluation Panel recommends to Council that the tender submission from **Commlec Services Pty Ltd** be accepted as it provides the best value outcome for Council.

Relevant Experience/Track Record

Commlec Services are a Melbourne based Electrical and Data Contractor, carrying out a range of electrical services including installations, maintenance, fit-outs, emergency lighting, specialised floodlighting and testing & tagging. They are Master Electricians accredited and associated with Active Safety System (OH&S).

Previous successful projects undertaken by Commlec Services for Council include floodlighting projects at Ross Reserve Noble Park, Barry Powell Reserve Dandenong, Tatterson Park Keysborough and Edinburgh Reserve in Springvale. All of the projects undertaken to date have been completed to the required standard in a timely manner and within the allocated budget.

Financial Implications

The current 2019/2020 financial year City Improvement Program has adequate funding available for this project.

4.1.2 Contract No. 1920-11 Coomoora Reserve Floodlight Installation (Cont.)

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

Social Procurement

Commlec Services employ 3 staff which reside within the Greater Dandenong municipality.

Local Industry

35% (approx. \$70k) of materials, 20% (\$20k) of plant and 15% (\$20k) of labour have been indicated by Commlec Services to fall within Council's "Local Content".

Consultation

During the tender evaluation process and in preparation of this report other relevant Council Officers have also been consulted to seek their input and specialist advice.

Conclusion

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

1. Their conforming tender submission and understanding of the project brief;
2. Their level of experience, staff resources and the range of available equipment; and
3. Their demonstrated methodology to implement the project, their submitted program and work plan to the satisfaction of the Project Manager.

Recommendation

That Council:

1. **awards Contract 1920-11 to Commlec Service Pty Ltd for a fixed lump sum price of Six Hundred and Three Thousand, Two Hundred and Thirty Three Dollars and Forty Cents (\$603,233.40) including GST of \$54,839.40. This is a Lump Sum Contract and not subject to rise and fall; and**
2. **signs and seals the contract documents when prepared.**

4.2 FINANCE AND BUDGET

4.2.1 Supplementary Valuation Return 2020-2

File Id:	A6081891
Responsible Officer:	Director Corporate Services
Attachments:	Supplementary Valuation List 2020-2

Report Summary

Contract valuer ProVal (Vic) Pty Ltd have assessed Supplementary Valuation Return 2020-2 that comprises a total of 480 supplementary valuations.

Recommendation Summary

This report recommends that Council note the new valuations in Supplementary Valuation Return 2020-2.

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

Background

Supplementary valuations are carried out from time to time to reflect the variation in valuation of properties in between General Valuations of the Municipality. Supplementary valuations may be made for any of the circumstances referred to in Section 13DF of the Valuation of Land Act 1960 and are to be assessed as at the date prescribed for the current valuation of the municipality ie. 1 January 2019. Supplementary valuations in this report have been formally processed and have received certification from the Valuer General. The new values are applied when certification is received.

Proposal

It is proposed that Council note the new valuations listed in Supplementary Valuation Return 2020-2.

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

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

Financial Implications

Most supplementary valuations in Return 2020-2 have been made effective from 1 September 2019. The 2019-20 Budget for supplementary rate incomes is \$1,000,000. The nett supplementary rates increase from this Return is approximately \$132,000. The year to date supplementary rates is approximately \$935,000.

Consultation

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

Conclusion

It is recommended that Council note the new valuations in Return 2020-2.

Recommendation

That Council notes the new valuations in Supplementary Valuation Return 2020-2.

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

FINANCE AND BUDGET

SUPPLEMENTARY VALUATION RETURN 2020-2

ATTACHMENT 1

SUPPLEMENTARY VALUATION SV 2020-02

PAGES 14 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

Council Report
Supplementary Valuation
SV 2020-02 - 1 September 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
512920 1		Adelberry Road	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ -	\$ 480,000	\$ -	\$ 480,000	\$ -	100	414
512905 2		Adelberry Road	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ -	\$ 670,000	\$ -	\$ 670,000	\$ -	100	795
512925 3		Adelberry Road	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ -	\$ 480,000	\$ -	\$ 480,000	\$ -	100	447
512910 4		Adelberry Road	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ -	\$ 445,000	\$ -	\$ 445,000	\$ -	100	316
512915 6		Adelberry Road	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ -	\$ 440,000	\$ -	\$ 440,000	\$ -	100	308
50925 10		Annabelle Boulevard	Keyborough	House Erected	01-Sep-2019	\$ 470,000	\$ 470,000	\$ 23,500	\$ -	\$ 700,000	\$ 35,000	\$ 35,000	\$ 110.2	RAFSL	350
473900 13		Arctic Court	Keyborough	Formerly Non Rated New Rated	01-Sep-2019	\$ 443,000	\$ 1,270,000	\$ 82,000	\$ -	\$ 1,270,000	\$ 82,000	\$ 310.5	\$ 310.5	RAFSL	1006
16035 1/9		Arena Square	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 320,000	\$ 320,000	\$ 16,000	\$ -	\$ -	\$ -	\$ 131	\$ 131	RAFSL	0
51210 1/9		Arena Square	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ -	\$ 560,000	\$ 28,000	\$ 28,000	\$ 120.4	RAFSL	0
38045 2/9		Arena Square	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 350,000	\$ 350,000	\$ 17,500	\$ -	\$ -	\$ -	\$ 131	\$ 131	RAFSL	0
51215 2/9		Arena Square	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ -	\$ 530,000	\$ 26,500	\$ 26,500	\$ 120.4	RAFSL	0
51220 3/9		Arena Square	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ -	\$ 530,000	\$ 26,500	\$ 26,500	\$ 120.4	RAFSL	0
51265 4/9		Arena Square	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ -	\$ 410,000	\$ 20,500	\$ 20,500	\$ 120.3	RAFSL	0
50770 18		Aspect Drive	Keyborough	House Erected	01-Sep-2019	\$ 490,000	\$ 490,000	\$ 24,500	\$ -	\$ 900,000	\$ 45,000	\$ 45,000	\$ 110.2	RAFSL	407
50775 20		Aspect Drive	Keyborough	House Erected	01-Sep-2019	\$ 490,000	\$ 490,000	\$ 24,500	\$ -	\$ 900,000	\$ 45,000	\$ 45,000	\$ 110.2	RAFSL	409
50780 22		Aspect Drive	Keyborough	House Erected	01-Sep-2019	\$ 490,000	\$ 490,000	\$ 24,500	\$ -	\$ 860,000	\$ 43,000	\$ 43,000	\$ 110.2	RAFSL	411
50795 25		Aspect Drive	Keyborough	Arithmetical Error	01-Sep-2019	\$ 365,000	\$ 375,000	\$ 18,750	\$ -	\$ 550,000	\$ 27,500	\$ 27,500	\$ 110.2	RAFSL	137
50715 28		Aspect Drive	Keyborough	House Erected	01-Sep-2019	\$ 470,000	\$ 470,000	\$ 23,500	\$ -	\$ 860,000	\$ 43,000	\$ 43,000	\$ 110.2	RAFSL	353
50785 40		Aspect Drive	Keyborough	House Erected	01-Sep-2019	\$ 480,000	\$ 480,000	\$ 24,500	\$ -	\$ 930,000	\$ 46,500	\$ 46,500	\$ 110.2	RAFSL	405
50780 14		Azure Crescent	Keyborough	Arithmetical Error	01-Jul-2019	\$ 1,210,000	\$ 1,400,000	\$ 70,000	\$ -	\$ 580,000	\$ 29,000	\$ 29,000	\$ 110.2	RAFSL	133
504860 44		Bakers Road	Noble Park North	Erection/Construction Of Buildings	01-Sep-2019				\$ -	\$ 580,000	\$ 29,000	\$ 29,000	\$ 120.4	RAFSL	0
242245 44-46		Bakers Road	Dandenong North	Erection/Construction Of Buildings	01-Sep-2019	\$ 620,000	\$ 620,000	\$ 31,000	\$ -	\$ -	\$ -	\$ 100	\$ 100	RAFSL	1056
504865 46		Bakers Road	Noble Park North	Erection/Construction Of Buildings	01-Sep-2019				\$ -	\$ 580,000	\$ 29,000	\$ 29,000	\$ 120.4	RAFSL	0
483410 33		Bazalgette Crescent	Dandenong South	Erection/Construction Of Buildings	01-Sep-2019	\$ 1,850,000	\$ 1,850,000	\$ 92,500	\$ -	\$ 4,020,000	\$ 278,000	\$ 310.5	\$ 310.5	RAFSL	3998
293145 18		Bedwell Avenue	Dandenong	Erection/Construction Of Buildings	01-Sep-2019	\$ 445,000	\$ 445,000	\$ 22,250	\$ -	\$ -	\$ -	\$ 100	\$ 100	RAFSL	598
509350 18A		Bedwell Avenue	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ -	\$ 430,000	\$ 21,500	\$ 21,500	\$ 131	RAFSL	0
509355 18B		Bedwell Avenue	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ -	\$ 430,000	\$ 21,500	\$ 21,500	\$ 131	RAFSL	0
242935 1		Belmont Avenue	Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2019	\$ 460,000	\$ 550,000	\$ 27,500	\$ -	\$ -	\$ -	\$ 110.3	\$ 110.3	RAFSL	675
468095 1/1		Belmont Avenue	Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2019	\$ -	\$ -	\$ -	\$ -	\$ 415,000	\$ 20,750	\$ 20,750	\$ 120.3	RAFSL	0
468100 2/1		Belmont Avenue	Dandenong North	Change In Occupancy Affecting the AVPCC	01-Sep-2019	\$ -	\$ -	\$ -	\$ -	\$ 455,000	\$ 22,750	\$ 22,750	\$ 120.3	RAFSL	0
509445 14		Bend Road	Keyborough	House Erected	01-Sep-2019	\$ 510,000	\$ 510,000	\$ 25,500	\$ -	\$ 1,150,000	\$ 57,500	\$ 57,500	\$ 110.2	RAFSL	942
50950 14A		Bend Road	Keyborough	House Erected	01-Sep-2019	\$ 510,000	\$ 510,000	\$ 25,500	\$ -	\$ 1,150,000	\$ 57,500	\$ 57,500	\$ 110.2	RAFSL	539
329770 17		Bennet Street	Dandenong	Arithmetical Error	01-Jul-2019	\$ 409,600	\$ 1,090,000	\$ 75,000	\$ -	\$ 920,000	\$ 61,600	\$ 310.5	\$ 310.5	RAFSL	0
512610 10		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ -	\$ 125,000	\$ 6,250	\$ 6,250	\$ 100	RAFSL	92
512615 12		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ -	\$ 150,000	\$ 7,500	\$ 7,500	\$ 100	RAFSL	110
512620 14		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ -	\$ 215,000	\$ 10,750	\$ 10,750	\$ 100	RAFSL	156
512790 2		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ -	\$ 155,000	\$ 7,750	\$ 7,750	\$ 100	RAFSL	114
512795 4		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ -	\$ 125,000	\$ 6,250	\$ 6,250	\$ 100	RAFSL	92

1 of 26

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

Council Report
Supplementary Valuation
SV 2020-02 - 1 September 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPPC	New AVPPC	FSPL	Land Area
512800.6		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ -	\$ 125,000	\$ -	6,250	100	RAFSL	92
512805.8		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ -	\$ 125,000	\$ -	6,250	100	RAFSL	92
102865.38		Bertha Street	Sprayvale	Arithmetical Error	01-Jul-2019	\$ 600,000	\$ 740,000	\$ 37,000	\$ 600,000	\$ 690,000	\$ 34,500	110.3	110.3	RAFSL	539
102875.42		Bertha Street	Sprayvale	Arithmetical Error	01-Jul-2019	\$ 600,000	\$ 700,000	\$ 35,000	\$ 600,000	\$ 670,000	\$ 33,500	110.3	110.3	RAFSL	539
102850.9		Bessener Street	Sprayvale	Demolition of Improvements	01-Sep-2019	\$ 760,000	\$ 810,000	\$ 40,500	\$ 760,000	\$ 760,000	\$ 38,000	110.3	100	RAFSL	688
494230.1/16		Blaney Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Jul-2019	\$ 530,000	\$ 620,000	\$ 31,000	\$ -	\$ -	\$ 21,000	120.3	120.3	RAFSL	0
330180.16		Blaney Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Jul-2019	\$ 480,000	\$ 480,000	\$ 24,500	\$ 200,000	\$ 200,000	\$ 10,000	100	010	RAFSL	627
494235.2/16		Blaney Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Jul-2019	\$ 480,000	\$ 480,000	\$ 24,500	\$ 480,000	\$ 780,000	\$ 39,000	100	110.2	RAFSL	420
483955.10		Bunbell Way	Keyborough	House Erected	01-Sep-2019	\$ 590,000	\$ 790,000	\$ 39,500	\$ 520,000	\$ 740,000	\$ 37,000	110.3	110.3	RAFSL	792
204720.4		Brewer Court	Keyborough	Arithmetical Error	01-Jul-2019	\$ -	\$ -	\$ -	\$ 2,610,000	\$ 6,160,000	\$ 615,000	320.3	320.3	RAFSL	0
517230.150		Bridge Road	Keyborough	Change Of Rating Category	01-Sep-2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	320.3	010	RAFSL	29830
330440.150-160		Bridge Road	Keyborough	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 5,370,000	\$ 12,700,000	\$ 1,267,000	\$ -	\$ -	\$ -	320.3	010	RAFSL	29830
517235.160		Bridge Road	Keyborough	Change In Occupancy Affecting NAV	01-Sep-2019	\$ -	\$ -	\$ -	\$ 2,760,000	\$ 6,540,000	\$ 652,000	320.3	320.3	NRFSL	0
446990.4/102-128		Bridge Road	Keyborough	Formerly Non Rated Now Rated	01-Sep-2019	\$ 505,000	\$ 1,890,000	\$ 169,000	\$ 505,000	\$ 1,890,000	\$ 169,000	310.5	310.5	RAFSL	0
446700.6/102-128		Bridge Road	Keyborough	Formerly Non Rated Now Rated	01-Sep-2019	\$ 852,000	\$ 3,180,000	\$ 284,500	\$ 852,000	\$ 3,180,000	\$ 284,500	310.5	310.5	RAFSL	0
504955.7A/102-128		Bridge Road	Keyborough	Formerly Non Rated Now Rated	01-Sep-2019	\$ 339,000	\$ 1,260,000	\$ 113,200	\$ 339,000	\$ 1,260,000	\$ 113,200	310.5	310.5	RAFSL	0
476990.58		Brindley Street	Dandenong South	Erection/Construction Of Buildings	01-Sep-2019	\$ 1,480,000	\$ 1,480,000	\$ 74,000	\$ 1,480,000	\$ 2,830,000	\$ 184,000	300	310.5	RAFSL	2099
16530.27		Brook Oak Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2019	\$ 510,000	\$ 630,000	\$ 31,500	\$ 510,000	\$ 720,000	\$ 36,000	110.3	110.3	RAFSL	536
293530.23		Bruce Street	Dandenong	Demolition of Improvements	01-Sep-2019	\$ 640,000	\$ 790,000	\$ 39,500	\$ 640,000	\$ 640,000	\$ 32,000	110.3	100	RAFSL	850
514725.48		Bruce Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2019	\$ 730,000	\$ 730,000	\$ 36,500	\$ -	\$ -	\$ -	100	010	RAFSL	850
514730.50		Bruce Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2019	\$ -	\$ -	\$ -	\$ 365,000	\$ 630,000	\$ 31,500	130	130	RAFSL	0
165975.185		Buckley Street	Noble Park	House Erected	01-Sep-2019	\$ 520,000	\$ 680,000	\$ 34,000	\$ 520,000	\$ 830,000	\$ 41,500	110.3	120	RAFSL	567
134725.24		Budge Street	Noble Park	House Erected	01-Sep-2019	\$ 600,000	\$ 600,000	\$ 30,000	\$ 600,000	\$ 1,160,000	\$ 58,000	100	110.2	RAFSL	601
332070.3/7		Bungallan Court	Dandenong South	Objection To Valuation	01-Jul-2019	\$ 817,000	\$ 1,480,000	\$ 103,400	\$ 780,000	\$ 1,240,000	\$ 87,300	310.5	310.5	RAFSL	0
166965.12		Burness Crescent	Noble Park	House Erected	01-Sep-2019	\$ 510,000	\$ 620,000	\$ 31,000	\$ 510,000	\$ 1,010,000	\$ 50,500	110.3	110.2	RAFSL	534
492445.36		Burnham Crescent	Keyborough	House Erected	01-Sep-2019	\$ 520,000	\$ 520,000	\$ 26,000	\$ 520,000	\$ 1,200,000	\$ 60,000	100	110.2	RAFSL	588
341940.2		Cadell Street	Dandenong	Change Of Rating Category	01-Jul-2019	\$ 1,670,000	\$ 1,670,000	\$ 83,500	\$ -	\$ -	\$ -	705	705	NRNL	1687
332110.6		Cadell Street	Dandenong	Change Of Rating Category	01-Jul-2019	\$ 910,000	\$ 910,000	\$ 45,500	\$ -	\$ -	\$ -	705	705	NRNL	1213
245995.5		Chandler Road	Noble Park	Demolition of Improvements	01-Sep-2019	\$ 540,000	\$ 610,000	\$ 30,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	804
513005.5A		Chandler Road	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ -	\$ -	\$ -	\$ 135,000	\$ 530,000	\$ 26,500	120.4	120.4	RAFSL	0
513410.5B		Chandler Road	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ -	\$ -	\$ -	\$ 135,000	\$ 530,000	\$ 26,500	120.4	120.4	RAFSL	0
237440.16/69		Charlotte Street	Sprayvale South	Arithmetical Error	01-Jul-2019	\$ 185,000	\$ 440,000	\$ 22,000	\$ -	\$ 405,000	\$ 20,250	120.3	120.3	RAFSL	0
225215.362		Cheltenham Road	Keyborough	Erection/Construction Of Buildings	01-Sep-2019	\$ 2,740,000	\$ 2,740,000	\$ 137,000	\$ -	\$ -	\$ -	100	010	RAFSL	2659
514090.362A		Cheltenham Road	Keyborough	Erection/Construction Of Buildings	01-Sep-2019	\$ -	\$ -	\$ -	\$ 2,070,000	\$ 3,260,000	\$ 190,200	715	715	RAFSL	0
514095.362B		Cheltenham Road	Keyborough	Erection/Construction Of Buildings	01-Sep-2019	\$ -	\$ -	\$ -	\$ 670,000	\$ 1,270,000	\$ 63,500	271.3	271.3	RAFSL	0
501490.29		Chi Avenue	Keyborough	House Erected	01-Sep-2019	\$ 480,000	\$ 480,000	\$ 23,000	\$ 480,000	\$ 840,000	\$ 42,000	100	110.2	RAFSL	341
502495.97		Chi Avenue	Keyborough	House Erected	01-Sep-2019	\$ 480,000	\$ 480,000	\$ 24,500	\$ 480,000	\$ 1,020,000	\$ 51,000	100	110.2	RAFSL	406

2 of 26

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

Council Report
Supplementary Valuation
SV 2020-02 - 1 September 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPPC	New AVPPC	FSPL	Land Area
4860546		Church Road	Keyborough	Erection/Construction Of Buildings	01-Sep-2019	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 1,120,000	\$ 56,000	100	110.2	RAFSL	511
295590127		Cleveland Street	Dandenong	Change In Occupancy Affecting the AVPPC	01-Sep-2019	\$ 425,000	\$ 540,000	\$ 27,000	\$ 425,000	\$ 620,000	\$ 33,300	110.3	271.3	RAFSL	585
515175177		Crow Street	Dandenong	Change In Occupancy Affecting NAV	01-Sep-2019				\$ 390,000	\$ 740,000	\$ 37,000		130	RAFSL	0
515180277		Crow Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ 350,000	\$ 670,000	\$ 33,500		130	RAFSL	0
29861577		Crow Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2019	\$ 740,000	\$ 860,000	\$ 59,100	\$ -	\$ -	\$ -	130	010	RAFSL	843
502245135		Colemans Road	Dandenong South	Erection/Construction Of Buildings	01-Sep-2019	\$ 1,680,000	\$ 1,680,000	\$ 84,000	\$ 1,680,000	\$ 3,760,000	\$ 262,000	300	310.5	RAFSL	4654
13664515		Comber Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 560,000	\$ 560,000	\$ 28,000	\$ -	\$ -	\$ -	100	010	RAFSL	582
5033015		Comber Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ 275,000	\$ 700,000	\$ 35,000		120.4	RAFSL	931.74
1367258		Comber Street	Noble Park	Demolition Of Improvements	01-Sep-2019	\$ 560,000	\$ 660,000	\$ 33,000	\$ 560,000	\$ 560,000	\$ 28,000	110.3	100	RAFSL	585
336290414		Conway Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2019	\$ 195,000	\$ 345,000	\$ 17,250	\$ 195,000	\$ 380,000	\$ 19,000	120.3	120.3	RAFSL	0
47131515-29		Coomoora Road	Springvale South	Change Of Rating Category	01-Jul-2019	\$ 10,500,000	\$ 10,500,000	\$ 525,000	\$ -	\$ -	\$ -	705	705	NRNL	24080
20735172		Corte Drive	Springvale South	House Erected	01-Sep-2019	\$ 560,000	\$ 700,000	\$ 35,000	\$ 560,000	\$ 870,000	\$ 43,500	110.3	110.2	RAFSL	991
516470172E		Corrigan Road	Keyborough	Land Not Previously Included	01-Sep-2019				\$ 32,000	\$ 32,000	\$ 1,600		829	NRFLS320	206
208150400		Corrigan Road	Keyborough	House Erected	01-Sep-2019	\$ 448,000	\$ 650,000	\$ 32,500	\$ 448,000	\$ 950,000	\$ 47,500	110.3	110.2	RAFSL	534
50680516		Corrigans Run	Keyborough	House Erected	01-Sep-2019	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 700,000	\$ 35,000	100	110.2	RAFSL	350
5067352		Corrigans Run	Keyborough	House Erected	01-Sep-2019	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 710,000	\$ 35,500	100	110.2	RAFSL	350
5067607		Corrigans Run	Keyborough	House Erected	01-Sep-2019	\$ 500,000	\$ 500,000	\$ 25,000	\$ 500,000	\$ 1,010,000	\$ 50,500	100	110.2	RAFSL	450
1720533		Cotter Drive	Noble Park	House Erected	01-Sep-2019	\$ 510,000	\$ 610,000	\$ 30,500	\$ 510,000	\$ 930,000	\$ 48,500	110.3	110.2	RAFSL	542
1362205		Cranham Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 570,000	\$ 640,000	\$ 32,000	\$ 570,000	\$ 1,090,000	\$ 54,500	110.3	110.2	RAFSL	610
5127451		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 155,000	\$ 155,000	\$ 7,750		100	RAFSL	113
50867010		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 140,000	\$ 140,000	\$ 7,000		100	RAFSL	100
51277011		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250		100	RAFSL	92
50867512		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 140,000	\$ 140,000	\$ 7,000		100	RAFSL	100
51277513		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250		100	RAFSL	92
50868014		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 140,000	\$ 140,000	\$ 7,000		100	RAFSL	100
51278015		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 150,000	\$ 150,000	\$ 7,500		100	RAFSL	110
50868516		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 210,000	\$ 210,000	\$ 10,500		100	RAFSL	150
51278517		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 215,000	\$ 215,000	\$ 10,750		100	RAFSL	166
50869018		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 210,000	\$ 210,000	\$ 10,500		100	RAFSL	150
5086502		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 205,000	\$ 205,000	\$ 10,250		100	RAFSL	148
50869520		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 140,000	\$ 140,000	\$ 7,000		100	RAFSL	100
50870022		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 140,000	\$ 140,000	\$ 7,000		100	RAFSL	100
50870524		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 140,000	\$ 140,000	\$ 7,000		100	RAFSL	100
50871026		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 140,000	\$ 140,000	\$ 7,000		100	RAFSL	100
50871528		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 140,000	\$ 140,000	\$ 7,000		100	RAFSL	100
5127503		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250		100	RAFSL	92
50872030		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 210,000	\$ 210,000	\$ 10,500		100	RAFSL	150
50872532		Diesel Street	Noble Park	Change Of Legal Description and/or Sale of Land	01-Sep-2019				\$ 210,000	\$ 210,000	\$ 10,500		100	RAFSL	150

3 of 26

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

Council Report
Supplementary Valuation
SV 2020-02 - 1 September 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
508655	4	Diesel Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 210,000	\$ 210,000	\$ 10,500	100	RAFSL	150	
512755	5	Diesel Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	RAFSL	92.4	
508660	6	Diesel Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 140,000	\$ 140,000	\$ 7,000	100	RAFSL	100	
512760	7	Diesel Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	RAFSL	92	
508665	8	Diesel Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 140,000	\$ 140,000	\$ 7,000	100	RAFSL	100	
512765	9	Diesel Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	RAFSL	92	
460360	17-23	Discovery Road	Dandenong South	Change In Occupancies Affecting NAV	01-Sep-2019	\$ 747,000	\$ 1,740,000	\$ 130,000	\$ -	\$ -	\$ -	310.5	010	RAFSL	9848
464440	17-31	Discovery Road	Dandenong South	Land Previously Multi Owned Now One Owner	01-Sep-2019				\$ 2,412,000	\$ 5,620,000	\$ 419,000	310.5	RAFSL	9848	
472505	192-198	Discovery Road	Dandenong South	Erection/Construction Of Buildings	01-Sep-2019	\$ 1,270,000	\$ 1,270,000	\$ 63,500	\$ 1,270,000	\$ 2,410,000	\$ 151,000	300	310.5	RAFSL	3383
460365	25-31	Discovery Road	Dandenong South	Change In Occupancies Affecting NAV	01-Sep-2019	\$ 1,665,000	\$ 3,880,000	\$ 289,000	\$ -	\$ -	\$ -	310.5	010	RAFSL	0
499857	7	Edgcomb Street	Keyborough	House Erected	01-Sep-2019	\$ 690,000	\$ 690,000	\$ 34,500	\$ 690,000	\$ 1,040,000	\$ 52,000	100	110.2	RAFSL	744
339440	11	Edgewood Road	Dandenong	Demolition of Improvements	01-Sep-2019	\$ 470,000	\$ 540,000	\$ 27,000	\$ 470,000	\$ 470,000	\$ 23,500	110.3	100	RAFSL	585
175185	45	Elisabeth Avenue	Springlee South	House Erected	01-Sep-2019	\$ 530,000	\$ 650,000	\$ 32,500	\$ 530,000	\$ 780,000	\$ 38,000	110.3	110.2	RAFSL	573
516390	18E	Elkott Road	Dandenong South	Land Not Previously Included	01-Sep-2019				\$ 10,000	\$ 10,000	\$ 500	910	NFFSL-S20		
461860	27	Elmswood Boulevard	Keyborough	House Erected	01-Sep-2019	\$ 580,000	\$ 580,000	\$ 29,000	\$ 580,000	\$ 1,170,000	\$ 58,500	100	110.2	RAFSL	614
507065	19	Emly Promenade	Keyborough	House Erected	01-Sep-2019	\$ 500,000	\$ 500,000	\$ 25,000	\$ 500,000	\$ 990,000	\$ 48,500	100	110.2	RAFSL	451
507075	23	Emly Promenade	Keyborough	Arithmetical Error	01-Sep-2019	\$ 490,000	\$ 490,000	\$ 24,500	\$ -	\$ -	\$ -	100	010	RAFSL	400
50720	24	Emly Promenade	Keyborough	House Erected	01-Sep-2019	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 800,000	\$ 40,000	100	110.2	RAFSL	375
507100	33	Emly Promenade	Keyborough	House Erected	01-Sep-2019	\$ 480,000	\$ 480,000	\$ 24,500	\$ 480,000	\$ 940,000	\$ 47,000	100	110.2	RAFSL	400
505485	1/4	Fairview Street	Springlee	Arithmetical Error	01-Jul-2019	\$ 335,000	\$ 550,000	\$ 27,500	\$ 335,000	\$ 550,000	\$ 27,500	120.3	120.3	RAFSL	0
210795	2	Fernhurst Close	Keyborough	House Erected	01-Sep-2019	\$ 550,000	\$ 670,000	\$ 33,500	\$ 550,000	\$ 930,000	\$ 46,500	110.3	110.2	RAFSL	635
499855	14	Fernleaf Avenue	Keyborough	House Erected	01-Sep-2019	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 1,040,000	\$ 52,000	100	110.2	RAFSL	512
423540	236	Fernside Drive	Bangholme	Erection/Construction Of Buildings	01-Sep-2019	\$ 3,360,000	\$ 3,941,000	\$ 197,050	\$ 3,360,000	\$ 4,191,000	\$ 209,550	151.2	151.2	RAFSL	405900
340285	27	Fifth Avenue	Dandenong	Arithmetical Error	01-Jul-2019	\$ 500,000	\$ 590,000	\$ 29,500	\$ 500,000	\$ 570,000	\$ 28,500	110.3	110.3	RAFSL	654
274235	18	First Avenue	Dandenong North	Erection/Construction Of Buildings	01-Sep-2019	\$ 510,000	\$ 600,000	\$ 30,000	\$ 510,000	\$ 620,000	\$ 31,000	110.3	110.3	RAFSL	775
421265	11/3-47	Fiways Boulevard	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2019	\$ 781,000	\$ 1,990,000	\$ 115,000	\$ 918,000	\$ 1,830,000	\$ 134,000	210.3	210.3	RAFSL	6327
421270	2/43-47	Fiways Boulevard	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2019	\$ 577,000	\$ 1,160,000	\$ 85,000	\$ 428,000	\$ 860,000	\$ 62,000	221	221	RAFSL	0
421275	3/43-47	Fiways Boulevard	Keyborough	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 449,000	\$ 910,000	\$ 66,000	\$ 454,000	\$ 910,000	\$ 66,000	210.3	210.3	RAFSL	0
438725	4/43-47	Fiways Boulevard	Keyborough	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 462,000	\$ 930,000	\$ 68,000	\$ 467,000	\$ 930,000	\$ 68,000	210.3	210.3	RAFSL	0
456650	5/43-47	Fiways Boulevard	Keyborough	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 391,000	\$ 790,000	\$ 58,000	\$ 396,000	\$ 790,000	\$ 58,000	210.1	210.1	RAFSL	0
505085	1	Fleming Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 260,000	\$ 260,000	\$ 13,000	\$ 260,000	\$ 455,000	\$ 22,750	100	110.2	RAFSL	189
505085	10	Fleming Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 385,000	\$ 19,250	100	110.2	RAFSL	110
505101	11	Fleming Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 130,000	\$ 130,000	\$ 6,500	\$ 130,000	\$ 335,000	\$ 16,750	100	110.2	RAFSL	94
505070	12	Fleming Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
505075	14	Fleming Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 390,000	\$ 19,500	100	110.2	RAFSL	145
505080	16	Fleming Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 395,000	\$ 19,750	100	110.2	RAFSL	145
505045	2	Fleming Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 260,000	\$ 260,000	\$ 13,000	\$ 260,000	\$ 455,000	\$ 22,750	100	110.2	RAFSL	189
505090	3	Fleming Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 125,000	\$ 125,000	\$ 6,250	\$ 125,000	\$ 290,000	\$ 14,500	100	110.2	RAFSL	92

4 of 26

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

Council Report
Supplementary Valuation
SV 2020-02 - 1 September 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
505060 4		Fleming Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
505095 5		Fleming Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 125,000	\$ 125,000	\$ 6,250	\$ 125,000	\$ 240,000	\$ 16,500	100	110.2	RAFSL	92
505095 6		Fleming Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
505100 7		Fleming Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 125,000	\$ 125,000	\$ 6,250	\$ 125,000	\$ 240,000	\$ 16,500	100	110.2	RAFSL	92
505060 8		Fleming Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 385,000	\$ 19,250	100	110.2	RAFSL	110
505105 9		Fleming Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 125,000	\$ 125,000	\$ 6,250	\$ 125,000	\$ 330,000	\$ 16,500	100	110.2	RAFSL	92
508045 12		Fives Court	Keysborough	Erection/Construction Of Buildings	01-Sep-2019	\$ 370,000	\$ 370,000	\$ 18,500	\$ 370,000	\$ 580,000	\$ 29,000	100	110.2	RAFSL	158
477760 27-59		Foster Street	Dandenong	Change Of Rating Category	01-Jul-2019	\$ 2,410,000	\$ 2,410,000	\$ 120,500	\$ -	\$ -	\$ -	705	705	NRNL	3210
340030 60		Foster Street	Dandenong	Change Of Rating Category	01-Jul-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ -	\$ -	\$ -	705	705	NRNL	69
457725 9-21		Foster Street	Dandenong	Change Of Rating Category	01-Jul-2019	\$ 6,450,000	\$ 6,450,000	\$ 322,500	\$ -	\$ -	\$ -	200	705	NRNL	7171
374145 18		Fowler Road	Dandenong	Erection/Construction Of Buildings	01-Sep-2019	\$ 1,310,000	\$ 1,310,000	\$ 64,400	\$ 1,310,000	\$ 2,750,000	\$ 190,900	310.5	310.5	RAFSL	4045
274830 29		Francesco Drive	Dandenong North	Erection/Construction Of Buildings	01-Sep-2019	\$ 490,000	\$ 490,000	\$ 31,500	\$ 490,000	\$ 730,000	\$ 36,500	110.3	110.3	RAFSL	776
443065 1273		Frankston Dandenong Road	Dandenong South	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 2,463,000	\$ 5,680,000	\$ 509,000	\$ 2,821,000	\$ 6,930,000	\$ 616,000	320.3	320.3	RAFSL	92000
429745 2273		Frankston Dandenong Road	Dandenong South	Erection/Construction Of Buildings	01-Sep-2019	\$ 3,570,000	\$ 8,240,000	\$ 739,000	\$ 3,446,000	\$ 8,400,000	\$ 752,000	320.3	320.3	RAFSL	0
443070 3273		Frankston Dandenong Road	Dandenong South	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 2,287,000	\$ 5,270,000	\$ 473,000	\$ 2,186,000	\$ 5,270,000	\$ 473,000	320.3	320.3	RAFSL	0
436240 4273		Frankston Dandenong Road	Dandenong South	Erection/Construction Of Buildings	01-Sep-2019	\$ 7,230,000	\$ 16,880,000	\$ 1,464,000	\$ 7,117,000	\$ 17,380,000	\$ 1,553,000	320.3	320.3	RAFSL	7416
341760 32-34		Futura Road	Keysborough	Erection/Construction Of Buildings	01-Sep-2019	\$ 1,830,000	\$ 2,010,000	\$ 171,000	\$ 1,830,000	\$ 2,500,000	\$ 222,700	310.5	310.5	RAFSL	536
248960 1		Gateway Street	Dandenong North	Erection/Construction Of Buildings	01-Sep-2019	\$ 425,000	\$ 960,000	\$ 28,000	\$ 425,000	\$ 690,000	\$ 34,500	110.3	110.3	RAFSL	685
143150 14		Gail Court	Noble Park	Arithmetical Error	01-Jul-2019	\$ 600,000	\$ 700,000	\$ 35,000	\$ 600,000	\$ 600,000	\$ 30,000	110.3	118	RAFSL	910
143095 5		Gail Court	Noble Park	Arithmetical Error	01-Jul-2019	\$ 599,000	\$ 810,000	\$ 40,500	\$ 599,000	\$ 740,000	\$ 37,000	110.3	110.3	RAFSL	628
477760 9-11		George Street	Dandenong	Change Of Rating Category	01-Jul-2019	\$ 880,000	\$ 880,000	\$ 44,000	\$ -	\$ -	\$ -	705	705	NRNL	12330
499365 17		Glenfern Street	Keysborough	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 5,800,000	\$ 5,800,000	\$ 290,000	\$ 5,800,000	\$ 5,800,000	\$ 290,000	100	844	NRFLS20	0
511935 1/5		Glenwood Drive	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 255,000	\$ 460,000	\$ 23,000			RAFSL	0
511940 2/5		Glenwood Drive	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 376,800	\$ 670,000	\$ 33,500			RAFSL	0
176685 5		Glenwood Drive	Sprayvale South	House Erected	01-Sep-2019	\$ 630,000	\$ 750,000	\$ 37,500	\$ -	\$ -	\$ -	110.3	110.3	RAFSL	696
301900 12		Glenys Court	Dandenong	Arithmetical Error	01-Jul-2019	\$ 620,000	\$ 690,000	\$ 34,500	\$ 620,000	\$ 670,000	\$ 33,500	110.3	110.3	RAFSL	781
30220 10		Gooding Court	Dandenong	Erection/Construction Of Buildings	01-Sep-2019	\$ 440,000	\$ 560,000	\$ 28,000	\$ -	\$ -	\$ -	110.3	110.3	RAFSL	738
478220 10A		Gooding Court	Dandenong	Change In Occupancy Affecting NAV	01-Sep-2019	\$ -	\$ -	\$ -	\$ 215,000	\$ 405,000	\$ 20,250	0	131	RAFSL	0
478225 10B		Gooding Court	Dandenong	Erection/Construction Of Buildings	01-Sep-2019	\$ -	\$ -	\$ -	\$ 225,000	\$ 430,000	\$ 21,500	0	131	RAFSL	0
468870 11/5		Grace Avenue	Dandenong	Demolition Of Improvements	01-Sep-2019	\$ 205,000	\$ 355,000	\$ 17,750	\$ -	\$ -	\$ -	120.3	120.3	RAFSL	0
515995 15A		Grace Avenue	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ 150,000	\$ 425,000	\$ 21,250			RAFSL	0
516000 15B		Grace Avenue	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ 155,000	\$ 435,000	\$ 21,750			RAFSL	0
468875 2/15		Grace Avenue	Dandenong	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 315,000	\$ 530,000	\$ 26,500	\$ 190,000	\$ 530,000	\$ 26,500	120.4	120.4	RAFSL	0
143445 24		Grace Street	Sprayvale	Erection/Construction Of Buildings	01-Sep-2019	\$ 510,000	\$ 610,000	\$ 30,500	\$ 510,000	\$ 640,000	\$ 32,000	110.3	110.3	RAFSL	654
508225 1/18		Grant Street	Dandenong	Arithmetical Error	01-Jul-2019	\$ 215,000	\$ 960,000	\$ 28,000	\$ 215,000	\$ 540,000	\$ 27,000	120.4	120.4	RAFSL	0
508220 18		Grant Street	Dandenong	Arithmetical Error	01-Jul-2019				\$ 205,000	\$ 520,000	\$ 26,000			RAFSL	0
512495 2/18		Grant Street	Dandenong	Arithmetical Error	01-Jul-2019	\$ 205,000	\$ 940,000	\$ 27,000	\$ -	\$ -	\$ -	120.4	120.4	RAFSL	0
498490 2-18		Greenland Place	Dandenong	Change Of Rating Category	01-Jul-2019	\$ 1,290,000	\$ 1,290,000	\$ 64,500	\$ -	\$ -	\$ -	705	705	NRNL	2280

5 of 26

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

Council Report
Supplementary Valuation
SV 2020-02 - 1 September 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPPC	New AVPPC	FSPL	Land Area
422095/410		Greens Road	Keystonborough	Demolition of Improvements	01-Sep-2019	\$ 5,535,000	\$ 5,535,000	\$ 276,750	\$ 5,535,000	\$ 5,535,000	\$ 276,750	510.1	303	RAFSL	54010
359425/440		Greens Road	Keystonborough	Demolition of Improvements	01-Sep-2019	\$ 2,638,000	\$ 2,638,000	\$ 131,900	\$ 2,638,000	\$ 2,638,000	\$ 131,900	118	303	RAFSL	24700
250095/58		Helson Road	Noble Park North	House Erected	01-Sep-2019	\$ 440,000	\$ 500,000	\$ 25,000	\$ 440,000	\$ 880,000	\$ 44,000	110.3	110.2	RAFSL	537
516535/114		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019	\$	\$	\$	\$ 290,000	\$ 290,000	\$ 14,500	844	844	RAFSL	12870
505240/48		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019	\$ 5,500,000	\$ 5,500,000	\$ 275,000	\$	\$	\$	101	010	RAFSL	22745
516540/48E		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 175,000	\$ 175,000	\$ 8,750	844	844	NRFLS/520	128
512655/54		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512660/56		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512665/58		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512670/60		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92.4
512675/62		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512680/64		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512685/66		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512690/68		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512695/70		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512700/72		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512705/74		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512710/76		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512715/78		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512720/80		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512725/82		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512730/84		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512735/86		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
512740/88		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 125,000	\$ 125,000	\$ 6,250	100	100	RAFSL	92
505200/1		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 260,000	\$ 260,000	\$ 13,000	\$ 260,000	\$ 470,000	\$ 23,500	100	110.2	RAFSL	186
505115/10		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 210,000	\$ 210,000	\$ 10,500	\$ 210,000	\$ 400,000	\$ 20,000	100	110.2	RAFSL	150
505175/11		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 230,000	\$ 230,000	\$ 11,500	\$ 230,000	\$ 445,000	\$ 22,250	100	110.2	RAFSL	165
505170/13		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 230,000	\$ 230,000	\$ 11,500	\$ 230,000	\$ 460,000	\$ 23,000	100	110.2	RAFSL	166
505165/15		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 230,000	\$ 230,000	\$ 11,500	\$ 230,000	\$ 445,000	\$ 22,250	100	110.2	RAFSL	165
505160/17		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 230,000	\$ 230,000	\$ 11,500	\$ 230,000	\$ 460,000	\$ 23,000	100	110.2	RAFSL	165
505155/19		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 230,000	\$ 230,000	\$ 11,500	\$ 230,000	\$ 460,000	\$ 23,000	100	110.2	RAFSL	165
505135/2		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 205,000	\$ 205,000	\$ 10,250	\$ 205,000	\$ 395,000	\$ 19,750	100	110.2	RAFSL	147
505150/21		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 355,000	\$ 17,750	100	110.2	RAFSL	110
505145/23		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 355,000	\$ 17,750	100	110.2	RAFSL	110
512925/24		Harrison Drive	Noble Park	Arithmetical Error	01-Sep-2019				\$ 200,000	\$ 200,000	\$ 10,000	100	100	RAFSL	145
512930/26		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 155,000	\$ 155,000	\$ 7,750	\$ 155,000	\$ 360,000	\$ 18,000	100	110.2	RAFSL	111
508290/27		Harrison Drive	Noble Park	Arithmetical Error	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 355,000	\$ 17,750	100	110.2	RAFSL	145

6 of 26

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

Council Report
Supplementary Valuation
SV 2020-02 - 1 September 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
508265/29		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
505195/3		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 230,000	\$ 230,000	\$ 11,500	\$ 230,000	\$ 445,000	\$ 22,250	100	110.2	RAFSL	165
508270/31		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 355,000	\$ 17,750	100	110.2	RAFSL	110
508295/33		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 385,000	\$ 19,250	100	110.2	RAFSL	110
508300/35		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 230,000	\$ 230,000	\$ 11,500	\$ 230,000	\$ 460,000	\$ 23,000	100	110.2	RAFSL	165
508305/37		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 230,000	\$ 230,000	\$ 11,500	\$ 230,000	\$ 460,000	\$ 23,000	100	110.2	RAFSL	165
508310/39		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 230,000	\$ 230,000	\$ 11,500	\$ 230,000	\$ 440,000	\$ 22,000	100	110.2	RAFSL	165
505130/4		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 205,000	\$ 205,000	\$ 10,250	\$ 205,000	\$ 400,000	\$ 20,000	100	110.2	RAFSL	147
508360/41		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 355,000	\$ 17,750	100	110.2	RAFSL	110
508365/43		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 355,000	\$ 17,750	100	110.2	RAFSL	110
508370/45		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 355,000	\$ 17,750	100	110.2	RAFSL	110
508751/47		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
508380/49		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
505190/5		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 355,000	\$ 17,750	100	110.2	RAFSL	110
508385/51		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
508390/53		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
508395/55		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 220,000	\$ 220,000	\$ 11,000	\$ 220,000	\$ 430,000	\$ 21,500	100	110.2	RAFSL	198
505125/6		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 215,000	\$ 215,000	\$ 10,750	\$ 215,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	155
505185/7		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 355,000	\$ 17,750	100	110.2	RAFSL	110
508300/73		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 150,000	\$ 150,000	\$ 7,500		100	RAFSL	110
508605/75		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 150,000	\$ 150,000	\$ 7,500		100	RAFSL	110
508610/77		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 150,000	\$ 150,000	\$ 7,500		100	RAFSL	110
508615/79		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 230,000	\$ 230,000	\$ 11,500		100	RAFSL	165
505120/8		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 210,000	\$ 210,000	\$ 10,500	\$ 210,000	\$ 400,000	\$ 20,000	100	110.2	RAFSL	153
508620/81		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 230,000	\$ 230,000	\$ 11,500		100	RAFSL	165
508625/83		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 230,000	\$ 230,000	\$ 11,500		100	RAFSL	165
508630/85		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 230,000	\$ 230,000	\$ 11,500		100	RAFSL	165
508635/87		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 230,000	\$ 230,000	\$ 11,500		100	RAFSL	165
508640/89		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 200,000	\$ 200,000	\$ 10,000		100	RAFSL	145
505180/9		Harrison Drive	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 355,000	\$ 17,750	100	110.2	RAFSL	110
508645/91		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 260,000	\$ 260,000	\$ 13,000		100	RAFSL	188
111840/62		Heather Grove	Springvale	House Erected	01-Sep-2019	\$ 600,000	\$ 720,000	\$ 36,000	\$ 600,000	\$ 1,160,000	\$ 58,000	110.3	110.2	RAFSL	534
499145/11/1009		Heather Road	Springvale	Erection/Construction Of Buildings	01-Sep-2019	\$ 440,000	\$ 440,000	\$ 22,000	\$ 440,000	\$ 880,000	\$ 44,000	120.4	120.4	RAFSL	743.39
112190/1625		Heather Road	Springvale	Change in Occupancy Affecting the AVPCC	01-Sep-2019	\$ 440,000	\$ 440,000	\$ 22,000	\$ 440,000	\$ 880,000	\$ 44,000	120.4	120.4	RAFSL	743.39
144005/1009		Heather Road	Noble Park	Change in Occupancy Affecting the AVPCC	01-Sep-2019	\$ 620,000	\$ 680,000	\$ 34,000	\$ 620,000	\$ 1,240,000	\$ 62,000	110.3	110.3	RAFSL	747
499150/21/1009		Heather Road	Noble Park	Change in Occupancy Affecting the AVPCC	01-Sep-2019				\$ 220,000	\$ 600,000	\$ 30,000		120.4	RAFSL	743.39
499155/31/1009		Heather Road	Noble Park	Change in Occupancy Affecting the AVPCC	01-Sep-2019				\$ 185,000	\$ 500,000	\$ 25,000		120.4	RAFSL	743.39
467840/1156		Hemmings Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ 130,000	\$ 460,000	\$ 23,000		120.4	RAFSL	830.06

7 of 26

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

Council Report
Supplementary Valuation
SV 2020-02 - 1 September 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPPC	New AVPPC	FSPL	Land Area
497845/2/66		Hennings Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ 120,000	\$ 430,000	\$ 21,500		120.4	RAFSL	830.06
497850/3/66		Hennings Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ 120,000	\$ 430,000	\$ 21,500		120.4	RAFSL	830.06
497855/4/66		Hennings Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ 120,000	\$ 430,000	\$ 21,500		120.4	RAFSL	830.06
497860/5/66		Hennings Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ 120,000	\$ 435,000	\$ 21,750		120.4	RAFSL	830.06
346160/66		Hennings Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2019	\$ 630,000	\$ 630,000	\$ 31,500	\$ -	\$ -	\$ -	100	010	RAFSL	830
346190/60/64		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	\$ 980,000	\$ 1,130,000	\$ 65,900	\$ 980,000	\$ 980,000	\$ 48,000	271.3	202	RAFSL	1219
304860/1/77		Herbert Street	Dandenong	Change Of Rating Category	16-Aug-2019	\$ 305,000	\$ 305,000	\$ 15,250	\$ 305,000	\$ 305,000	\$ 15,250	131	131	NRFSL	0
304865/2/77		Herbert Street	Dandenong	Change Of Rating Category	16-Aug-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 385,000	\$ 19,250	131	131	NRFSL	0
304875/79A		Herbert Street	Dandenong	Arithmetical Error	01-Jul-2019	\$ 470,000	\$ 680,000	\$ 34,500	\$ 470,000	\$ 560,000	\$ 28,000	271.3	110.3	RAFSL	588
250875/71		Heyington Crescent	Noble Park North	House Erection	01-Sep-2019	\$ 435,000	\$ 435,000	\$ 21,750	\$ 435,000	\$ 1,050,000	\$ 52,500	100	110.2	RAFSL	643
514705/1/68		Hillside Street	Sprayvale	Erection/Construction Of Buildings	01-Sep-2019				\$ 305,000	\$ 680,000	\$ 34,000		120.4	RAFSL	0
516300/1/77		Hillside Street	Sprayvale	Erection/Construction Of Buildings	01-Sep-2019				\$ 260,000	\$ 510,000	\$ 25,500		120.3	RAFSL	0
514710/2/68		Hillside Street	Sprayvale	Erection/Construction Of Buildings	01-Sep-2019				\$ 260,000	\$ 570,000	\$ 28,500		120.3	RAFSL	0
516305/2/77		Hillside Street	Sprayvale	Erection/Construction Of Buildings	01-Sep-2019	\$ 570,000	\$ 600,000	\$ 30,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	650
145725/68		Hillside Street	Sprayvale	Erection/Construction Of Buildings	01-Sep-2019	\$ 570,000	\$ 680,000	\$ 34,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	650
145850/77		Hillside Street	Sprayvale	Erection/Construction Of Buildings	01-Sep-2019	\$ 2,223,000	\$ 2,223,000	\$ 111,150	\$ -	\$ -	\$ -	300	010	RAFSL	3893
494375/53		Hudson Court	Keyborough	Erection/Construction Of Buildings	01-Sep-2019				\$ 1,105,000	\$ 2,250,000	\$ 157,000		310.5	RAFSL	0
514210/53		Hudson Court	Keyborough	Erection/Construction Of Buildings	01-Sep-2019				\$ 1,118,000	\$ 2,270,000	\$ 158,000		310.5	RAFSL	0
514215/55		Hudson Court	Keyborough	Erection/Construction Of Buildings	01-Sep-2019	\$ 470,000	\$ 540,000	\$ 27,000	\$ 470,000	\$ 640,000	\$ 32,000	110.3	110.3	RAFSL	574
277580/37		Hughes Crescent	Dandenong North	Erection/Construction Of Buildings	01-Sep-2019	\$ 620,000	\$ 680,000	\$ 34,000	\$ 620,000	\$ 620,000	\$ 31,000	110.3	100	RAFSL	624
347675/31		Hudson Street	Dandenong	Demolition of Improvements	01-Sep-2019	\$ 580,000	\$ 580,000	\$ 29,000	\$ -	\$ -	\$ -	300	010	RAFSL	1199
488890/71		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Sep-2019				\$ 290,000	\$ 720,000	\$ 43,000		310.5	RAFSL	0
507875/71		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Sep-2019				\$ 290,000	\$ 720,000	\$ 43,000		310.5	RAFSL	0
507880/73		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Sep-2019	\$ 830,000	\$ 830,000	\$ 41,500	\$ 830,000	\$ 2,170,000	\$ 122,000	300	310.5	RAFSL	1725
488800/79		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Sep-2019	\$ 1,250,000	\$ 1,250,000	\$ 62,500	\$ 1,250,000	\$ 2,740,000	\$ 177,000	300	310.5	RAFSL	2688
488805/83		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Sep-2019	\$ 510,000	\$ 580,000	\$ 29,000	\$ 510,000	\$ 630,000	\$ 31,500	110.3	110.3	RAFSL	535
347835/41		Jacana Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 480,000	\$ 540,000	\$ 27,000	\$ 480,000	\$ 490,000	\$ 24,500	110.3	100	RAFSL	734
306845/49		James Street	Dandenong	Demolition of Improvements	01-Sep-2019				\$ 114,000	\$ 435,000	\$ 21,750		120.4	RAFSL	0
504300/1/59		Jasper Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ 112,000	\$ 435,000	\$ 21,750		120.4	RAFSL	0
504335/2/59		Jasper Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ 112,000	\$ 435,000	\$ 21,750		120.4	RAFSL	0
504340/3/59		Jasper Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ 112,000	\$ 435,000	\$ 21,750		120.4	RAFSL	0
146190/39		Jasper Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 790,000	\$ 790,000	\$ 39,500	\$ -	\$ -	\$ -	100	010	RAFSL	989
504045/4/59		Jasper Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ 112,000	\$ 435,000	\$ 21,750		120.4	RAFSL	0
504350/5/59		Jasper Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ 112,000	\$ 435,000	\$ 21,750		120.4	RAFSL	0
504055/6/59		Jasper Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ 114,000	\$ 435,000	\$ 21,750		120.4	RAFSL	0
504060/7/59		Jasper Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ 114,000	\$ 435,000	\$ 21,750		120.4	RAFSL	0
513415/2A		Jeffers Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ 130,000	\$ 510,000	\$ 25,500		120.4	RAFSL	0
513420/2B		Jeffers Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ 135,000	\$ 530,000	\$ 26,500		120.4	RAFSL	0
168970/8		Jarallah Court	Noble Park	Demolition of Improvements	01-Sep-2019	\$ 500,000	\$ 560,000	\$ 27,500	\$ 500,000	\$ 500,000	\$ 25,000	110.3	100	RAFSL	534

8 of 26

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

Council Report
Supplementary Valuation
SV 2020-02 - 1 September 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPPC	New AVPPC	FSPL	Land Area
508835 1		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 170,000	\$ 650,000	\$ 32,500	120.4	120.4	RAFSL	0
508860 10		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 156,000	\$ 590,000	\$ 29,500	120.4	120.4	RAFSL	0
508865 11		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 170,000	\$ 620,000	\$ 31,000	120.4	120.4	RAFSL	0
508860 13		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 156,000	\$ 590,000	\$ 29,500	120.4	120.4	RAFSL	0
508865 15		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 160,000	\$ 550,000	\$ 27,500	120.4	120.4	RAFSL	0
508860 17		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 160,000	\$ 590,000	\$ 29,500	120.4	120.4	RAFSL	0
508865 19		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 160,000	\$ 590,000	\$ 29,500	120.4	120.4	RAFSL	0
508840 2		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 165,000	\$ 620,000	\$ 31,000	120.4	120.4	RAFSL	0
508845 3		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 165,000	\$ 620,000	\$ 31,000	120.4	120.4	RAFSL	0
508850 4		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 165,000	\$ 620,000	\$ 31,000	120.4	120.4	RAFSL	0
508855 5		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 170,000	\$ 650,000	\$ 32,500	120.4	120.4	RAFSL	0
508860 6		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 145,000	\$ 550,000	\$ 27,500	120.4	120.4	RAFSL	0
508865 7		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 145,000	\$ 550,000	\$ 27,500	120.4	120.4	RAFSL	0
508870 8		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 145,000	\$ 540,000	\$ 27,000	120.4	120.4	RAFSL	0
508875 9		Kahli circuit	Sprayvale South	Erection/Construction Of Buildings	01-Sep-2019				\$ 180,000	\$ 680,000	\$ 34,000	120.4	120.4	RAFSL	0
451055 14		Karnas Way	Dandenong	Formerly Non Rated Now Rated	01-Sep-2019	\$ 410,000	\$ 510,000	\$ 25,500	\$ 410,000	\$ 510,000	\$ 25,500	663	663	RAFSL	400
254675 20A		Kernot Crescent	Noble Park North	Erection/Construction Of Buildings	01-Sep-2019	\$ 370,000	\$ 500,000	\$ 25,000	\$ 370,000	\$ 640,000	\$ 32,000	110.3	110.3	RAFSL	715
182830 1		Kirribill Avenue	Keyborough	Arithmetical Error	01-Jul-2019	\$ 520,000	\$ 630,000	\$ 31,500	\$ 460,000	\$ 590,000	\$ 29,000	110.3	110.3	RAFSL	561
310445 79		Langhorne Street	Dandenong	Erection/Construction Of Buildings	01-Sep-2019	\$ 730,000	\$ 1,000,000	\$ 50,000	\$ 730,000	\$ 1,040,000	\$ 52,000	110.3	110.3	NRFSL	1011
310885 84		Langhorne Street	Dandenong	Demolition Of Improvements	01-Sep-2019	\$ 770,000	\$ 1,050,000	\$ 91,300	\$ 770,000	\$ 770,000	\$ 38,500	130	100	RAFSL	1011
310890 96		Langhorne Street	Dandenong	Demolition Of Improvements	01-Sep-2019	\$ 600,000	\$ 720,000	\$ 36,500	\$ 600,000	\$ 600,000	\$ 30,000	110.3	100	RAFSL	735
511885 1110A		Lexton Avenue	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ 160,000	\$ 300,000	\$ 15,000	131	131	RAFSL	0
511880 10		Lexton Avenue	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ 155,000	\$ 290,000	\$ 14,500	131	131	RAFSL	0
458510 10-12		Lexton Avenue	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ -	\$ -	\$ -	705	010	NRNL	1208
511800 12		Lexton Avenue	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ 155,000	\$ 290,000	\$ 14,500	131	131	RAFSL	0
511890 210A		Lexton Avenue	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ 160,000	\$ 300,000	\$ 15,000	131	131	RAFSL	0
511895 3110A		Lexton Avenue	Dandenong	Erection/Construction Of Buildings	01-Sep-2019				\$ 160,000	\$ 300,000	\$ 15,000	131	131	RAFSL	0
436795 6		Longview Road	Keyborough	Erection/Construction Of Buildings	01-Sep-2019	\$ 510,000	\$ 760,000	\$ 38,000	\$ 510,000	\$ 300,000	\$ 15,000	110.3	110.3	RAFSL	544
468815 235		Lonsdale Street	Dandenong	Change Of Rating Category	01-Jul-2019	\$ 3,150,000	\$ 3,150,000	\$ 157,500	\$ -	\$ -	\$ -	705	705	NRNL	2453
311650 250		Lonsdale Street	Dandenong	Change Of Rating Category	01-Jul-2019	\$ 930,000	\$ 1,470,000	\$ 85,400	\$ 930,000	\$ 1,470,000	\$ 85,400	210.4	210.4	NRFSL	283
354505 First Floor 343,345		Lonsdale Street	Dandenong	Formerly Non Rated Now Rated	01-Jul-2019	\$ 390,000	\$ 560,000	\$ 35,600	\$ 390,000	\$ 560,000	\$ 35,600	221	221	RAFSL	0
312015 Shop 280		Lonsdale Street	Dandenong	Change Of Rating Category	01-Sep-2019	\$ 630,000	\$ 1,400,000	\$ 74,900	\$ 630,000	\$ 630,000	\$ 31,500	210.4	210.4	NRFSL	133
478735 Sumry & Thor SS 6		Lonsdale Street	Dandenong	Change Of Rating Category	01-Sep-2019	\$ 60,000	\$ 600,000	\$ 47,000	\$ 60,000	\$ 600,000	\$ 47,000	210.4	210.4	RAFSL	0
186450 7		Maroocha Court	Keyborough	House Erected	01-Sep-2019	\$ 510,000	\$ 580,000	\$ 29,000	\$ 510,000	\$ 800,000	\$ 40,000	110.3	110.2	RAFSL	536
418405 14-16		Mark Anthony Drive	Dandenong South	Demolition Of Improvements	01-Sep-2019	\$ 850,000	\$ 2,110,000	\$ 148,000	\$ 850,000	\$ 850,000	\$ 42,500	310.5	303	RAFSL	2655
382745 2/15		Marlene Court	Sprayvale	Arithmetical Error	01-Jul-2019	\$ 255,000	\$ 550,000	\$ 27,500	\$ 230,000	\$ 460,000	\$ 23,000	120.3	120.3	RAFSL	0
355940 4-6		Mason Street	Dandenong	Change Of Rating Category	01-Jul-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ -	\$ -	\$ -	705	705	NRNL	432
281180 1-3		Menzies Avenue	Dandenong North	Change Of Rating Category	01-Sep-2019	\$ 770,000	\$ 1,400,000	\$ 70,000	\$ 770,000	\$ 1,400,000	\$ 70,000	225.3	142	NRFSL	1031
116160 13		Merton Street	Sprayvale	House Erected	01-Sep-2019	\$ 650,000	\$ 680,000	\$ 34,000	\$ 650,000	\$ 1,160,000	\$ 58,000	110.3	110.2	RAFSL	534
281725 6		Morris Court	Dandenong North	Demolition Of Improvements	01-Jul-2019	\$ 445,000	\$ 610,000	\$ 30,500	\$ 445,000	\$ 445,000	\$ 22,250	110.3	100	RAFSL	555

9 of 26

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

Council Report
Supplementary Valuation
SV 2020-02 - 1 September 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPPC	New AVPPC	FSPL	Land Area
18871053		Myrtle Street	Springle South	House Erected	01-Sep-2019	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 980,000	\$ 48,500	100	110.2	RAFSL	607
5336513		Naxos Way	Keyborough	Erection/Construction Of Buildings	01-Sep-2019	\$ 2,030,000	\$ 2,030,000	\$ 101,500	\$ 2,030,000	\$ 4,820,000	\$ 333,000	300	310.5	RAFSL	5335
19002018		Newman Avenue	Noble Park	Arithmetical Error	01-Jul-2019	\$ 510,000	\$ 690,000	\$ 34,500	\$ 510,000	\$ 620,000	\$ 31,000	110.3	110.3	RAFSL	534
5013401		Newton Street	Keyborough	House Erected	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 580,000	\$ 29,000	100	110.2	RAFSL	260
50136511		Newton Street	Keyborough	House Erected	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 580,000	\$ 29,000	100	110.2	RAFSL	260
50138017		Newton Street	Keyborough	House Erected	01-Sep-2019	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 650,000	\$ 32,500	100	110.2	RAFSL	295
5013453		Newton Street	Keyborough	House Erected	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 580,000	\$ 29,000	100	110.2	RAFSL	260
5013505		Newton Street	Keyborough	House Erected	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 580,000	\$ 29,000	100	110.2	RAFSL	260
5013609		Newton Street	Keyborough	House Erected	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 580,000	\$ 29,000	100	110.2	RAFSL	260
21835176		Outlook Drive	Dandenong North	Erection/Construction Of Buildings	01-Sep-2019	\$ 480,000	\$ 480,000	\$ 24,000	\$ -	\$ -	\$ -	100	010	RAFSL	671
513165176A		Outlook Drive	Dandenong North	Erection/Construction Of Buildings	01-Sep-2019	\$ 480,000	\$ 480,000	\$ 24,000	\$ -	\$ -	\$ -	100	010	RAFSL	671
513770176B		Outlook Drive	Dandenong North	Erection/Construction Of Buildings	01-Sep-2019	\$ 480,000	\$ 480,000	\$ 24,000	\$ -	\$ -	\$ -	100	010	RAFSL	671
21733520		Paterson Road	Springle South	Arithmetical Error	01-Jul-2019	\$ 640,000	\$ 790,000	\$ 39,500	\$ 640,000	\$ 740,000	\$ 37,000	110.3	110.3	RAFSL	751
4352052		Patricia Loop	Keyborough	House Erected	01-Sep-2019	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 850,000	\$ 42,500	100	110.2	RAFSL	384
383510116-127		Perry Road	Keyborough	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 3,480,000	\$ 3,480,000	\$ 174,000	\$ -	\$ -	\$ -	103	010	RAFSL	6223
35889515		Pickett Street	Dandenong	Demolition of Improvements	01-Sep-2019	\$ 448,000	\$ 450,000	\$ 22,500	\$ 448,000	\$ 446,000	\$ 22,300	310.3	300	RAFSL	637
495450177		Prince Street	Springle	Arithmetical Error	01-Jul-2019	\$ 135,000	\$ 640,000	\$ 32,000	\$ 135,000	\$ 560,000	\$ 28,000	120.4	120.4	RAFSL	0
495495107		Prince Street	Springle	Arithmetical Error	01-Jul-2019	\$ 135,000	\$ 640,000	\$ 32,000	\$ 140,000	\$ 570,000	\$ 28,500	120.4	120.4	RAFSL	0
495455277		Prince Street	Springle	Arithmetical Error	01-Jul-2019	\$ 135,000	\$ 640,000	\$ 32,000	\$ 135,000	\$ 560,000	\$ 28,000	120.4	120.4	RAFSL	0
495460377		Prince Street	Springle	Arithmetical Error	01-Jul-2019	\$ 135,000	\$ 640,000	\$ 32,000	\$ 135,000	\$ 560,000	\$ 28,000	120.4	120.4	RAFSL	0
495465477		Prince Street	Springle	Arithmetical Error	01-Jul-2019	\$ 135,000	\$ 640,000	\$ 32,000	\$ 135,000	\$ 560,000	\$ 28,000	120.4	120.4	RAFSL	0
49570577		Prince Street	Springle	Arithmetical Error	01-Jul-2019	\$ 135,000	\$ 640,000	\$ 32,000	\$ 140,000	\$ 570,000	\$ 28,500	120.4	120.4	RAFSL	0
49575677		Prince Street	Springle	Arithmetical Error	01-Jul-2019	\$ 135,000	\$ 640,000	\$ 32,000	\$ 135,000	\$ 560,000	\$ 28,000	120.4	120.4	RAFSL	0
495480777		Prince Street	Springle	Arithmetical Error	01-Jul-2019	\$ 135,000	\$ 640,000	\$ 32,000	\$ 135,000	\$ 560,000	\$ 28,000	120.4	120.4	RAFSL	0
495485877		Prince Street	Springle	Arithmetical Error	01-Jul-2019	\$ 135,000	\$ 640,000	\$ 32,000	\$ 135,000	\$ 560,000	\$ 28,000	120.4	120.4	RAFSL	0
495490977		Prince Street	Springle	Arithmetical Error	01-Jul-2019	\$ 135,000	\$ 640,000	\$ 32,000	\$ 135,000	\$ 560,000	\$ 28,000	120.4	120.4	RAFSL	0
318000124		Prince Highway	Dandenong	Erection/Construction Of Buildings	01-Sep-2019	\$ 2,160,000	\$ 3,890,000	\$ 284,000	\$ 2,160,000	\$ 4,330,000	\$ 315,000	290.3	290.3	RAFSL	5023
3175902022		Prince Highway	Dandenong	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 1,890,000	\$ 4,000,000	\$ 312,600	\$ -	\$ -	\$ -	210.4	010	RAFSL	0
5164552024		Prince Highway	Dandenong	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 880,000	\$ 1,870,000	\$ 145,800	\$ 2,660,000	\$ 4,880,000	\$ 382,100	210.4	210.4	RAFSL	0
31760024		Prince Highway	Dandenong	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 880,000	\$ 1,870,000	\$ 145,800	\$ -	\$ -	\$ -	210.4	010	RAFSL	0
417050830-850		Prince Highway	Springle	Demolition of Improvements	01-Sep-2019	\$ 7,230,000	\$ 8,690,000	\$ 866,500	\$ 7,230,000	\$ 7,230,000	\$ 361,500	310.5	200	RAFSL	23489
49555178-82		Produce Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2019	\$ 2,440,000	\$ 2,440,000	\$ 122,000	\$ 2,440,000	\$ 4,140,000	\$ 288,000	300	310.5	RAFSL	9793
41945055-57		Progress Street	Dandenong South	Arithmetical Error	01-Jul-2019	\$ 431,000	\$ 1,360,000	\$ 87,500	\$ 431,000	\$ 1,360,000	\$ 87,500	310.5	310.5	RAFSL	0
5129401		Redwood Drive	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 470,000	\$ 470,000	\$ 23,500	100	100	RAFSL	606
5129302		Redwood Drive	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 480,000	\$ 480,000	\$ 24,500	100	100	RAFSL	400
5129354		Redwood Drive	Keyborough	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 480,000	\$ 480,000	\$ 24,500	100	100	RAFSL	400
12011541		Regent Avenue	Springle	Erection/Construction Of Buildings	01-Sep-2019	\$ 890,000	\$ 960,000	\$ 49,000	\$ 890,000	\$ 1,030,000	\$ 51,500	110.3	110.3	RAFSL	889
2188806		Reimart Court	Noble Park	House Erected	01-Sep-2019	\$ 520,000	\$ 620,000	\$ 31,000	\$ 520,000	\$ 850,000	\$ 42,500	110.3	110.2	RAFSL	566
19356529		Rea Court	Noble Park	Demolition of Improvements	01-Sep-2019	\$ 550,000	\$ 620,000	\$ 31,000	\$ 550,000	\$ 550,000	\$ 27,500	110.3	100	RAFSL	677
1936003		Rea Court	Noble Park	Demolition of Improvements	01-Sep-2019	\$ 570,000	\$ 660,000	\$ 33,000	\$ 570,000	\$ 570,000	\$ 28,500	110.3	100	RAFSL	742

10 of 26

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

Council Report
Supplementary Valuation
SV 2020-02 - 1 September 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending	Prev AVPPC	New AVPPC	FSPL	Land Area
218885	65	Riverend Road	Bangholme	Erection/Construction Of Buildings	01-Sep-2019	\$ 5,550,000	\$ 8,850,000	\$ 442,500	\$ 5,550,000	\$ 9,370,000	\$ 468,500	723.4	723.4	NRFSL	304554
504610	30	Roddes Drive	Dandenong South	Erection/Construction Of Buildings	01-Sep-2019	\$ 3,230,000	\$ 3,230,000	\$ 161,500	\$ 3,230,000	\$ 11,540,000	\$ 843,000	300	325	RAFSL	17770
190555	55	Shannon Road	Springleyale South	Demolition of Improvements	01-Sep-2019	\$ 590,000	\$ 650,000	\$ 32,500	\$ 590,000	\$ 590,000	\$ 29,500	110.3	100	RAFSL	673
287045	28	Sherwood Crescent	Dandenong North	Objection To Valuation	01-Jul-2019	\$ 480,000	\$ 660,000	\$ 33,000	\$ 480,000	\$ 600,000	\$ 30,000	110.3	110.3	RAFSL	650
503335	30	Shirley Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019				\$ 285,000	\$ 720,000	\$ 36,000		120.4	RAFSL	854.74
512015	44A	Shiverton Drive	Dandenong North	Erection/Construction Of Buildings	01-Sep-2019				\$ 205,000	\$ 580,000	\$ 29,000		120.4	RAFSL	0
512020	4B	Shiverton Drive	Dandenong North	Erection/Construction Of Buildings	01-Sep-2019				\$ 205,000	\$ 570,000	\$ 28,500		120.4	RAFSL	0
195720	29	Simon Avenue	Noble Park	House Erected	01-Sep-2019	\$ 510,000	\$ 610,000	\$ 30,500	\$ 510,000	\$ 860,000	\$ 43,000	110.3	110.2	RAFSL	534
506215	3/11-15	Smalton Avenue	Dandenong South	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 65,000	\$ 460,000	\$ 35,000	\$ -	\$ -	\$ -	220.4	010	RAFSL	0
516385	3/11-15	Smalton Avenue	Dandenong South	Change In Occupancy Affecting the AVPPC	01-Sep-2019				\$ 170,000	\$ 1,250,000	\$ 91,000		220.4	RAFSL	0
506220	4/11-15	Smalton Avenue	Dandenong South	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 105,000	\$ 770,000	\$ 56,000	\$ -	\$ -	\$ -	220.4	010	RAFSL	0
501050	13	Soho Court	Keyborough	House Erected	01-Sep-2019	\$ 500,000	\$ 500,000	\$ 25,000	\$ 500,000	\$ 990,000	\$ 49,500	100	110.2	RAFSL	485
501051	19	Soho Court	Keyborough	House Erected	01-Sep-2019	\$ 500,000	\$ 500,000	\$ 25,000	\$ 500,000	\$ 930,000	\$ 46,500	100	110.2	RAFSL	474
501070	21	Soho Court	Keyborough	House Erected	01-Sep-2019	\$ 500,000	\$ 500,000	\$ 25,000	\$ 500,000	\$ 990,000	\$ 49,500	100	110.2	RAFSL	452
459810	Somerfield Dr Rese	Somerfield Drive	Keyborough	Change of Legal Description and/or Sale of Land	01-Jul-2019	\$ 11,200,000	\$ 11,200,000	\$ 560,000	\$ 10,400,000	\$ 10,400,000	\$ 520,000	844	844	NRFSL S320	32895
444550	26	South Link	Dandenong South	Change In Occupancy Affecting the AVPPC	01-Sep-2019	\$ 223,000	\$ 640,000	\$ 38,300	\$ 223,000	\$ 640,000	\$ 38,300	310.5	740	RAFSL	1800
122150	1/53	Springleyale Road	Springleyale	Arithmetical Error	01-Jul-2019	\$ 365,000	\$ 620,000	\$ 31,000	\$ 320,000	\$ 480,000	\$ 24,000	120.3	120.3	RAFSL	0
423150	18/265-274	Springleyale Road	Springleyale	Change of Legal Description and/or Sale of Land	01-Sep-2019	\$ 300,000	\$ 1,730,000	\$ 86,500	\$ -	\$ -	\$ -	210.4	010	RAFSL	0
516480	18/265-274	Springleyale Road	Springleyale	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 250,000	\$ 1,500,000	\$ 75,000		210.4	RAFSL	0
516485	20/265-274	Springleyale Road	Springleyale	Change of Legal Description and/or Sale of Land	01-Sep-2019				\$ 230,000	\$ 1,330,000	\$ 66,500		210.4	RAFSL	0
476330	442-448	Springleyale Road	Springleyale South	Change In Occupancy Affecting NAV	01-Jul-2019	\$ 4,320,000	\$ 9,900,000	\$ 465,000	\$ -	\$ -	\$ -	740	010	NRFSL	7888
512530	442-448	Springleyale Road	Springleyale South	Arithmetical Error	01-Jul-2019	\$ 4,320,000	\$ 9,700,000	\$ 465,000	\$ 4,320,000	\$ 9,900,000	\$ 495,000	740	740	NRNL	7888
221740	584-590	Springleyale Road	Springleyale South	Erection/Construction Of Buildings	01-Sep-2019	\$ 2,450,000	\$ 2,450,000	\$ 122,500	\$ -	\$ -	\$ -	100	010	RAFSL	3887
221155	927-937	Springleyale Road	Keyborough	Erection/Construction Of Buildings	01-Sep-2019	\$ 13,900,000	\$ 18,000,000	\$ 900,000	\$ 13,900,000	\$ 16,600,000	\$ 980,000	721.4	721.4	NRFSL	42390
125530	4	St Johns Avenue	Springleyale	Demolition of Improvements	01-Sep-2019	\$ 2,240,000	\$ 2,240,000	\$ 117,000	\$ 2,240,000	\$ 2,240,000	\$ 112,000	110.3	100	RAFSL	877
125745	60	St Johns Avenue	Springleyale	House Erected	01-Sep-2019	\$ 700,000	\$ 790,000	\$ 39,500	\$ 700,000	\$ 1,340,000	\$ 67,000	110.3	110.2	RAFSL	615
448980	6-8	Steven Street	Dandenong	Formerly Non Rated Now Rated	01-Sep-2019	\$ 660,000	\$ 660,000	\$ 34,000	\$ 560,000	\$ 660,000	\$ 34,000	688	688	RAFSL	620
324065	176-180	Stud Road	Dandenong North	Demolition of Improvements	01-Sep-2019	\$ 1,530,000	\$ 2,520,000	\$ 126,000	\$ 1,530,000	\$ 1,530,000	\$ 76,500	740	101	RAFSL	4024
287095	247	Stud Road	Dandenong North	House Erected	01-Sep-2019	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 990,000	\$ 49,500	100	110.2	RAFSL	702
454760	139-157	Thomas Street	Dandenong	Change Of Rating Category	01-Jul-2019	\$ 910,000	\$ 910,000	\$ 45,500	\$ -	\$ -	\$ -	705	705	NRNL	2466
501250	1	Tratigan Walk	Keyborough	House Erected	01-Sep-2019	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 600,000	\$ 30,000	100	110.2	RAFSL	309
501275	11	Tratigan Walk	Keyborough	Erection/Construction Of Buildings	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 560,000	\$ 28,000	100	110.2	RAFSL	261
501295	19	Tratigan Walk	Keyborough	House Erected	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 560,000	\$ 28,000	100	110.2	RAFSL	260
501300	21	Tratigan Walk	Keyborough	House Erected	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 560,000	\$ 28,000	100	110.2	RAFSL	260
5010523		Tratigan Walk	Keyborough	Erection/Construction Of Buildings	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 560,000	\$ 28,000	100	110.2	RAFSL	260
501310	25	Tratigan Walk	Keyborough	House Erected	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 560,000	\$ 28,000	100	110.2	RAFSL	260
501320	29	Tratigan Walk	Keyborough	House Erected	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 560,000	\$ 28,000	100	110.2	RAFSL	260
501255	3	Tratigan Walk	Keyborough	House Erected	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 570,000	\$ 28,500	100	110.2	RAFSL	261
501860	5	Tratigan Walk	Keyborough	Erection/Construction Of Buildings	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 580,000	\$ 29,000	100	110.2	RAFSL	261
501865	7	Tratigan Walk	Keyborough	House Erected	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 580,000	\$ 29,000	100	110.2	RAFSL	261

11 of 26

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

Council Report
Supplementary Valuation
SV 2020-02 - 1 September 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
501270/9		Tindale Walk	Keysborough	House Erected	01-Sep-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 570,000	\$ 28,500	100	110.2	RAFSL	281
506005/12		Tyers Run	Keysborough	House Erected	01-Sep-2019	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 800,000	\$ 40,000	100	110.2	RAFSL	350
506010/13		Tyers Run	Keysborough	House Erected	01-Sep-2019	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 730,000	\$ 36,500	100	110.2	RAFSL	350
506015/14		Tyers Run	Keysborough	House Erected	01-Sep-2019	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 940,000	\$ 47,000	100	110.2	RAFSL	400
506065/4		Tyers Run	Keysborough	House Erected	01-Sep-2019	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 780,000	\$ 39,000	100	110.2	RAFSL	400
506085/8		Tyers Run	Keysborough	House Erected	01-Sep-2019	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 880,000	\$ 44,000	100	110.2	RAFSL	400
129470/35		Union Grove	Sprayvale	Demolition Of Improvements	01-Sep-2019	\$ 790,000	\$ 870,000	\$ 43,500	\$ 790,000	\$ 790,000	\$ 39,500	110.3	100	RAFSL	558
370440/35		Union Road	Dandenong South	Arithmetical Error	01-Jul-2019	\$ 650,000	\$ 700,000	\$ 35,000	\$ 620,000	\$ 700,000	\$ 35,000	310.5	310.5	RAFSL	1635
370445/37		Union Road	Dandenong South	Arithmetical Error	01-Jul-2019	\$ 650,000	\$ 700,000	\$ 35,000	\$ 620,000	\$ 700,000	\$ 35,000	310.5	310.5	RAFSL	1635
508435/1		Voila Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 260,000	\$ 260,000	\$ 13,000	\$ 260,000	\$ 455,000	\$ 22,750	100	110.2	RAFSL	189
508410/11		Voila Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 390,000	\$ 19,500	100	110.2	RAFSL	145
508405/13		Voila Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 390,000	\$ 19,500	100	110.2	RAFSL	145
508400/15		Voila Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 395,000	\$ 19,750	100	110.2	RAFSL	145
508420/3		Voila Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
508425/5		Voila Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
508420/7		Voila Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 385,000	\$ 19,250	100	110.2	RAFSL	110
508415/9		Voila Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 385,000	\$ 19,250	100	110.2	RAFSL	110
456740/14-30		Walker Street	Dandenong	Change Of Rating Category	01-Jul-2019	\$ 2,880,000	\$ 2,880,000	\$ 144,000	\$ -	\$ -	\$ -	705	705	NNRL	2496
50875/119		Winkle Crescent	Dandenong	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 435,000	\$ 510,000	\$ 25,500	\$ 205,000	\$ 455,000	\$ 22,750	120.3	120.3	RAFSL	0
325755/19		Winkle Crescent	Dandenong	Change In Occupancy Affecting NAV	01-Sep-2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	110.3	110.3	RAFSL	723
508880/219		Winkle Crescent	Dandenong	Erection/Construction Of Buildings	01-Sep-2019	\$ -	\$ -	\$ -	\$ 230,000	\$ 510,000	\$ 25,500	120.3	120.3	RAFSL	0
200700/6		Warrigamba Court	Keysborough	House Erected	01-Sep-2019	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 940,000	\$ 47,000	100	110.2	RAFSL	535
492275/5		Weatherall Way	Dandenong	House Erected	01-Sep-2019	\$ 460,000	\$ 460,000	\$ 23,000	\$ 460,000	\$ 730,000	\$ 36,500	100	110.2	RAFSL	338
491200/153A		Wedge Street	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2019	\$ -	\$ -	\$ -	\$ 165,000	\$ 510,000	\$ 25,500	120.4	120.4	RAFSL	888.65
491205/2/53A		Wedge Street	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2019	\$ -	\$ -	\$ -	\$ 165,000	\$ 510,000	\$ 25,500	120.4	120.4	RAFSL	888.65
491210/3/53A		Wedge Street	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2019	\$ -	\$ -	\$ -	\$ 185,000	\$ 570,000	\$ 28,500	120.4	120.4	RAFSL	888.65
326090/53		Wedge Street	Dandenong	House Erected	01-Sep-2019	\$ 700,000	\$ 700,000	\$ 35,000	\$ -	\$ -	\$ -	100	010	RAFSL	901
491195/53		Wedge Street	Dandenong	Change In Occupancy Affecting the AVPCC	01-Sep-2019	\$ -	\$ -	\$ -	\$ 175,000	\$ 550,000	\$ 27,500	120.4	120.4	RAFSL	0
417200/A 102A		Westall Road	Sprayvale	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 257,000	\$ 1,080,000	\$ 64,500	\$ -	\$ -	\$ -	310.5	010	RAFSL	0
517775/A 102A		Westall Road	Sprayvale	Change In Occupancy Affecting NAV	01-Sep-2019	\$ -	\$ -	\$ -	\$ 134,500	\$ 760,000	\$ 45,500	310.5	310.5	RAFSL	0
417205/A 112A		Westall Road	Sprayvale	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 158,000	\$ 680,000	\$ 39,600	\$ -	\$ -	\$ -	310.5	010	RAFSL	0
517780/A 112A		Westall Road	Sprayvale	Change In Occupancy Affecting NAV	01-Sep-2019	\$ -	\$ -	\$ -	\$ 405,000	\$ 1,840,000	\$ 128,100	220.3	220.3	RAFSL	0
417310/C 132A		Westall Road	Sprayvale	Change In Occupancy Affecting NAV	01-Sep-2019	\$ 257,000	\$ 1,080,000	\$ 64,500	\$ -	\$ -	\$ -	310.5	010	RAFSL	0
517790/C 132A		Westall Road	Sprayvale	Change In Occupancy Affecting NAV	01-Sep-2019	\$ -	\$ -	\$ -	\$ 134,500	\$ 760,000	\$ 45,500	310.5	310.5	RAFSL	0
508555/1		Willmenson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 260,000	\$ 260,000	\$ 13,000	\$ 260,000	\$ 455,000	\$ 22,750	100	110.2	RAFSL	189
508455/10		Willmenson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 385,000	\$ 19,250	100	110.2	RAFSL	110
508330/11		Willmenson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
508450/12		Willmenson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 390,000	\$ 19,500	100	110.2	RAFSL	145
508225/13		Willmenson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
508445/14		Willmenson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 390,000	\$ 19,500	100	110.2	RAFSL	145

12 of 26

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-2 (Cont.)

Council Report
Supplementary Valuation
SV 2020-02 - 1 September 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
508320 15		Willinson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 395,000	\$ 19,750	100	110.2	RAFSL	145
508440 16		Willinson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 395,000	\$ 19,750	100	110.2	RAFSL	145
508315 2		Willinson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 260,000	\$ 260,000	\$ 13,000	\$ 260,000	\$ 455,000	\$ 22,750	100	110.2	RAFSL	189
508350 3		Willinson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
508470 4		Willinson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
508345 5		Willinson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 405,000	\$ 20,250	100	110.2	RAFSL	145
508465 6		Willinson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 200,000	\$ 435,000	\$ 21,750	100	110.2	RAFSL	145
508340 7		Willinson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 385,000	\$ 19,250	100	110.2	RAFSL	110
508460 8		Willinson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 385,000	\$ 19,250	100	110.2	RAFSL	110
508335 9		Willinson Street	Noble Park	Erection/Construction Of Buildings	01-Sep-2019	\$ 150,000	\$ 150,000	\$ 7,500	\$ 150,000	\$ 385,000	\$ 19,250	100	110.2	RAFSL	110
200840 14		Wingala Avenue	Keysborough	House Erected	01-Sep-2019	\$ 510,000	\$ 650,000	\$ 32,500	\$ 510,000	\$ 970,000	\$ 48,500	110.3	110.2	RAFSL	548
503690 10		Yellowbox Drive	Keysborough	House Erected	01-Sep-2019	\$ 415,000	\$ 415,000	\$ 20,750	\$ 415,000	\$ 720,000	\$ 36,000	100	110.2	RAFSL	418
503695 12		Yellowbox Drive	Keysborough	House Erected	01-Sep-2019	\$ 415,000	\$ 415,000	\$ 20,750	\$ 415,000	\$ 790,000	\$ 39,500	100	110.2	RAFSL	418
503670 2		Yellowbox Drive	Keysborough	House Erected	01-Sep-2019	\$ 395,000	\$ 395,000	\$ 19,750	\$ 395,000	\$ 700,000	\$ 35,000	100	110.2	RAFSL	344
503675 4		Yellowbox Drive	Keysborough	House Erected	01-Sep-2019	\$ 415,000	\$ 415,000	\$ 20,750	\$ 415,000	\$ 790,000	\$ 39,500	100	110.2	RAFSL	418
Totals						\$ 207,681,600	\$ 359,387,000	\$ 21,459,350	\$ 235,246,600	\$ 414,607,000	\$ 24,796,550				

Property Count
480

4.3 OTHER

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019

File Id:	A5973301
Responsible Officer:	Director Community Services
Attachments:	<p>Draft Minutes of Community Safety Advisory Committee Meeting on 14 November 2018 (CONFIDENTIAL)</p> <p>Draft Minutes of Community Safety Advisory Committee Meeting 20 February 2019 (CONFIDENTIAL)</p> <p>Draft Minutes of Community Safety Advisory Committee Meeting 15 May 2019 (CONFIDENTIAL)</p> <p>Draft Minutes of Community Safety Advisory Committee Meeting 17 July 2019 (CONFIDENTIAL)</p> <p>Community Safety Advisory Committee Terms of Reference 2019-22</p>

Report Summary

At the Council meeting held 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 draft Minutes of the Community Safety Advisory Committee meetings held on 14 November 2018, 20 February 2019, 15 May 2019 and 17 July 2019 provided in Attachment 1- 4 to this report be noted and the Community Safety Advisory Committee Terms of Reference 2019-22 provided in Attachment 5 be endorsed by Council.

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)

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 Draft Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for noting and endorsing.

As such, the Draft 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

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)**Victorian Charter of Human Rights and Responsibilities**

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

Financial Implications

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. On 25 March 2019 Council endorsed the Community Safety Plan 2015-22 Mid-Point Review recommendations and these are the primary subject matter discussed in the attached draft minutes.

Recommendation**That Council:**

1. **notes the Draft Minutes of meetings for the Community Safety Advisory Committee held on 14 November 2018, 20 February 2019, 15 May 2019 and 17 July 2019 as provided in Attachments 1, 2, 3 and 4 to this report; and**
2. **endorses the Community Safety Advisory Committee Terms of Reference 2019-22 provided in Attachment 5.**

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)

OTHER

**DRAFT MINUTES OF COMMUNITY SAFETY ADVISORY
COMMITTEE MEETING 14 NOVEMBER 2018**

ATTACHMENT 1

**COMMUNITY SAFETY ADVISORY
COMMITTEE MEETING –
14 NOVEMBER 2018 (CONFIDENTIAL)**

PAGES 6 (including cover)

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

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

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)

OTHER

**DRAFT MINUTES OF COMMUNITY SAFETY ADVISORY
COMMITTEE MEETING – 20 FEBRUARY 2019**

ATTACHMENT 2

**COMMUNITY SAFETY ADVISORY
COMMITTEE MEETING - 20 FEBRUARY
2019 (CONFIDENTIAL)**

PAGES 4 (including cover)

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

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

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)

OTHER

**DRAFT MINUTES OF COMMUNITY SAFETY ADVISORY
COMMITTEE MEETING – 15 MAY 2019**

ATTACHMENT 3

**MINUTES OF COMMUNITY SAFETY
ADVISORY COMMITTEE MEETING –
15 MAY 2019 (CONFIDENTIAL)**

PAGES 6 (including cover)

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

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

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)

OTHER

**DRAFT MINUTES OF COMMUNITY SAFETY ADVISORY
COMMITTEE MEETING – 17 JULY 2019**

ATTACHMENT 4

**MINUTES OF COMMUNITY SAFETY
ADVISORY COMMITTEE MEETING ON
17 JULY 2019 (CONFIDENTIAL)**

PAGES 7 (including cover)

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

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

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)

OTHER

**COMMUNITY SAFETY ADVISORY COMMITTEE
TERMS OF REFERENCE 2019-22**

ATTACHMENT 5

**COMMUNITY SAFETY ADVISORY
COMMITTEE TERMS OF REFERENCE
2019-22**

PAGES 9 (including cover)

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

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)

Community Safety Advisory Committee
Terms of Reference 2019-22

PURPOSE

The Community Safety Advisory Committee has been established to provide the City of Greater Dandenong with advice on policies and issues that impact on perceptions and levels of safety in the community.

The Committee will also add value to other forms of community engagement used by Council, exercising a collaborative and partnership approach to engage and consult with the community with regard to community safety.

Council recognises that the Advisory Committee presents an opportunity in relation to community safety planning to understand ongoing and emerging community safety issues that affect the experiences of stakeholders, such as people who, live, work, study and visit in the City of Greater Dandenong.

OBJECTIVES

The objectives of the Community Safety Advisory Committee are to:

- Provide advice to Council on the progress, implementation and outcomes of the Greater Dandenong Community Safety Plan and identify new and emerging community safety issues.
- Provide input and advice to Council on its policies, strategies, plans and services that impact the community in relation to community safety.
- Identify community safety issues in Greater Dandenong and interrelated locations so Council can review policies, strategies, plans and services, and where appropriate, advocate to all levels of government and other authorities.
- Develop strategic partnerships and support collaborative approaches across the community and strengthen advocacy efforts for improved or new services and initiatives in relation to community safety.
- Identify and implement ways to promote positive aspects of the municipality, support engagement, interaction and capacity building amongst the Greater Dandenong and broader community.
- Consider and seek funding where appropriate, to further the objectives of Council and the Committee in relation to community safety.

MEMBERSHIP

The Community Safety Advisory Committee will consist of voting representatives as follows:

- The Mayor and up to three other Councillors appointed by Council in accordance with the annual statutory Council process.
- A local government senior officer and/or officer from Council's Community Services Directorate with sound understanding of community safety issues, its policy development and planning.
- A local government senior officer and/or officer from Council's other directorates with sound understanding of community safety issues, its policy development and/or planning.

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

ORDINARY COUNCIL MEETING - AGENDA

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)

- Representatives from government, service providers, community organisations and agencies who are stakeholders that are committed to applying their interest, skill set and expertise to enhancing community safety in Greater Dandenong.
- Community representatives that have a stakeholder interest, experience and/or involvement with community groups or organisations in the field of community safety.

Membership of the Community Safety Advisory Committee is voluntary, and all members must be over 18 years of age. Young people aged 18-25 years old will be encouraged to participate.

TERM OF APPOINTMENT

With the exceptions of Councillors, the Community Safety Advisory Committee will be appointed for a four-year period in alignment with the Greater Dandenong Community Safety Plan. Should there be a need for the Advisory Committee to continue beyond this time, it will submit such a recommendation to Council for endorsement.

The Advisory Committee will undergo a mid-term review after two years to ensure its representation is relevant and representative.

A member may resign at any time and can recommend a proxy in their stead that the Advisory Committee will endorse as appropriate.

If a proxy is not recommended or a vacancy arises less than six months before a mid-term review of the Advisory Committee or the end of the Committee's four-year Term of Appointment, it may resolve to leave the vacancy unfilled, or seek an alternative representative through the formation of the Selection Panel and the Selection Process.

If Council receives a request for membership in addition to current representatives in between appointment cycles, such a request will be considered if the addition will add value to the Advisory Committee.

The term for any member appointed part way through the life of the Advisory Committee shall expire in line with the other members of the Committee.

SELECTION PROCESS

Membership of the Community Safety Advisory Committee will be undertaken by calling for nominations towards the end of its four-year Term of Appointment.

Specific representatives may also be invited to nominate through an Expression of Interest.

A nomination form must be completed by interested representatives, including current members that wish to be re-appointed for another term if they have attended a minimum of two meetings per year during the term of their appointment.

All nominations, re-appointments, and non-attendances will be assessed against the Criteria and Selection Process outlined in these Terms of Reference.

SELECTION PANEL

When the appointment of members of the Community Safety Advisory Committee is required and nominations are received, the following selection panel shall convene:

- A senior member of Council (CEO or Director, or delegated Manager).
- A Council staff member from a service area that is relevant to the Advisory Committee.
- A representative from a local organisation, agency, or government department (provided the organisation has not nominated a representative for membership on the Advisory Committee).

All nominations will be assessed by the Selection Panel against the Selection Criteria. A recommendation about the membership of the Advisory Committee will then be made for the consideration and endorsement of Council.

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

ORDINARY COUNCIL MEETING - AGENDA

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)

Once the Community Safety Advisory Committee has been appointed, the selection panel will be disbanded.

ROLE OF THE COUNCILLOR

Councillors nominated on the Community Safety Advisory Committee shall:

- Be appointed by Council in accordance with the annual statutory Council appointments.
- Act as a link between Council and the Advisory Committee.
- At all times act in accordance with the Code of Conduct – Councillors.

CRITERIA FOR MEMBERSHIP OF THE COMMUNITY SAFETY ADVISORY COMMITTEE

Nominees for membership of a City of Greater Dandenong Advisory Committee must demonstrate:

- Strong networks, linkages and engagement in Greater Dandenong in relation to community safety.
- Endorsement of their own organisation, if relevant.
- A strong understanding of local issues and the community, its social, environmental and economic influences.
- Sound knowledge and understanding of local community safety issues and current involvement in the area of community safety, its policy development and/or planning.
- An ability to represent a broad range of views that reflect the cultural diversity of the Greater Dandenong community.
- A willingness to commit and contribute positively to meetings in a fair, unbiased manner.
- An ability to look beyond personal interests for the benefit of the community.
- An ability and willingness to encourage participation from, and provide feedback to, the community regarding community safety.
- An ability to constructively participate in an advisory capacity for the required duration of the Committee.

RESPONSIBILITIES OF THE COMMUNITY SAFETY ADVISORY COMMITTEE

Through advice and timely information from the Community Safety Advisory Committee, Council will be better informed of the issues, aspirations and expectations of the Greater Dandenong community as a whole.

The Advisory Committee will act as a mechanism through which Council can engage with the community during strategy development, direction setting and policy formation; and implementation, reporting, and review of the Greater Dandenong Community Safety Plan.

Specific responsibilities of the Community Safety Advisory Committee are to:

- Act in a primary partnership role with Council and the community, and endeavour to increase understanding of community safety within the wider community.
- Provide advice and collaborate with Council and the community to strengthen advocacy efforts for improved or new services and initiatives.
- Provide advice to Council through its communication, engagement and consultation with the community.
- Represent the interests of all members of the community.
- At all times, act in the best interests of Council and the community.
- Act with integrity, confidentiality and objectivity.

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

ORDINARY COUNCIL MEETING - AGENDA

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)

- No members will disseminate, disclose or share confidential or personal information that is discussed at the Community Safety Advisory Committee.
- No members should make public comments on behalf of the Committee regarding what is discussed by the Community Safety Advisory Committee.
As per Council's Media Policy, only the Mayor and the CEO are official spokespersons of the Committee. Any other personal public comments should show appropriate respect to the Committee, Mayor and Council.
- Notify Council of any potential conflict of interest that may arise with respect to participation on the Advisory Committee.

The Community Safety Advisory Committee will be conducted under specific objectives and will implement particular actions/tasks. These will be determined, prioritised and agreed to by all members.

MEETINGS OF THE COMMUNITY SAFETY ADVISORY COMMITTEE

Meetings of the Community Safety Advisory Committee will be held quarterly for a maximum duration of two hours. However, the Advisory Committee may be required to meet between these times at the discretion of Council and/or members.

Scheduled meetings will be developed and agreed to annually. Under special circumstances, a meeting may be cancelled or re-scheduled.

All meetings shall be held in a Council venue.

The Advisory Committee may engage with community members, groups, leaders, industry representatives, practitioners, and qualified experts through periodic forums and/or at meetings.

This may assist to identify priority themes or action areas as a focus for addressing issues of relevance to community safety and implementation, reporting and review of the Greater Dandenong Community Safety Plan.

WORK GROUPS OF THE ADVISORY COMMITTEE

Work groups may be established by the Advisory Committee to implement specific objectives for expected outcome(s) and timeline(s).

The Advisory Committee will determine the role, responsibility and resourcing of work groups, retaining the authority to conclude a work group or its formal relationship with the Committee at its discretion, or upon the achievement of its objectives.

Work Group membership can be open to non-Advisory Committee members by invitation, for example, experts in the field, community members and endorsed proxies.

The Chair of any Work Group, or similar, shall be a member of the Advisory Committee or their endorsed proxy.

Work groups will report their progress and outcomes to each meeting of the Advisory Committee.

ATTENDANCE AND RECORD OF MEETINGS

All meetings will have an agenda and will document actions, attendees, apologies, decisions and outcomes in minutes of the meeting to be distributed to members for comment within a fortnight after the meeting. Finalised minutes will then be included as an attachment to Council Minutes.

Council staff representatives will provide program and administrative support to the Advisory Committee and will ensure the timely preparation and distribution of agendas and minutes.

Council will oversee preparation of the agenda with the chairperson and in consultation with Council staff. Any member may submit agenda items prior to its finalisation and distribution.

Advisory Committee members will be expected to demonstrate their commitment and due diligence by preparation for, attendance at, and active participation in meetings.

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

ORDINARY COUNCIL MEETING - AGENDA

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)

Each member of the Community Safety Advisory Committee will attend a minimum of two meetings each year. If a member is not able to attend a meeting they are required to appoint a proxy representative from their provider, organisation, group or agency to attend.

CHAIRPERSON

The chairperson(s) for meetings shall be organised by Council through a vote or consensus at the first meeting of the financial year amongst the independent members. The term of the chairperson is for 12 months.

The appointed chairperson is responsible for the conduct of meetings, ensuring fair and equitable opportunities for views and opinions to be voiced and discussed by all members.

QUORUM AND VOTING

Decisions require more than half of the membership of the Community Safety Advisory Committee to be present at meetings, with a majority being non-City of Greater Dandenong members.

It is preferable that decisions of the Community Safety Advisory Committee are made by consensus; however, there may be circumstances where a matter is decided by a vote. Each member is entitled to one vote, except the chairperson who may exercise a casting vote should this be necessary.

CONFLICT OF INTEREST

Any matter deemed by a member to represent a conflict of interest shall be reported to the chairperson either prior to a meeting, as part of an ongoing agenda item at the beginning of a meeting, or before the specific item is discussed.

REPORTING REQUIREMENT

In accordance with Council's statutory reporting, a yearly report will be submitted to a Council Briefing Session and a nominated Councillor(s) will speak to the report on behalf of the Community Safety Advisory Committee.

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

ORDINARY COUNCIL MEETING - AGENDA

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)**Code of Conduct
Members of the Community Safety Advisory Committee**

I agree to:

- ✓ Attend Advisory Committee meetings and provide apologies in advance where attendance is not possible.
- ✓ Act in an advisory capacity by disseminating authorised information within the community and provide insight and advice into community perspectives of community safety.
- ✓ Seek at all times to obtain and represent the views of the broader community.
- ✓ Respect the ideas and beliefs of all members and provide an atmosphere where all members feel comfortable to participate.
- ✓ Contribute in a positive way to finding solutions to issues or concerns.
- ✓ At all times act in good faith, with honesty and integrity and apply the skills and expertise I possess with diligence and care.
- ✓ Represent the views of my organisation, interest group or community and not individual views at odds with my organisation or group.
- ✓ Notify Council of any potential conflict of interest that may arise with respect to my participation on the Advisory Committee.
- ✓ Allow my comments from the meetings to be noted in the written and recorded minutes.
- ✓ Allow Council to promote my participation in the Advisory Committee in order to facilitate community feedback and participation.
- ✓ No members will disseminate, disclose or share confidential or personal information that is discussed at the Community Safety Advisory Committee.
- ✓ No members should make public comments on behalf of the Committee regarding what is discussed by the Community Safety Advisory Committee. As per Council's Media Policy, only the Mayor and the CEO are official spokespersons of the Committee. Any other personal public comments should show appropriate respect to the Committee, Mayor and Council.
- ✓ At all times act in accordance with the Agreed Meeting Etiquette (below)
- ✓ In good faith, act in accordance with Council's REACH principles (below).

Signed: _____

Name: _____

Date: _____

Advisory Committee: **Greater Dandenong Community Safety Advisory Committee**

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

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)**Agreed Meeting Etiquette
Members of the Community Safety Advisory Committee****Meeting Attendance**

- Come to the meeting with good intention, good will and acting in the best interests of your community/ies
- Only use your mobile phone if necessary and take it outside the meeting if you receive an urgent call
- Leave past grievances at the door and focus on the positive
- Respect the professionalism, integrity and time restraints of those presenting information to you
- Come with a commitment to the principles of the Code of Conduct.

**Speaking Responsibly**

- Share air time – remember everyone has a voice and an opinion
- Express yourself clearly so others can understand your point of view
- Address the issue at hand, debate the issue vigorously but do not attack others personally
- Be aware of your body language and speak calmly and respectfully at all times.

**Listening**

- Listen to understand, listen actively and without preconceptions
- Be open to new ideas
- Respect all parties and differing points of view
- Avoid side-conversations and interjections.

**Process**

- Council recognises the role of the Chairperson as facilitator and gives permission to the Chair to intervene and guide the group and individuals back from inappropriate behaviour
 - The Chair has the right to adjourn the meeting to address such behaviours
- The Chairperson will:
- Encourage a collaborative approach to the meeting
 - Ensure that each person has a chance to contribute during discussion and/or debate
 - Clarify the outcomes at the conclusion of each item
 - Ensure that the meeting is not dominated by any individual
 - While the Chairperson facilitates the meeting, every member is responsible for maintaining good conduct and behaviours within the meeting. Do not be afraid to call someone out.

**Confidentiality**

- What happens in a meeting stays in a meeting.

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

4.3.1 Draft Minutes of Community Safety Advisory Committee Meetings - 14 November 2018, 20 February 2019, 15 May 2019, 17 July 2019 (Cont.)



**Council's REACH Principles
Members of the Community Safety Advisory Committee**



- We **respect** and care about our community, each other and ourselves.
- We act with **integrity** at all times and in all matters.
- We take time to **listen** to and seek to understand the other point of view.
- We strive to understand and respect the **diversity** of our community and our workplace.
- We understand **our role** in the community and **respect** the responsibility that comes with it.



- We **listen** to our community and respond.
- We **work together** with our community and each other, to achieve the best outcome.
- We have the **confidence** to **challenge** the status quo, to reach for better outcomes.
- We are **action-oriented** in identifying and responding to new challenges.



- We are **proud** of our city, our community and our achievements.
- We spend our time and effort on **solutions** rather than looking for someone to blame.
- We take **responsibility** for our actions.



- We **care** about getting the best outcomes.
- We constantly ask: *What's the future and what's possible?*
- We have the **courage** to try new ideas.
- We strive for **excellence** in everything we do.



- We tell the **truth**, even when we know people may not want to hear it.
- We form our opinions and give advice from sound, **evidence based** research.
- We act with humility and apply the **highest standards** of ethical behavior to everything we do.

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

4.3.2 Draft Minutes of Disability Advisory Committee Meeting - 19 August 2019

File Id:

Responsible Officer:

Director Community Services

Attachments:

Draft Minutes of Disability Advisory Committee
Meeting on 19 August 2019

Report Summary

At the Council meeting held 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 draft Minutes of the Disability Advisory Committee meeting provided in an Attachment to this report be noted and endorsed by Council.

4.3.2 Draft Minutes of Disability Advisory Committee Meeting - 19 August 2019 (Cont.)

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 draft Minutes are provided as an attachment 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

4.3.2 Draft Minutes of Disability Advisory Committee Meeting - 19 August 2019 (Cont.)

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

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 the draft Minutes of meeting for the Disability Advisory Committee as provided in Attachment No. 1 to this report.

4.3.2 Draft Minutes of Disability Advisory Committee Meeting - 19 August 2019 (Cont.)

OTHER

**DRAFT MINUTES OF DISABILITY ADVISORY COMMITTEE
MEETING**

ATTACHMENT 1

**DISABILITY ADVISORY COMMITTEE
MEETING HELD ON 19 AUGUST 2019**

PAGES 5 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

4.3.2 Draft Minutes of Disability Advisory Committee Meeting - 19 August 2019 (Cont.)

Advisory Committee or Reference Group Name: Disability Advisory Committee Meeting

Date of Meeting: Monday 19 August 2019

Time of Meeting: 4 – 5.30pm

Meeting Location: Room 2NE/NW
City of Greater Dandenong Civic Centre
225 Lonsdale Street, Dandenong

Attendees:

Sharon Harris (Chair), Cr Maria Sampey, Lionel Gee, Pradeep Hewavitharana, Mandy Gatliff, Jayne Kierce, Chris Stewart, Dianne Hebard (minute taker)

Apologies:

Cr Roz Blades, Cr Angela Long, Marg Harvey, Phillip Toovey, Stella Carew.

Resignation:

The committee was advised that Leigh Ducane had submitted his resignation from the committee due to his attaining employment. Leigh was thanked for his contribution.

Minutes:

Item No.	Item	Action	Action By
1.	Welcome and Introductions Sharon Harris agreed to chair the meeting in Phillip Toovey's absence and welcomed all present		
2.	Previous Minutes & Business Arising <ul style="list-style-type: none"> Apologies noted Following a committee member raising a concern about lack of access to the Scott Street footpath outside Genesis gym Council will install wheel stop barriers at the site to ensure wheelchair access to the footpath is improved. The works have been scheduled for completion in the near future. Wheelchair Sports Day - the event was held at Springers Leisure Centre on Saturday 13 July with 80 wheelchair users in attendance. Feedback on the day was positive with many attendees new to wheelchair sports. In response to queries committee members were advised that similar programs can be run in other venues with wheelchair ping pong currently available. 	Information on accessible programs is made available in Councils Disability enews letter. DAC members to contact Council's Disability Planning Officer with specific enquiries regarding wheelchair sports activities	Disability Planning Officer Committee

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

ORDINARY COUNCIL MEETING - AGENDA

4.3.2 Draft Minutes of Disability Advisory Committee Meeting - 19 August 2019 (Cont.)

	<ul style="list-style-type: none"> Multi Deck Parking Dandenong Station – The meeting was advised that there are no plans for a multi deck car park at the station. <p>A further conversation about the pickup point at Dandenong Station occurred with confirmation that wheelchair accessible taxis are now able to pick up clients at the door of platform 3 area. Opportunities for advocacy regarding taxi usage for people with a disability were identified.</p>		
3.	<p>Outcomes of the Disability Action Plan 2018-2019</p> <p>The Disability Action Plan has outcomes updated in the Council Report each year. A draft for 2018-2019 outcomes was handed out to the Committee. Council will do a mid-point review next year and will align it to the State Disability Plan which came out after Council's Plan had been prepared.</p>	Undertake review in 2020 to align Disability Action Plan with the State Plan	Council Officers
4.	<p>International Day for People with a Disability Celebration</p> <p>International Day for People with a Disability is on Tuesday 3 December. Discussion was held on suitable date for Greater Dandenong to hold a celebration. Ideas are sought that would be good for the community. We await the theme for this year.</p> <p>Some event suggestions were:</p> <ul style="list-style-type: none"> Comedy act at either the Drum Theatre or Harmony Square as well as holding some information stalls An information day Viewing of the new train that is being rolled out Running short films at the Drum Theatre or on the Big Screen in Harmony Square Come and Try day Animal farm for children Suggestion to put together a small working group <p>Next steps will be to check availability and email the Committee with the options.</p>	Investigate options and seek input from Committee	Disability Planning Officer

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

4.3.2 Draft Minutes of Disability Advisory Committee Meeting - 19 August 2019 (Cont.)

[illegible]

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

ORDINARY COUNCIL MEETING - AGENDA

4.3.2 Draft Minutes of Disability Advisory Committee Meeting - 19 August 2019 (Cont.)

7.	Other Business <ul style="list-style-type: none"> A committee member discussed her positive experience with the local Community Health centre and suggested the committee do a tour of their facilities Safe yard for children (in your own home), to make safe for own children with a disability was raised by a Committee member. It was suggested the website for Children with a Disability could provide further information. A committee member complimented Council for fixing a footpath near her home to be suitable for a wheel chair Discussed that people should report frayed seat belts and other complaints about taxis, to the Community Passenger Vehicle Victoria (CPVV), which has taken over from the old Victorian Taxi Directorate. The number is 1800 638 802. 	Note number for making taxi complaints	Committee
8.	Meeting Closed at 5.27pm		
9.	Next meeting for 2019: <ul style="list-style-type: none"> Monday 18 November (4-5.30pm) 		

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

4.3.3 Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 August 2019

File Id:

Responsible Officer:

Director Community Services

Attachments:

Draft Minutes of Positive Ageing Advisory
Committee Meeting on 19 August 2019

Report Summary

At the Council meeting held 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 draft Minutes of the Positive Ageing Advisory Committee meeting provided in Attachment to this report be noted and endorsed by Council.

4.3.3 Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 August 2019 (Cont.)

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 draft Minutes are provided as an attachment 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

4.3.3 Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 August 2019 (Cont.)

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

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 the Draft Minutes of the meeting of the Positive Ageing Advisory Committee as provided in Attachment No. 1 to this report.

4.3.3 Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 August 2019 (Cont.)

OTHER

**DRAFT MINUTES OF POSITIVE AGEING ADVISORY COMMITTEE
MEETING**

ATTACHMENT 1

**POSITIVE AGEING ADVISORY
COMMITTEE MEETING
HELD ON 8 August 2019**

PAGES 4 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

4.3.3 Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 August 2019 (Cont.)

Advisory Committee or Reference Group Name: Positive Ageing Advisory Committee

Date of Meeting: 8 August 2019

Time of Meeting: 1.30 – 3.30pm

Meeting Location: Community Care Office, 383-385 Springvale Road, Springvale

Attendees:

Committee: Julie Klok (Chair), Shirley Constantine, Carol Drummond, Maria Erdeg, Milena France, Christine Green, Morrie Hartman, Merle Mitchell, Erica Moulang

Councillors: Cr Loi Truong

Council Officers: Mandy Gatliff, Tracey Macleod, Dianne Hebard (minute taker)

Apologies:

Cr Roz Blades, Cr Maria Sampey, Antoine (Claude) Joseph, Jayne Kierce

Minutes:

Item No.	Item	Action	Action By
1.	Welcome and Introductions <ul style="list-style-type: none"> Welcome from the Chair Apologies noted Introductions were made by meeting attendees		
2.	Previous Minutes & Business Arising <ul style="list-style-type: none"> Draft July minutes were accepted - moved Merle Mitchell and seconded Milena France Hydrotherapy class – Positive Ageing Team Leader has discussed with Oasis who advise the classes are not just fixed times. They can accommodate people with times to suit them. Physiotherapists and Occupational Therapists know about the classes and advise their clients who need to book their own sessions directly. Aged Care Quality Standards – Positive Ageing Team Leader has sent the link for the Aged Care Quality Standards website. Positive Ageing Strategy 	Send updated version of Strategy to Committee	Coordinator Community Access

ORDINARY COUNCIL MEETING - AGENDA

4.3.3 Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 August 2019 (Cont.)

3.	<p>Health and Wellbeing Planning and End of Life</p> <p>Copy of document, and summary put together by chairperson was provided to the Committee. This follows on from the topic Dying to Know Day from last month's meeting.</p> <p>Discussion was held on the paper and its research, which aim appears to be for Councils to include in future health and wellbeing planning.</p> <p>The Manager Community Care advised that the Commonwealth Home Support Programme (CHSP) is promoting wellness and reablement for clients. This approach was discussed and examples of its application and quality of life were given.</p> <p>Discussion was held regarding CHSP services, including:</p> <ul style="list-style-type: none"> • Time frame for CHSP services to take place - process and priorities • what sort of details are given at assessment along with a list of service providers • the various types of providers and reviews on them <p>Discussion was held on end of life, including:</p> <ul style="list-style-type: none"> • cultural change is required across the whole community, to support people on the last days of their life • It's not just older people that die- death affects the whole community • quality of life and the need for quality palliative support • suggestion to run a workshop about how to deal with people when they are sick and dying, and put out an information document • various resources are available to support people • Manager Community Care has met with the local Community based Palliative Care Service, who have volunteers. It may be worthwhile having someone come and talk to the Committee. 	<p>Next steps:</p> <ul style="list-style-type: none"> - gather more information - have a presentation from palliative care - find out what other services are available. 	Manager Community Care
4.	<p>Dying to Know Day 2020</p> <ul style="list-style-type: none"> • General discussion was held. • Dying to Know Day information previously handed out 	For noting	
5.	<p>Aged Care Royal Commission</p> <p>Draft paper is due out in October. Discussion was held on what topics might be included. It is expected there should be a couple of months for replies to the draft paper.</p>	Await release of draft paper	Committee

4.3.4 Status Resolution Support Services (SRSS) Advocacy - History and Next Steps

File Id: A5952164
Responsible Officer: Director Community Services

Report Summary

In March 2018, the Federal Government outlined a plan to rollout changes to the eligibility criteria of the Status Resolution Support Services (SRSS) program assisting people seeking asylum awaiting their visa determination. The proposed changes would dramatically affect up to 8,000 people nationally, including the majority of people seeking asylum living in Greater Dandenong. In most cases, income support, case management and trauma counselling would be removed from those assessed as being 'job ready' regardless of whether they had secured ongoing employment.

This report outlines a summary history of the SRSS advocacy initiated and coordinated by Greater Dandenong Council. It includes the next steps in the ongoing campaign to mitigate the effects of cuts to SRSS on people seeking asylum.

Recommendation Summary

This report recommends that Council endorses this report as a summary of the significant work and the leadership Greater Dandenong Council has actioned in advocating for people seeking asylum affected by Federal Government changes to the Status Resolution Support Services program.

4.3.4 Status Resolution Support Services (SRSS) Advocacy - History and Next Steps (Cont.)**Background**

In March 2018, the Federal Government outlined its plan to cut income, case management and trauma counselling support for up to 8,000 people seeking asylum living within the Australian community. This was to be achieved by changes to the eligibility criteria of the SRSS program with client assessment against the new criteria planned to be progressively rolled out from June 2018. Initial assessment would be completed by service provider case managers and occur in batches, commencing with groups of single males, couples without children, and finally couples with children.

At the time of this announcement there were almost 2,000 people seeking asylum living in Greater Dandenong awaiting a determination on their visa application. The new eligibility criteria would dramatically affect many of these residents and concern was raised at the Asylum Seeker Community Services Network meeting about the potential impact of the SRSS cuts upon the Greater Dandenong community.

Senior management of South East Community Links (SECL) initiated a meeting of key community organisation representatives to discuss the impact and in late March 2018 several organisations established the People Seeking Asylum at Risk (PSAAR) Taskforce. The initial aim of the Taskforce was to increase collaboration and resource sharing among community organisations assisting people seeking asylum who would be affected by the impending cuts. The Mayor and several councillors attended these early meetings allowing Council to become aware of this humanitarian crisis facing the community.

On the 23 April 2018 a Notice of Motion requesting specific advocacy in relation to the SRSS cuts was tabled by Cr Matthew Kirwan at the Greater Dandenong Council Meeting. The Motion was consistent with humanitarian advocacy pursued by Council since 2014 and the Motion was endorsed.

Actions arising from this Motion included mayoral letters being written to the Federal Minister of Home Affairs and the Prime Minister highlighting the likely social impacts on the Greater Dandenong community. The letters asked the Federal Government to reverse the planned cuts to SRSS. Local State and Federal lower house members of Parliament and Victorian Senators and State Upper House MPs were also contacted and informed of Council's position. Agencies and community groups assisting people seeking asylum in Greater Dandenong, the Refugee Council of Australia (RCOA) and the Australian Council of Social Service (ACOSS) were informed of Council's stance and its support of the alliance of community organisations. A media release was issued, and other Victorian Councils contacted seeking their support for joint advocacy.

In June 2018 a delegation of seven Greater Dandenong Councillors attended the Australian Local Government Association's National General Assembly in Canberra. The delegation advocated to selected members of parliament and ministerial staff over their concern about the SRSS cuts and its impact on large numbers of people seeking asylum in Greater Dandenong. They communicated the likely negative impacts to the community at large. Meetings were secured with Senator Nick McKim (Australian Greens), Senator Janet Rice (Australian Greens), Julian Hill MP (Australian Labor Party - ALP), Craig MacLachlan (Chief of Staff for Peter Dutton MP), Andrew Smith (Senior Advisor for Senator Mitch Fifield), Hon Shayne Neumann MP (ALP) and Clare O'Neil MP (ALP).

4.3.4 Status Resolution Support Services (SRSS) Advocacy - History and Next Steps (Cont.)

Key outcomes from the National General Assembly included confirmation from the ALP they were in opposition to the SRSS cuts. Strategic advice was also obtained about garnering support from community partners and collecting individual case studies of people impacted by the SRSS cuts for more effective campaigning.

In July 2018 a mayoral roundtable was organised and hosted by Mayor, Cr Youhorn Chea with 17 councils represented as well as participants from key support agencies. The roundtable served as an opportunity to discuss strategies for joint advocacy and collaborative material aid approaches. A joint statement was workshopped and provisionally agreed to by participants.

The roundtable discussions prompted the formation of a Mayoral Taskforce comprised of three levels of membership with the Executive member councils meeting for the first time at Dandenong on 20 August 2018. In that meeting two key purposes of the Taskforce were ratified. They were; to coordinate joint state-wide advocacy by Victorian Councils, and to share resources and practical responses by Victorian communities to the issues caused by the SRSS cuts. It was also agreed the name of the Taskforce would be the Local Government Mayoral Taskforce Supporting People Seeking Asylum.

While Council was moving ahead with its advocacy for people seeking asylum, Council's advocacy had also precipitated a discussion about the necessity to provide a coordinated response to the growing need for food and material aid within the community. On 23 July 2018, Council endorsed \$328,333 in unallocated grant funding to support better collaboration amongst aid agencies to meet the spike in need for their services.

Soon after, consultations and negotiations with aid agencies began regarding the creation of the Greater Dandenong Food and Material Aid Consortium. By the end of 2018 over ten local agencies joined the Consortium, with the first round of coordinated grants released to the Consortium shortly thereafter.

During this time, the Local Government Mayoral Taskforce Supporting People Seeking Asylum was establishing its first major public advocacy campaign. The Taskforce Executive, which now consisted of Greater Dandenong Council (Taskforce Chair), City of Yarra, Hume City Council, City of Monash, Brimbank City Council, Hobsons Bay City Council, Moreland Council, and City of Darebin, engaged the services of public relations firm The Agenda Group, to help deliver the campaign.

The Back Your Neighbour campaign was a direct result of these consultations and the campaign was officially launched in December 2018 at the offices of the Victorian Local Government Association (VLGA). Back Your Neighbour (BYN) became the Taskforce's key advocacy mechanism in raising awareness about the Federal Government's cuts to the SRSS program.

Having established a significant brand image and online presence, BYN underwent a second phase of refinement to increase its capacity to build community networks and leverage political pressure. In January 2019 the Taskforce Executive agreed to engage the services of public relations firm, Social Change Projects, to deliver the second phase of the campaign. The campaign objectives were subsequently refined to account for the upcoming federal election and the need to secure political backing from a range of state and federal actors. The objectives were for:

- The Federal Government to stop its funding cuts and to fully reinstate the SRSS program as a matter of urgency.

4.3.4 Status Resolution Support Services (SRSS) Advocacy - History and Next Steps (Cont.)

- State and territory governments to provide interim funding to local services supporting individuals and families put at risk by SRSS cuts.
- The Federal Opposition to commit to the full reinstatement of the SRSS program as a priority if it wins the next election.

On 8 February 2019 Greater Dandenong Council hosted a unique high-level forum giving opportunity for local community organisations to engage with the Hon Shayne Neumann MP, formerly the Shadow Minister for Immigration, and local Federal Labor MP, Julian Hill about the ALP's position on the SRSS Program. Both MPs confirmed the ALP would reinstate the SRSS if it were to win the 2019 federal election.

In line with the refined Back Your Neighbour objectives, the following months leading up to the May 2019 federal election saw the Taskforce undertake a series of advocacy actions. These included:

- Building a stronger network of individuals and supporter organisation by mobilising community support through direct contact and promoting greater social media activity through the BYN online platforms.
- The development of an online petition via the Victorian Trades Hall Council's online platform Megaphone.
- A call to action being made on 3 April 2019 to all BYN supporters to phone Minister David Coleman's office urging him to reinstate the SRSS program.
- Sending Taskforce letters on multiple occasions to all Federal and Victorian State MPs and Senators highlighting the impact of the SRSS cuts on local communities and requesting urgent political action.
- Taskforce mayors and councillors highlighting the BYN campaign through participation at the Palm Sunday – Justice for Refugees rally.
- The development of an election scorecard several weeks prior to the federal election to inform voters of where each party was positioned regarding the SRSS program. The scorecard received in excess of 10,000 views online.

Following the federal election, a delegation of councillors and mayors representing the Taskforce once again attended the Australian Local Government Association's National General Assembly, in June 2019. Federal Parliament was not sitting during this time and the delegation sort to expand Taskforce membership through recruiting new Councils, and creation of content for BYN social media. Greater Dandenong, on behalf of the Taskforce also submitted a Notice of Motion that was endorsed at the National General Assembly. The Motion read:

'That the National General Assembly calls on the Minister of Immigration, to restore full SRSS benefits to those that have been exited from the program and also those that would have been previously eligible from the program who continue to be in need.'

In July 2019, the State Government announced \$3.0 million in funding for people seeking asylum affected by the SRSS cuts. Leading up to the announcement, Mayor, Cr Roz Blades had secured meetings with the offices of key Victorian Government Ministers – Martin Foley, Richard Wynne, Gabrielle Williams, and Luke Donnellan.

4.3.4 Status Resolution Support Services (SRSS) Advocacy - History and Next Steps (Cont.)

To date, Council's efforts have been instrumental in mobilising local governments, increasing community awareness and improving the lives of people seeking asylum. The Local Government Mayoral Taskforce Supporting People Seeking Asylum is now made up of a coalition of 32 Victoria and interstate councils and continues to actively pursue numerous advocacy options in its attempts to support people seeking asylum.

As at September 2019 the BYN petition had collected over 2,100 signatures, and the Facebook page received over 2,043 likes, with a reach of 116,000. Over 20 community, faith based, and non-for-profit organisations have officially signed up to the BYN campaign.

Next Steps

In September 2019, the Executive Meeting of the Taskforce agreed on its strategic approach going forward. The BYN campaign would continue, albeit at a different pace in comparison to the lead up to the 2019 federal election.

A focus on assisting the Refugee Council of Australia was agreed upon so to achieve broader advocacy priorities by leveraging the political networks of local government to advocate directly with different levels of government and individual MPs.

The Taskforce also reached a consensus to support other advocacy campaigns, including the ASRC Dove Campaign, Amnesty International's My New Neighbour Campaign, and others on a case-by-case basis. Opportunities to expand Taskforce membership would also be pursued.

Australian Migration and Settlement Awards - Finalist

On 2 October 2019, Council was notified it was a finalist in the Local Government category of the Australian Migration and Settlement Awards 2019 for its SRSS advocacy and practical responses for people affected by the cuts to the SRSS program. At the request of the Migration Council Australia officers have provided high quality photos and videos to support the nomination. The winners of each category will attend the award ceremony on 23 October 2019 at Parliament House, Canberra.

Proposal

This report proposes that Council endorse the report as a chronological history of the significant work and leadership that Greater Dandenong Council has exercised in advocating for people seeking asylum and for the SRSS program to be reinstated.

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:

4.3.4 Status Resolution Support Services (SRSS) Advocacy - History and Next Steps (Cont.)

Community Plan 'Imagine 2030'

People

- *Cultural Diversity* – Model multicultural community
- *Lifecycle and Social Support* – The generations supported

Opportunity

- *Leadership by the Council* – The leading Council

Council Plan 2017-2021

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

People

- A vibrant, connected and safe community

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:

- People Seeking Asylum and Refugee Action Plan 2018-2021
- Community Wellbeing Plan 2017-2021

Related Council Policies

- Diversity, Access and Equity Policy 2015

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

There are no financial implications associated with this report.

4.3.4 Status Resolution Support Services (SRSS) Advocacy - History and Next Steps (Cont.)**Consultation**

A number of organisations and bodies were consulted within the duration of Council's engagement with SRSS advocacy:

- A range of peak bodies including Refugee Council of Australia and Asylum Seeker Resource Centre.
- Continued consultation has occurred with service providers, including South East Community Links, Red Cross, Life Without Barriers, and AMES Australia.
- Council has engaged with public relation firms, Social Change Projects and Agenda Group, for specialist advice and services.
- Discussions were held with local governments from NSW at the Local Government New South Wales Annual Conference.
- Meetings secured with Victorian Government Members and Federal Opposition.

Conclusion

Greater Dandenong Council is committed to continue advocating for the rights of people seeking asylum by coordinating an ongoing response to mitigate the effects of cuts to the SRSS on this vulnerable cohort of individuals. Continued leadership in this area is necessary, and the Local Government Mayoral Taskforce Supporting People Seeking Asylum has enabled Greater Dandenong Council to deliver on this leadership.

Recommendation

That Council endorses this report as a summary of the significant work and leadership Greater Dandenong Council has actioned in advocating for people seeking asylum affected by Federal Government changes to the Status Resolution Support Services (SRSS) program.

4.3.5 Lyndale Secondary College Masterplan

File Id:

Responsible Officer:

Director Community Services

Attachments:

Lyndale Secondary College Sports Precinct
Master Plan

Report Summary

This report summarises the draft master plan developed following consultation with Lyndale Secondary College, user groups and a Councillor Briefing Session on 1 October 2018 and 18 August 2019. A Joint Use Agreement was in place between Council and the Department of Education and Training (DET) for the use of the grounds at Lyndale Secondary College (LSC) for community sporting activity. This agreement expired in January 2019 and is in over-holding until both parties agree on a way forward.

Recommendation Summary

This report recommends that Option two (2) of the draft master plan is endorsed and that officers commence negotiations with the DET on the joint-use agreement.

4.3.5 Lyndale Secondary College Masterplan (Cont.)

Background

DET and Council entered into a 30-year Joint Use Agreement on 23 January 1989. The Agreement is between Council and LSC to share an agreed area consisting of:

- Two (2) soccer fields (one with floodlights)
- One (1) sporting pavilion
 - Ground floor – change rooms (2), toilets and showers, umpires' room, function area, kitchen, storage rooms (3).
 - First floor – social space, bar, toilets, balcony, storage.
- Council undertakes all maintenance of the grounds and pavilion as per the agreement.

The Agreement stated that during normal school hours (weekdays 8.30am-4.15pm) the facilities will be available for the exclusive use of pupils attending the College and at all other times the facilities would be available for Council use and hire.

With increasing participation rates in soccer, based on a one per cent organic growth and a projected five per cent by 2026, at least nine new facilities will be required in the City of Greater Dandenong (CGD) according to a recent Football Victoria (FV) facilities strategy. Whilst low on the Council hierarchy, facilities such as this play an important role. Should the facility not be available for community use, the existing 13 teams would need to relocate and share playing fields and pavilions with other clubs.

Following the Councillor Briefing Session on 1 October 2018 a consultant was engaged to develop a master plan for the sporting precinct.

A draft master plan with two (2) options has been developed by Simon Leisure with the aim of establishing a clear direction for the future use and development of the LSC sports precinct. The following objectives were met as part of the draft master plan:

- Confirm the needs of the two soccer clubs that use the sports precinct.
- Confirm the needs of the College as they relate to the future use of the sports precinct.
- Confirm the optimal access arrangements to the sports precinct for the sports clubs to conduct their training and competition activities.
- Investigate opportunities to optimise the shared use of any new or improved facilities, including the pavilion.

The key directions of the master plan include:

1. Shared path link to the Eastlink bicycle path.
2. New pavilion to accommodate uses by external sporting clubs, wider community and the College.
3. Paved area around the pavilion.
4. New car park (estimated 84 spaces) with security lighting and a gate to control access off Halton Road.

4.3.5 Lyndale Secondary College Masterplan (Cont.)

5. Remove existing pavilion.
6. Sports field to incorporate two full size soccer pitches, with a cricket oval overlay.
7. Player shelters.
8. Secure compound for soccer goals storage.
9. New cricket practice nets.
10. New path to connect all areas of the sports field and the entrance points into the College.
11. Realign existing fence and relocate the sand volleyball court.
12. Maintenance vehicle access.
13. Proposed local level playground.

The draft master plan was presented to a Council Briefing Session on 18 August 2019, and based on comments received, and further engagement with the College, Option two (2) of the draft is presented for adoption.

Proposal

1. That Council endorse Option two (2) of the draft master plan.

2. That Council officers commence negotiations with the DET on the joint-use agreement.

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

- *Cultural Diversity* – Model multicultural community
- *Outdoor Activity and Sports* – Recreation for everyone

Place

- *Sense of Place* – One city many neighbourhoods
- *Appearance of Places* – Places and buildings

Council Plan 2017-21

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

People

- A creative city that respects and embraces diversity

4.3.5 Lyndale Secondary College Masterplan (Cont.)

Place

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

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

Sports Facilities Plan – Implementation Plan 2018

Related Council Policies

Nil

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.

No funds are included for this reserve in the forward Capital Improvement Program (CIP) in the next 10 years.

Should the agreement lapse, and facilities need to be replicated to accommodate the existing clubs (with anticipated growth), Council may need to find capital costs for the purchase of land, as well as development costs over and above the indicative costs previously outlined.

An opportunity could exist to apply for a Sport and Recreation Victoria Grant, or advocate, in partnership with LSC for State Government Support to implement the master plan.

As part on a new joint use agreement between the DET and Council a financial contribution from the DET could be sought to expediate the process of implementation this master plan.

Consultation

This report has been prepared in consultation between Council's Sport and Recreation, Parks and Building Maintenance departments.

As part of the preparation of the draft master plan LSC, Councillors and the two clubs currently utilising the reserve were consulted.

Conclusion

Considering the outcomes of the draft master plan and the consultation conducted it is recommended that Option two (2) of the draft master plan be endorsed.

4.3.5 Lyndale Secondary College Masterplan (Cont.)

Recommendation

That Council:

- 1. endorses Option two (2) of the draft master plan for Lyndale Secondary College; and**
- 2. officers commence negotiations with the Department of Education and Training on the development of a joint-use agreement.**

4.3.5 Lyndale Secondary College Masterplan (Cont.)

OTHER

LYNDALE SECONDARY COLLEGE MASTERPLAN

ATTACHMENT 1

**LYNDALE SECONDARY COLLEGE
SPORTS PRECINCT MASTER PLAN**

PAGES 16 (including cover)

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

4.3.5 Lyndale Secondary College Masterplan (Cont.)

Lyndale Secondary College
Sports Precinct Master Plan

September 2019



4.3.5 Lyndale Secondary College Masterplan (Cont.)

CONTENTS

1. INTRODUCTION.....	2
1.1. Project Aim and Objectives	3
1.2. Purpose and Use of a Master Plan	3
2. PLANNING CONTEXT	4
2.1. Lyndale Secondary College	4
2.2. Background Reports and Plans	4
3. SITE ANALYSIS	5
4. STAKEHOLDER CONSULTATION.....	6
4.1. Lyndale Secondary College	6
4.2. Cleeland United Soccer Club	6
4.3. Lyndale United Soccer Club.....	7
5. LYNDALE SECONDARY COLLEGE SPORTS PRECINCT MASTER PLAN....	8
5.1. Plan Development.....	8
5.2. Key Directions of the Master Plan.....	8
5.3. Indicative Cost Plan	9

APPENDICES

Appendix 1 - People and organisations consulted
Appendix 2 - Proposed area schedule for a new pavilion
Appendix 3 - Lyndale Secondary College Sports Precinct Master Plan (Option 1)
Appendix 4 - Lyndale Secondary College Sports Precinct Master Plan (Option 2)



4.3.5 Lyndale Secondary College Masterplan (Cont.)

1. INTRODUCTION

Lyndale Secondary College (the 'College') is located on the corner of Gladstone Road and Halton Road, Dandenong North. The City of Greater Dandenong (the 'Council') and the Department of Education and Training ('DET') have a joint-use agreement that permits community sporting groups to use the sports field, pavilion and car park located within the western section of the school grounds. The period of the joint-use agreement has lapsed, and it is currently in overholding.

In 2015, DET and the College commenced a master planning process to guide the redevelopment and upgrade of the College buildings and grounds, and this work has now progressed to the stage where new and upgraded building works are now occurring. As part of the 2015 master planning process, a preliminary concept plan was prepared showing how the sports field area could be improved to better accommodate the community sporting needs and the needs of the College. The concept plan was finalised in 2016 but was not endorsed by either the Council, DET or the College.

Council and the College agreed in October 2018 that the 2016 concept plan should be reviewed and updated to better reflect the current and future needs of the Council, the community sporting clubs, and the College. Simon Leisure Consulting (a sports and recreation consultancy) and Land Design Partnership (a landscape architect practice) were subsequently engaged in November 2018 to prepare a master plan for the Lyndale Secondary College sports precinct.

The sports clubs that use the sports precinct are:

- Lyndale United Football Club
- Cleeland United Soccer Club.

The sports precinct is no longer used for club-based cricket, as a section of the oval was fenced-off in 2017. North Dandenong Cricket Club had previously used the oval for junior cricket matches. The sporting facilities are now restricted to two grass soccer pitches, cricket practice nets (2 lanes), and a sports pavilion (see Figure 1).

This report summarises the master planning project, including the stakeholder engagement undertaken, key issues identified, a description of proposed improvement projects, and a costed and prioritised implementation plan.

Figure 1 – Lyndale Secondary College Site Context



4.3.5 Lyndale Secondary College Masterplan (Cont.)

1.1. Project Aim and Objectives

The overall aim of the project was to establish clear directions for the future use and development of the Lyndale Secondary College sports precinct.

The following broad objectives were important for the project:

1. Confirm the needs of the two soccer clubs that use the sports precinct
2. Confirm the needs of the College as they relate to the future use of the sports precinct
3. Confirm the optimal access arrangements to the sports precinct for the sports clubs to conduct their training and competition activities
4. Investigate opportunities to optimise the shared use of any new or improved facilities, including the pavilion.

1.2. Purpose and Use of a Master Plan

A master plan determines a broad vision for a reserve and identifies a number of projects and strategies required to be implemented to achieve the vision. Further investigation and feasibility of some of the projects and initiatives recommended in the Lyndale Secondary College Sports Precinct Master Plan may be required, depending upon their scale, likely impact and estimated cost.

The inclusion and reference to projects in the master plan does not directly commit the City of Greater Dandenong, the Department of Education and Training, the Lyndale Secondary College, the sports clubs, or any other organisation to a responsibility for funding and implementation of the improvement projects.

4.3.5 Lyndale Secondary College Masterplan (Cont.)

2. PLANNING CONTEXT

The Lyndale Secondary College Sports Precinct Master Plan was informed by a number of planning considerations.

2.1. Lyndale Secondary College

Lyndale Secondary College is a Years 7-12 single-campus school. In 2018, the student enrolment was 910, with more than 40% of the school population born outside Australia in 51 different countries and speaking 56 different languages at home¹. The student enrolment increased significantly in 2019, to approximately 1,300.

The College was established in 1961 to service the Dandenong North area. The school is well developed in relation to its educational, sporting and cultural resources, and is highly regarded within the local community. It has a long and well regarded history as a successful sporting school in a variety of sports, including athletics (track & field and cross country), badminton, Australian football, soccer, table tennis, baseball, swimming & diving, basketball and netball.

Since 2015, just over \$20 million has been allocated to the redevelopment of the College's buildings². Stage 1 included the delivery of a new performing arts centre, a new STEM building (science, technology, engineering, mathematics), and several general purpose classrooms.

Stage 2 and Stage 3 is delivering a new library and IT wing, converting the former library into a new staff administration facility, and constructing a new Technology Art facility incorporating Food Tech.

2.2. Background Reports and Plans

The following planning reports and strategies were important references to inform the master plan.

- City of Greater Dandenong Sports Facilities Plan – Implementation Plan Update 2018

- City of Greater Dandenong Sport and Recreation Participation Study 2015.

The following is a summary of the key information and directions considered during the master plan process.

[Sports Facilities Plan – Implementation Plan Update 2018](#)

The Implementation Plan Update 2018 is a strategic and coordinated approach to ensuring resources are appropriately targeted to maximise community benefit, and respond to greatest need. The plan includes a prioritised listing of all capital works projects, and outlines a set of facility guidelines and standards for sports pavilions, floodlighting, and other sporting infrastructure.

The plan classifies the Lyndale Secondary College sports precinct as a 'School Sports' reserve, and identifies and prioritises two projects:

- Pavilion upgrade Low priority
- Floodlighting upgrade for both pitches Low priority

[Sport and Recreation Participation Study 2015](#)

The Sport and Recreation Participation Study provides an understanding of sport and recreation participation in the City of Greater Dandenong. The following findings are relevant to the Lyndale Secondary College Sports Precinct Master Plan:

- Half of Greater Dandenong residents do not engage in the recommended levels of physical activity
- In 2015, soccer (19%) was the 2nd most popular activity for children (5 – 14 years) behind swimming (39%). More boys (29%) played soccer than girls (5%).
- Participation in soccer by people aged 15 years and older declined between 2011 (12% participation) and 2015 (6%). In 2015 soccer was the 7th ranked activity for adults.
- Participation in cricket also declined between 2011 (5% participation) and 2015 (2%), and was the 16th ranked activity.

¹ Lyndale Secondary College Annual Report 2018

² Victorian School Building Authority website

4.3.5 Lyndale Secondary College Masterplan (Cont.)

3. SITE ANALYSIS

A review of the existing conditions of the sports precinct at Lyndale Secondary College was carried out by the consultant team during a site visit on 20 November 2018.

The reserve comprises of the following sporting facilities.

- Two soccer pitches
- Cricket practice nets
- A sports pavilion.

Soccer Pitches

The two pitches are of dimensions 93m x 65m, which meets the minimum dimensions for a senior soccer pitch (90-120m long and 45-75m wide)³. The pitches are currently oriented east-west, which is not the preferred orientation of north-south.

The main soccer pitch (Halton Road side) is constructed to a higher standard than the southern pitch. It has sub-surface irrigation, is partially fenced, has two players' benches, and has floodlights. At the time of inspection, the surface of the main pitch was in average condition due to overuse.

Cricket practice nets

The cricket practice nets comprise of two lanes, with one only lane having a synthetic surface over the concrete pitch. The overall condition of the cricket practice nets is average.

Pavilion

The pavilion was built in 1990, and includes two player change rooms, a kitchen/ canteen, a large multipurpose area with dividing wall, a storeroom, and a social room upstairs. The pavilion is in good condition, with the change rooms having been recently upgraded, and complies with minimum standards, however, there are no referee change rooms.

³ Field Dimensions and Pitch Markings Guide, Football Victoria (2019)

The social room is well fitted-out and maintained by the Lyndale United Soccer Club. It contains a bar but no kitchen facilities.

Other areas

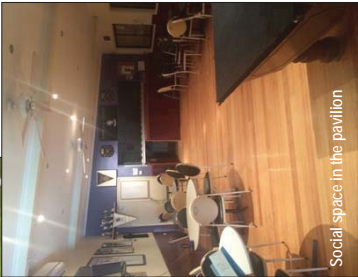
The surface of the balance of the sports field area is degraded, most likely due to the lack of subsurface irrigation and inconsistent turf species.

Vegetation throughout the sports precinct is sparse, with several red gums located around the edges. Public pedestrian links into the sports precinct are available from Halton Road (although no path exists), and also from a small reserve in the southwest corner. This reserve is on the corner of Azalea Crescent and Darwin Street, and also provides direct access from the East Link shared path from the south. An entry point to the East Link shared path is also located north of the car park from Halton Road.

A gravel car park off Halton Road services the sports precinct.



Main soccer pitch



Social space in the pavilion

ORDINARY COUNCIL MEETING - AGENDA

4.3.5 Lyndale Secondary College Masterplan (Cont.)

4. STAKEHOLDER CONSULTATION

Meetings were conducted with the following external stakeholders:

- Lyndale Secondary College
- Lyndale United Football Club
- Cleeland United Soccer Club.

One round of meetings was undertaken at the commencement of the study, with a second round of meetings and interviews conducted to receive feedback on the 1st draft master plan.

A chronological summary of the consultation undertaken is shown in the following table.

Date	Method of Consultation	Group
13 December 2018	Meeting	Lyndale Secondary College
6 February 2019	Meeting	Cleeland United Soccer Club
	Meeting	Lyndale United Football Club
3 June 2019	Meeting (draft master plan)	Lyndale Secondary College
11 June 2019	Joint Meeting (draft master plan)	Cleeland United Soccer Club Lyndale United Football Club
11 June 2019	Email (feedback on 2 nd draft master plan)	Lyndale Secondary College
11 September 2019	Meeting (review master plan Option 2)	Lyndale Secondary College

See Appendix 1 for the list of people consulted.

This section reports the key findings from the first round of meetings only, as the feedback received from the later meetings has been reflected in the two master plan options prepared.

4.1. Lyndale Secondary College

- The College is currently being redeveloped and upgraded in accordance with an endorsed Lyndale Secondary College Master Plan
- The College supports the continued joint-use of the sports precinct with the community, with management of the use continuing to be coordinated by Council
- Staff noted that there is capacity to relocate the beach volleyball court and the eastern boundary encircling it.

Items raised to be considered during the development of the master plan:

- Current layout of the gravel car park is inefficient
- College would support a synthetic surface with floodlighting, with the second pitch potentially being lined for hockey and rugby
- Area is popular with local residents as a dog off leash area.

Items to consider during the planning for any new/ upgraded pavilion:

- College has a strong bike education program, and would like any pavilion development to incorporate an internal or external bike store
- College would continue to utilise the multipurpose spaces for teaching sport classes within any new/ upgraded pavilion
- Pavilion design should be visually appealing and suitable for a range of different users.

4.2. Cleeland United Soccer Club

- Club was founded in 2004, and has been based at Lyndale Secondary College since 2012. It comprises of people of mainly South Sudan descent
- Club has 5 junior teams (U17, U15, U11, and 2 Mini Roos teams). Club has found it difficult to sustain senior teams due to the costs involved (the Club had 2 senior teams in 2016)
- Training and matches attract all family members, and are occasions for South Sudanese community members to come together.

4.3.5 Lyndale Secondary College Masterplan (Cont.)

<p>Use of the sports precinct:</p> <ul style="list-style-type: none">• Matches attract 80 – 100 spectators. <p>Use of the sports precinct:</p> <ul style="list-style-type: none">• Training: Tuesday & Thursday using Pitch 1• Matches: Saturday using Pitch 1. <p>Constraints and opportunities identified by the Club:</p> <ul style="list-style-type: none">• Floodlighting is required for both pitches to enable training to be distributed across both pitches, which will ensure that Pitch 1 can be maintained to a suitable standard for matches for the duration of the season• Club has no issues co-locating in the pavilion with the College and with Cleeland United Soccer Club both now and into the future, including any future shared use of social spaces• Whilst the current change rooms are adequate for the senior teams, two sets of change rooms are required for the number of junior teams, and there are no change rooms for referees• Canteen is too small, and the fixtures and fit-out are outdated• Storage is limited• Any new pavilion would be preferred as two storey facility, with the social room on the first storey• The provision of a bar is considered by the Club as essential, as socialising is a large part of the social fabric of the Club. <p>Other items to consider for improving the reserve:</p> <ul style="list-style-type: none">• Increase the number of off-street car parks• Install security lighting within the car park and around the pavilion• Club would support one synthetic pitch and one natural grass pitch• Club supports the provision of a playspace within the sports precinct• Increase the provision of spectator shelter and seating.	<p>Use of the sports precinct:</p> <ul style="list-style-type: none">• Training: Wednesday & Friday using Pitch 1• Matches: Sunday using Pitch 1. <p>Constraints and opportunities identified by the Club:</p> <ul style="list-style-type: none">• Club requires use of both pitches for training, however, there are no floodlights on Pitch 2• Two sets of change rooms are required for the number of junior teams, and there are no change rooms for referees• Canteen is too small, and the storage is limited• The multipurpose space available on the ground floor is highly valued but is too small for the Club's homework club (6.00 – 7.00pm) and its Zumba fitness group (7.00 – 8.00pm). <p>Other items to consider for improving the sports precinct:</p> <ul style="list-style-type: none">• Increase the number of off-street car parks• Install new goals on Pitch 2• Increase the provision of shelters and seating• Pitch 1 needs improved drainage• Bin store needs to be secured. <p>4.3. Lyndale United Soccer Club</p> <ul style="list-style-type: none">• Club was founded in 1977, and has always been based at Lyndale Secondary College• Club has 2 senior teams (FV Div 4) and 5 junior teams (2 x U7, U8, U9 & U10), and aspires to introduce a girls' team and a women's team in the short-term
---	---



ORDINARY COUNCIL MEETING - AGENDA

4.3.5 Lyndale Secondary College Masterplan (Cont.)

5. LYNDALE SECONDARY COLLEGE SPORTS PRECINCT MASTER PLAN

5.1. Plan Development

The Lyndale Secondary College Sports Precinct Master Plan (Options 1 & 2) was developed through consideration and analysis of information collected during the project from the following sources:

- Site analysis by the consultant team
- Input from Council's project team and other stakeholders
- Assessment and feedback from Council's project team on the preliminary concept plans
- Review and feedback of the draft master plan by Lyndale Secondary College staff and the two soccer clubs.

The main differences between the two master plan options are the location of the pavilion and the cricket practice nets.

5.2. Key Directions of the Master Plan

The key elements and directions identified in the master plan are described below, and should be read in conjunction with the illustrated master plans in Appendix 3 (Option 1) and Appendix 4 (Option 2). The numbers below correspond with the project numbers on the master plans.

1. Shared path link to the Eastlink bicycle path, install bollards to prevent unauthorised vehicles from accessing path
This project will prevent cars from parking on the shared path and blocking bicycle access, which occurs now.
2. New pavilion to accommodate uses by external sporting clubs and the school
A new pavilion is required in the medium to long term to better accommodate the needs of the sporting clubs and the College. An area schedule has been prepared for the pavilion and suggests a footprint of approximately 455sqm is required. This allows for 4 change rooms, a referees' change room, a social/multipurpose room, kitchen/ canteen,

and internal and external storerooms (see Appendix 2 for the pavilion area schedule).

It is proposed that the pavilion be a single storey building, but raised 0.5 – 0.75 metre above the ground surface level to improve the spectator viewing capabilities from inside and immediately outside the pavilion.

There are strengths for both pavilion locations identified in Options 1 & 2, and the pavilion design development process will be the opportunity for Council, the school, and the user groups to further investigate the optimal site.

Option 1 has the following strengths, assuming that the western soccer pitch will be the main pitch:

- player and referee change rooms can be easily accessed;
- spectator shelter can be provided by verandahs; and the social space will benefit by having direct viewing to the main pitch
- views into the reserve along Halton Road will be unobstructed by siting the pavilion to the west, in front of the Halton Road overpass
- the existing pavilion can continue to be used throughout the full period of construction of the new pavilion, which will eliminate any interruption to business for the clubs and the school, and will save any costs that might otherwise have been required to hire temporary change rooms and other off-field facilities.

Option 2 has the following strengths:

- car park yield is greater (approx. 79 spaces compared to approx. 64 spaces in Option 1)
- the pavilion is closer to the existing school buildings, so would be more easily accessed by students, and would consolidate the building mass in this area of the school.

3. Paved area around the pavilion
Paving around the pavilion will reduce maintenance, improve spectator comfort for those standing, and will create a good area for the assembly of students using the pavilion and surrounds for classes.

ORDINARY COUNCIL MEETING - AGENDA

4.3.5 Lyndale Secondary College Masterplan (Cont.)

4. New car park with security lighting and a gate to control access off Halton Road
Both options provide a significantly larger car park for sport and school uses, and the lighting and gate will improve the security of the car park and the pavilion. (Option 1 approx. 64 spaces, and Option 2 approx. 79 spaces).
5. Remove existing pavilion.
Refer No. 2
6. Sports field to incorporate two full size soccer pitches, with a cricket oval overlay
The master plan provides an opportunity for the sports field area to better provide for soccer by reconfiguring the space to create two full-size pitches that orientate north-south. This orientation also allows a hard cricket wicket to be installed, which will not only increase the flexibility and use of the whole sports field area, but will also provide Council with an additional overflow cricket oval to allocate seasonally.
7. Player shelters
Permanent player shelters are possible in this location, and are required in accordance with Football Victoria's Field Dimensions and Pitch Markings Guide
8. Secure compound for soccer goals storage
A compound is recommended to ensure there is secure storage for soccer goals during summer for the Council and the soccer clubs, particularly if the cricket oval is activated. The location behind the pavilion will mean the storage compound will not detract from the visual amenity of the sports precinct.
9. New cricket practice nets
New cricket practice nets are required, as the existing nets will need to be removed to allow for the full-size soccer pitches.
10. Remove existing cricket practice nets
Refer No. 9
11. New path to connect all areas of the sports field and the entrance points into the school
The proposed path will improve the accessibility into and around the sports precinct for the community and students, particularly when the grass is wet.
12. Realign existing fence and relocate the sand volleyball court
This realignment allows the soccer pitches to be full-size.
13. Maintenance vehicle access
To allow Council maintenance vehicles to access the sports precinct.
14. Proposed local level playground
This proposal will require further assessment by Council and the College. It is a facility requested by the soccer clubs to better service the needs of children attending training sessions and matches.

5.3. Indicative Cost Plan

The Lyndale Secondary College Sports Precinct Master Plan recommends more than 14 separate improvement projects. The total estimated cost for full implementation of the master plan is between \$4.62M - \$5.10M.

The practicality and order of implementation of projects will be subject to a number of factors and criteria before proceeding, including:

- Availability of funding
- Current and future priorities of Council, and the broader needs of the community
- Further investigation, research and consultation.

The Master Plan Cost Plan is shown in Table 1. The item number assigned to each project is the same as the numbered symbols on the master plan drawings.

Prioritisation of projects will be undertaken by Council officers in conjunction with the College and the soccer clubs, as funding is procured.

ORDINARY COUNCIL MEETING - AGENDA

4.3.5 Lyndale Secondary College Masterplan (Cont.)

Table 1 - Lyndale Secondary College Sports Precinct Master Plan Cost Plan

No.	Category/ Project	\$ Range
Sport		
2	- New pavilion (455sqm)	\$4,00M - \$4.30M
5	- Demolish existing pavilion	\$2,500,000
6	- Sports field upgrade: 2 soccer/ 1 oval (sub-surface irrigation & drainage, sandy loam and turf), floodlighting x 2 pitches, concrete wicket	\$45,000 \$1,415,000
7	- Player shelters (x 2)	\$10,000
8	- Soccer goal compound (chain-mesh fencing)	\$15,000
9	- New cricket practice nets (2 lanes)	\$75,000
10	- Remove existing practice nets and reinstate to grass	\$7,500
Landscaping		
		\$0.17M - \$0.25M
1	- Install bollards along bike path	\$8,250
3	- Paved area around the pavilion, and 6 benches	\$55,000
11	- Sealed concrete path: 1.5m wide, approx. 800m long with 100m	\$102,000
-	- Tree planting (allowance for 100 @ \$250 each)	\$25,000
Other		
		\$0.45M - \$0.55M
4	- Car park (79 spaces) with kerb and channel, lighting, gate and bollards/ fence	\$400,000
12	- Realign fence (approx. 75m)	\$11,250
13	- Incorporated into No. 4	\$0
14	- Local playspace, including softfall	\$75,000
Total Estimated Cost		\$4.62M - \$5.10M

Notes about the Master Plan Cost Plan

- The directions contained in the master plan do not commit the City of Greater Dandenong, the Department of Education and Training, the Lyndale Secondary College, the sports clubs, or any other organisation to a responsibility for funding.
 - All capital cost estimates shown in the tables are based on works being undertaken by professional contractors. Consultant fees associated with design development, contract administration and project management have been averaged at 10% of construction costs.
 - The cost estimates have been provided as indicative costs, based on similar projects undertaken in the past 18 months. No detailed plans have been prepared for any of the proposed upgrades, which are typically required to calculate more accurate cost estimates from a Quantity Surveyor
 - The cost estimates have been provided as indicative costs, based on similar projects undertaken in the past 18 months. No detailed plans have been prepared for any of the proposed upgrades, which are typically required to calculate more accurate cost estimates.
 - Cost exclusions include:
 - Construction contingencies.
 - Any costs/ loss of income, which may be incurred by the sports clubs and the College during construction of projects.
 - Goods and Services Tax (GST).
- It should be noted that some capacity might exist for cost savings during the implementation of the capital improvement program by packaging projects into one larger contract.

ORDINARY COUNCIL MEETING - AGENDA

4.3.5 Lyndale Secondary College Masterplan (Cont.)**APPENDIX 1**
People and organisations consulted**Project Management (City of Greater Dandenong)**

Name	Position
Christy O'Shea	Coordinator Sport & Recreation
Tom Cullen	Project Officer – Sport & Recreation

Groups Consulted

Name	Organisation
Pam Robinson	Assistant Principal, Lyndale Secondary College
Theo Petkaris	Staff-sport, Lyndale Secondary College
Diana Kennedy	Staff-sport, Lyndale Secondary College
John Isaac	Cleeland United Soccer Club
James Onye	Cleeland United Soccer Club
Yasser Elmoudir	Cleeland United Soccer Club
Daniel Pehar	President, Lyndale United Football Club
Kevin McKenna	Secretary, Lyndale United Football Club
Luca Santucci	Treasurer, Lyndale United Football Club

ORDINARY COUNCIL MEETING - AGENDA

4.3.5 Lyndale Secondary College Masterplan (Cont.)

APPENDIX 2

Proposed area schedule for a new pavilion

Accommodation	Football Victoria Standards # (m2)	Cricket Standards * Area (m2)	Recommended Areas (m2)	Comments
Home Team				
Home Change (Senior)	25	25	25	Allow for off-ice door between Home senior and junior change to allow for larger change room.
Home Amenities (Senior)	-	20	20	Allows for 3 showers, 2 pans, 2 handbasins. To be female friendly.
Home Change (Junior)	20	25	20	
Home Amenities (Junior)	-	15	15	Allows for 2 showers, 2 pans, 2 handbasins. To be female friendly.
Away Team				
Away Change (Senior)	25	25	25	Allow for off-ice door between Away senior and junior change to allow for larger change room.
Away Amenities (Senior)	-	20	20	Allows for 3 showers, 2 pans, 2 handbasins. To be female friendly.
Away Change (Junior)	20	25	20	
Away Amenities (Junior)	-	15	15	Allows for 2 showers, 2 pans, 2 handbasins. To be female friendly.
Other Spaces				
Referees Change Room	20	20	20	Includes 1 shower plus change area with 1 cubicle, 1 pan and 1 handbasin, and a writing desk/ bench and chair.
Internal Accessible WC	-	8	8	
First Aid	Not Specific	10	10	
Meeting Room	-	20		Install corrugated wall to allow space to be divided into two smaller spaces - or closed one at 10sqm; one at 20sqm to create flexibility for use by tennis clubs and school.
Social/ Multipurpose Room	-	Not Specific	120	
Kitchen / Canteen	-	25	20	Shared space.
Kitchen Store	-	-	3	
Bar	-	-	10	Space to be separated from the kitchen with capacity to be shut off from view to themultipurpose room.
Furniture store	-	-	8	Furniture store required to enable flexible use of the multipurpose room.
Internal Store	-	20	15	Includes internal cages to allow secure store for 2 tennis.
External Store	-		20	Includes internal cages to allow secure store for 2 tennis and the social/multipurpose room.
Internal Toilets	-	-	0	Design to allow for the public toilet provision to also service the social/multipurpose room.
Miscellaneous Areas				
Cleaner's Store	-	-	3	
Services	-	-	2	
Bin store	-	Not Specific	5	Should be secured.
Public Toilets	Not Specific	25	30	Allows for 3 pans, 2 handbasins in female and 2 pan, 2 urinals, 2 handbasins in male. Includes Accessible WC (Bagn).
Covered Viewing Area	-	50	50	
Total Net Area	110.0	346.0	434.00	excludes covered viewing area
Grossing (Circulation at 5%)	5.5	17.4	21.70	
Total Building Area	115.5	365.4	455.70	

* Source: Football Victoria Minimum Facility Standards (2017).

* Source: Facility Development Guidelines - Community/ Sports Facilities Plan, 2015)

LYNDALE SECONDARY COLLEGE SPORTS PRECINCT MASTER PLAN City of Greater Dandenong

12

4.3.5 Lyndale Secondary College Masterplan (Cont.)

APPENDIX 3

Lyndale Secondary College Sports Precinct Master Plan (Option 1)



LYNDALE SECONDARY COLLEGE SPORTS PRECINCT MASTER PLAN City of Greater Dandenong

13

4.3.5 Lyndale Secondary College Masterplan (Cont.)

APPENDIX 4
Lyndale Secondary College Sports Precinct Master Plan (Option 2)



4.3.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 7 October 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 October 2019.

Recommendation Summary

This report recommends that the information contained within it be received and noted.

4.3.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 7 October 2019 (Cont.)**Matters Presented for Discussion**

Item		Councillor Briefing Session/Pre-Council Meeting
1	<p><i>Coomoora Road Development</i></p> <p>Councillors were presented with an update on the Coomoora Road development in Springvale South by officers of Development Victoria.</p>	<i>7 October 2019</i>
2	<i>I Cook Foods Update - CONFIDENTIAL</i>	<i>7 October 2019</i>
3	<p><i>General Discussion</i></p> <p>Councillors and Council officers briefly discussed the following topics:</p> <p>a) Recent success of the Little Day Out, Short Cuts Film Festival and Home Exhibition Launch. Upcoming event - Little India Shopping Festival 12 & 13 October 2019.</p> <p>b) Greater Dandenong is a finalist in the Australian Migration and Settlement Awards for its mayoral taskforce supporting people seeking asylum.</p> <p>c) Upcoming meetings with State and Federal governments regarding "City Deals".</p> <p>d) Issues currently experienced by the Dandenong Tennis Club at Greaves Reserve.</p> <p>e) Query about future plans for an existing aged care facility in Conway Street, Dandenong.</p> <p>f) Operational matters at Dandenong Market. (Cr Jim Memeti declared a conflict of interest in this item and left the Briefing Session at this time).</p>	<i>7 October 2019</i>
4	<i>Community Safety Night with Victoria Police</i>	<i>7 October 2019</i>

Apologies

- Councillor Roz Blades AM submitted an apology for the Councillor Briefing Session on 7 October 2019.

4.3.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 7 October 2019 (Cont.)

Recommendation

That:

- 1. the information contained in this report be received and noted; and**
- 2. the information discussed at the above listed Councillor Briefing Sessions that was declared confidential in Item 2 by the Acting Chief Executive Officer under Sections 77 and 89 of the *Local Government Act 1989* remains confidential until further advisement unless that information forms the subject of a subsequent Council report.**

4.3.7 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 7–18 October 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 7-18 October 2019.

Recommendation

That the listed items provided in Attachment 1 for the period 7-18 October 2019 be received and noted.

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

OTHER

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

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
7 – 18 OCTOBER 2019**

PAGES 3 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

4.3.7 List of Registered Correspondence to Mayor and Councillors (Cont.)**Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 07/10/19 & 18/10/19 - for officer action - total = 2

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Letter from commercial operator regarding the management of nesting seagulls.	07-Oct-19	07-Oct-19	fa180205	Mayor & Councillors EA
Letter of complaint from Noble Park resident about Council's infrastructure plans and proposal for the Keysborough Community Hub and its proposed locations.	07-Oct-19	10-Oct-19	fa180439	Mayor & Councillors EA

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

ORDINARY COUNCIL MEETING - AGENDA

4.3.7 List of Registered Correspondence to Mayor and Councillors (Cont.)**Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 07/10/19 & 18/10/19 - for information only - total = 2

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
An invitation to the Mayor to attend National Neighbour Day on 29 March 2020.	07-Oct-19	07-Oct-19	A6128702	Mayor & Councillors EA
A letter of acknowledgement from the Department of Social Services in relation to the Mayor's letter regarding homelessness and the Newstart allowance.	08-Oct-19	14-Oct-19	A6146052	Community Services Executive

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

5 NOTICES OF MOTION

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

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

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

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

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

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

7 URGENT BUSINESS

No business may be admitted as urgent business unless it:

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