



**GREATER
DANDENONG**
City of Opportunity

MINUTES

ORDINARY COUNCIL MEETING

MONDAY, 11 MAY 2020
Commencing at 7:00 PM

COUNCIL CHAMBERS
225 Lonsdale Street, Dandenong VIC 3175

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1 MEETING OPENING

1.1 ATTENDANCE

Apologies

Nil.

Councillors Present

Cr Jim Memeti (Chairperson)

Cr Peter Brown, Cr Youhorn Chea, Cr Tim Dark, Cr Matthew Kirwan, Cr Angela Long, Cr Zaynoun Melhem, Cr Sean O'Reilly, Cr Maria Sampey, Cr Sophie Tan, Cr Loi Truong.

Officers Present

John Bennie PSM, Chief Executive Officer, Mick Jaensch, Director Corporate Services, Tilla Buden, Acting Director Community Services, Brett Jackson, Acting Director City Planning, Design and Amenity, Paul Kearsley, Director Business, Engineering and Major Projects.

1.2 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND

Council acknowledges and pays respect to the past, present and future Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

1.3 OFFERING OF PRAYER

All remained standing as Cr Zaynoun Melhem read the opening prayer provided prior to the meeting by Rajaratna Sarma Premakantha Kurukkal from the Hindu Community, a member of the Greater Dandenong Interfaith Network:

" God bless you all. Unimaginable, uncontrollable new disease called corona virus pandemic has gripped the entire world with no boundaries. The end result is fear, pain and sadness to each and everyone. The loss of life is increasing, the entire world is watching in disbelief the destructive force of a hidden enemy. God's abodes have been shut down but hospitals, doctors, nurses and care workers are open 24 hours serving the needy. At this time of helplessness, God truly dwells within us as a true saviour to mankind, not visible to the naked eye, like the virus but truly a benevolent force to redeem us from this darkest period. The study also says that these pandemics are not new; every 100 years they show up. As this point let us pray together for government leaders who are responsible for taking care of their people and pray that the Almighty God will grant them strength and teach them that they need to show 'great unity' in moments of crisis for the good of the people, because unity is superior to conflict. Pray during this month that God might free us from this pandemic and life might serenely resume its normal course. I am praying for you all. Long life to the Honourable Mayor and Councillors. Thank you."

1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 27 April 2020.

Recommendation

That the minutes of the Ordinary Meeting of Council held 27 April 2020 be confirmed.

MINUTE 1431

Moved by: Cr Sophie Tan

Seconded by: Cr Zaynoun Melhem

That the minutes of the Ordinary Meeting of Council held 27 April 2020 be confirmed.

CARRIED

1.5 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 27 April to 7 May 2020:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
27/04/20	Pre-Council Meeting	Tim Dark, Matthew Kirwan, Angela Long, Zaynoun Melhem, Jim Memeti, Sean O'Reilly, Sophie Tan	Youhorn Chea, Maria Sampey, Loi Truong	<ul style="list-style-type: none">- Material aid to agencies update.- Agenda items for the Council Meeting of 27 April 2020.
04/05/20	Councillor Briefing Session	Peter Brown, Youhorn Chea, Tim Dark (part), Angela Long, Jim Memeti, Sean O'Reilly, Maria Sampey, Sophie Tan, Loi Truong	Matthew Kirwan, Zaynoun Melhem	<ul style="list-style-type: none">- Make Your Move Physical Activity Strategy.- New proposed Volunteer Policy.- Follow up review of the 2020 Australia Day Awards and proposed process for 2021.- Proposed land acquisition from State Government in central Dandenong.- Proposed license with Transport for Victoria for car parking spaces in Council's Carroll Lane carpark in central Dandenong.- Noble Park Community Centre funding.- Dandenong Market Pty Ltd governance matters (CONFIDENTIAL).

1.5 ASSEMBLIES OF COUNCIL (Cont.)

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
TBA	TBA	TBA	TBA	- TBA
TBA	TBA	TBA	TBA	- TBA

Recommendation

That the assemblies of Council listed above be noted.

MINUTE 1432

Moved by: Cr Angela Long
Seconded by: Cr Sophie Tan

That the assemblies of Council listed above be noted.

CARRIED

1.6 DISCLOSURES OF INTEREST

Cr Peter Brown and Cr Zaynoun Melhem left the Chamber at 7.04pm.

Cr Youhorn Chea disclosed a Conflict of Interest (Indirect interest due to conflicting duties (s.78B) and (Indirect interest due to residential amenity being altered (s.78E) in Item No. 2.3.3: Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292), as he is the President of the Cambodian Association of Victoria which is located at 52 Queens Avenue, Springvale. Cr Youhorn Chea left the Chamber prior to discussion and voting on this item.

Cr Jim Memeti disclosed a Conflict of Interest (Direct interest (s.77B) in Item No. 4.3.1: Appointment of Directors - Dandenong Market Pty Ltd, as he is the Director of a company that has a stall at the Dandenong Market. Cr Jim Memeti left the Chamber prior to discussion and voting on this item.

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 is one [1] item being presented to Council's meeting of 11 May 2020 for signing and sealing as follows:

1. A letter of recognition to Biljana Komnenovic, Community Services for 10 years of service to the City of Greater Dandenong.

Recommendation

That the listed documents be signed and sealed.

MINUTE 1433

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

That the listed documents be signed and sealed.

CARRIED

2.2 DOCUMENTS FOR TABLING

2.2.1 Petitions and Joint Letters

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

Report Summary

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

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

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

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

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

2.2.1 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received no new petitions, no joint letters, no submissions and one petition update prior to the Council Meeting of 11 May 2020.

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.

Cr Peter Brown and Cr Zaynoun Melhem returned to the Chamber at 7.05pm.

MINUTE 1434

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

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

CARRIED

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 - MINUTES

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
17/02/20	<p>• PETITION FOR A HARRISFIELD KINDERGARTEN CARPARK AND/OR DROP OFF POINT: TERM 4 – 2019</p> <p>Dear whom it may concern,</p> <p>I have attached our Harrisfield Kindergarten's Car Park Petition. We have any many issues and dangerous situations regarding not having space for parents, families and staff to park their cars. We have the room for a small carpark to be built on our reserve land – Ardgowrie Road side of the service.</p> <p>Please let me know if there is any other information you require. We are very keen to get our petition out there and hopefully can resolve our ongoing issue with unsafe parking.</p> <p>Kindest Regards,</p> <p>.....</p> <p>Our service has been operating for approx. 60 years and is a wonderful Kindergarten community in Noble Park. We are desperately seeking signatures in a Petition for us to have a carpark or drop off area for parents to park at drop off and pick up times. Our staff also need a safe spot to park their cars for the whole day – whilst at work.</p> <p>62 Bowmore Road – Our main address is a 'No Standing Zone' and parents cannot park anywhere along there. There is also a large bend that makes it unsafe for children to be crossing the road, parents stopping their cars to unload children etc.</p>	267	In progress	<p>Tabled Council Meeting 24 February 2020</p> <p>17/02/20 Responsible Officer – Director Community Services.</p> <p>17/02/20 Acknowledgement Email sent to the head petitioner by Governance.</p> <p>30/03/20 Council officers had a meeting scheduled with the kindergarten last week to discuss this matter; however, due the COVID-19, the kindergarten requested the meeting be postponed until term two. As soon as they are back up and running another meeting will be organised.</p>

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

ORDINARY COUNCIL MEETING - MINUTES

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	• Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
	<p>PETITION FOR A HARRISFIELD KINDERGARTEN CARPARK AND/OR DROP OFF POINT: TERM 4 – 2019 (CONTD)</p> <p>Ardgower Road is our alternative parking area however there is still no room as local neighbours have to also park their cars. There are many units and townhouses in the street which leaves very few spots to park.</p> <p>Not having a carpark is a massive issue for our service as is VERY unsafe for our children and families – present and future. Our families do resort to double parking or parking illegally as they HAVE to get their children into Kindergarten somehow. We have had a number of people cancel enrolments due to them having nowhere to park their cars.</p> <p>Please sign our Petition to help us turn some of our park.reserve on Ardgower Road into a parking facility for our families and staff.</p>			<p>28/04/20</p> <p>On Thursday 23 April 2020, Council officers hosted a virtual meeting with representatives of the kindergarten and committee to further discuss the matter. With this feedback a supported way forward has been agreed upon for implementation for an on-street parking management solution. On-street signage is to be manufactured and installed – anticipated within the next month.</p>

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

2.2.1 Petitions and Joint Letters (Cont.)

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

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

2.2.1 Petitions and Joint Letters (Cont.)

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

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

2.2.1 Petitions and Joint Letters (Cont.)

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2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01)

File Id:	317070
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Assessed Plans Copy of planning permit PLN17/0274 Location of objectors

Application Summary

Applicant:	Aru Design
Proposal:	AMENDMENT TO planning permit PLN17/0274 which allowed for: 'use and development of the land for a place of assembly and to display business identification signage'. The amendment seeks to include use of the land for a mortuary, a reduction in car parking (1 space reduction) and amend the endorsed plans.
Zone:	Industrial 1 Zone
Overlay:	Public Acquisition Overlay Schedule 2
Ward:	Red Gum

This application is brought before the Council because it has received six (6) objections and one (1) petition with seven (7) signatures.

Planning permit PLN17/0274, issued by Council on 21 December 2017, currently allows for the use and development of the land for a place of assembly and to display business identification signage.

The applicant has applied for an amendment to Planning Permit PLN17/0274 under Section 72 of the Planning and Environment Act 1987. Pursuant to Section 72(1) *a person who is entitled to use or develop land in accordance with a permit may apply to the responsible authority for an amendment to the permit*

The application is seeking to amend the permit to also allow for the use of the land for a mortuary in addition to the existing place of assembly. The application also proposes a reduction in car parking (1 space reduction), and to amend the endorsed plans to show the buildings and works for the proposed mortuary.

A planning permit is required under the following clauses of the Greater Dandenong Planning Scheme:

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

- Pursuant to Clause 33.01-1 (Industrial 1 Zone) a planning permit is required for the use of the land for a Place of Assembly.
- Pursuant to Clause 33.01-1 (Industrial 1 Zone) a planning permit is required for the use of the land for a mortuary.
- Pursuant to Clause 33.01-4 (Industrial 1 Zone) a planning permit is required for buildings and works.
- Pursuant to Clause 52.05-12 (Signs) a planning permit is required to display business identification signage (exceeding 8 square metres).
- Pursuant to Clause 52.06-3 (Car parking) a planning permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

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. Six (6) objections and one (1) petition with seven (7) signatures were received to the application. Issues raised generally relate to matters of:

- Car parking and traffic
- Existing place of worship not complying with existing permit
- Noise
- Odour
- Negative public perception of mortuary, morgue, funerals and mourners
- Site not appropriate for funeral services
- Proximity to another mortuary

Assessment Summary

The key issue in relation to this application is the appropriateness of allowing the use of the land for a mortuary within a proposed outbuilding located in the front of the existing place of assembly, and the appropriateness of allowing a one (1) space reduction in the car parking requirements.

It is considered that the proposed amendments as listed above are appropriate, in that the additional use for a mortuary would not result in any adverse amenity impacts to the site or surrounding land, and is not a significant departure from the purpose of the Industrial zone that it is located within.

It is not considered that the proposed use will negatively impact on the amenity of the area as the proposed use is a small-scale mortuary, with a maximum of 6 bodies, used for the purposes of washing bodies with water. The washing of the bodies of deceased persons forms part of a religious activity by members of the Rasul Akram Association. No funeral or memorial services are proposed, no chemicals will be used and no embalming will occur. The applicant has indicated that the amendments would not increase the maximum number of people on the site at any one time or alter the hours of operation already specified on the permit.

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

The reduction in car parking requirements (one (1) space reduction) is considered acceptable as the site is located within close proximity to public transport.

The use, whilst being atypical, is a legitimate one and considered to be acceptable within the Industrial 1 Zone, subject to additional conditions as discussed below.

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 Industrial/commercial type land uses, with this report recommending that the application be supported, and a **Notice of Decision** (which provides appeal rights to objectors) to grant a permit be issued containing the conditions as set out in the recommendation.

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)**Subject Site and Surrounds****Subject Site**

The subject site has two (2) street frontages. The site is located on the western side of Plunkett Road and extends through to the southern side of Quinn Street.

The site currently contains an existing building used by the Rasul Akram Association as a place of assembly for religious and cultural activities, entertainment and meetings. The building is located on the boundary with Quinn Street and is setback approximately 40 metres off Plunkett Street.

The main building entry faces Plunkett Road, behind a car parking area with 35 car spaces.

Access off Quinn Street is provided via a roller shutter door on the boundary.

There is no existing vegetation on the site.

Surrounding Area

The site is located within an established Industrial Area. Surrounding uses include panel beaters, car sales and rentals and auto repairs.

Surrounding buildings are older style industrial buildings constructed of brick and concrete panels. Car parking is usually located in the front setback.

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

Locality Plan



Background

Previous Applications

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

- Planning Permit PLN05/0327 was issued on 29/06/2005 to use the site for the purpose of Motor Vehicle Sales.
- Planning Permit PLN11/0233 was issued on 15/10/2011 for buildings and works and the display of advertising signage associated with the use of the land for Industry (Motor Repairs) and Retail Premises (Motor Vehicle Sales).
- Planning Permit PLN17/0274 was issued on 21 December 2017 for the use and development of the land for a place of assembly and to display business identification signage.

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)**Proposal**

The application proposes to amend planning permit PLN17/0274 to allow for the additional use of the land for a mortuary and to reduce the car parking requirements by one (1) space. The application also proposes to amend the endorsed plans to show the buildings and works associated with the proposed mortuary.

Proposed use:

The proposed mortuary will operate in addition to the existing place of assembly.

The proposed mortuary will be used to temporarily store and wash bodies with water prior to their burial elsewhere. The washing of bodies forms part of a religious activity by members of the Rasul Akram Association.

A maximum of 6 bodies will be stored on site at any one time. The bodies will be delivered to the site by a funeral service company during the hours of 9am and 3pm. The bodies will be stored in coolers within the proposed mortuary building for approximately 4 hours. The physical washing of the bodies within the proposed mortuary building will occur for approximately 2 hours. A maximum of 4 people will be involved in washing the bodies.

No funeral services or viewings will be conducted on the site.

No embalming will occur, and no chemicals will be used.

Proposed car parking reduction:

The current permit allows for 119 patrons on site at any one time. Clause 52.06 of the Greater Dandenong Planning Scheme requires 35 spaces to be provided (0.3 spaces per patron). The applicant is proposing to construct the proposed mortuary over one (1) car space. No change is proposed to the patron numbers, therefore the applicant is requesting a reduction of one (1) car parking space.

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)**Proposed buildings and works:**

The proposed mortuary building will be located in place of the existing car port structure within the front setback to Plunkett Road.

The proposed building will have a total floor area of approximately 41 square metres. The mortuary building will include two (2) rooms: one for storage of bodies within coolers and the other for washing bodies. The mortuary building will be accessed via a door on the northern side, facing the loading bay. The mortuary building will have a maximum height of 3.5 metres and be constructed of Colorbond in a grey colour to match the existing building.

The applicant is also proposing to replace the existing front fence with a similar 2.1 metre high post and beam fence in black.

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

The relevant controls and policies are as follows:

Zoning Controls

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

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

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

Overlay Controls

No overlays affect the subject site or surrounding area.

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)**State Planning Policy Framework**

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

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

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

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

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

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

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

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

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

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

Local Planning Policy Framework

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

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

- *Greater Dandenong is a net provider of jobs, with a resident workforce of 53,000, and local businesses providing approximately 74,000 jobs. Greater Dandenong businesses provide the third highest number of jobs in Metropolitan Melbourne, with the employment sector largely orientated towards manufacturing occupations.*
- *Central Dandenong is one of the largest retail and commercial centres in metropolitan Melbourne. Its local and regional role needs to be protected and promoted.*
- *Greater Dandenong has a broad and robust economic base. Reported annual constructed costs in the industrial/commercial/retail sector, exceeded \$190 million in the year to June 2006. In 2006, 48,000 residents of Greater Dandenong were in paid work, with manufacturing and retail employment accounting for 28 percent and 12 percent of jobs respectively.*

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

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

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

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

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

Particular Provisions

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

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

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

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

The number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority. The use of the land for a place of assembly requires 0.3 car parking spaces per patron. The use of the land for a mortuary requires car parking to be provided Council satisfaction.

The applicant is requesting to construct the proposed mortuary over an existing car parking space. Therefore, the applicant is requesting a reduction of one (1) car parking space.

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 registered on the title.

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

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

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

Diversity (Access & Equity)

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

Community Safety

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

Safe Design Guidelines

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

Referrals

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

Internal

The application was internally referred to Council's Transport and Health Departments for their consideration. Both departments did not raise any objections to the proposal and did not require any permit conditions.

Advertising

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

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

The notification has been carried out correctly.

Council has received six (6) objections and one (1) petition with seven (7) signatures to date.

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

Summary of Grounds of Submissions/Objections

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

- Car parking and traffic

The existing planning permit allows for use and development of a place of assembly which is compliant with the car parking requirements of the Greater Dandenong Planning Scheme. 35 car parking spaces are provided, with a maximum of 119 people permitted on site. The applicant

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

is not proposing to increase the number of people on the site at any one time, however, the proposed works will result in a loss of one (1) car parking space. The Council is required to consider the decision guidelines set out in Clause 52.06. In this case, the site is in close proximity to public transport (existing bus stop immediately in front of the subject site), the site is not within a residential zone and has at least one (1) line marked on street car parking space immediately in front of the subject site.

- Existing place of worship not complying with existing permit.

The permit currently allows for the use of the land for a place of assembly. Pursuant to Clause 73.04, the use of the land for place of assembly also includes the use of the land for a place of worship. Therefore, the existing permit does allow for the site to be used as a place of worship, subject to the conditions stipulated on the permit which includes (among other things); hours of operation, maximum patron numbers, no external sound amplification and no religious or social activities to occur external to the building.

Council has not received any formal complaints in relation to the existing use non-compliance with the permit conditions, with the exception of one recently received in March 2020. Council's Planning Compliance team are investigating and will take appropriate action if necessary to ensure compliance with the conditions of the existing planning permit. However, it is noted that due to the current State of Emergency for COVID19, restrictions are now in force which prohibit large gatherings. Therefore, this investigation is on hold until further notice. It is also important to note that this compliance matter is a separate consideration to this current application and does not prevent the determination of this application.

- Noise

The proposed use will not include any funeral services or public viewings. No external sound amplification or music will be played and no religious or social activities will occur outside of the building. The applicant has not proposed any amendments to the existing maximum patron numbers or hours of operation. Therefore, it is considered that the proposed use will not cause adverse amenity impacts by way of noise. Permit conditions can be included on the permit to ensure no funerals, public viewings, external sound amplification, or activities external to the building to occur on site.

- Odour

No embalming of bodies will occur on site and no chemicals will be used. A maximum of 6 bodies will be stored within the mortuary. The bodies will be stored in coolers for approximately 4 hours, with the washing to take approximately 2 hours. Therefore, it is considered that bodies will not be in advanced stage of decomposition and will not cause offsite amenity impacts by way of odour. Permit conditions can be included to limit the number of bodies to 6, ensure bodies are not stored on site for longer than 24 hours and ensure that no embalming or use of chemicals occurs on site.

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

- Negative public perception of mortuary, morgue, funerals and mourners.

No funeral services or public viewings are proposed. Bodies (maximum of 6 at any one time) will be delivered to site within an enclosed vehicle and transported from the vehicle to the mortuary building all well within the boundaries of the subject site. In addition, no advertising signage is proposed that would identify the proposed building as a mortuary. Therefore, it is considered that the proposed use of the land for mortuary would be relatively unidentifiable. Permit conditions can be included to ensure that bodies are moved to and from the vehicle quickly and in a discrete manner.

- Site not appropriate for funeral services.

No funeral services are proposed.

- Proximity to another mortuary.

The existing mortuary at 9-11 Patrona Street is allowed under planning permit PLN17/0106.01 and is subject to a number of permit conditions to limit the impact on the amenity of the area. Conditions include a maximum of 2 deceased persons at any one time, loading and unloading to occur entirely within the building and no funeral services, memorials or the like. It is not considered that the existing mortuary at 9-11 Patrona Street will impact on the proposed mortuary at 10-12 Plunkett Road. In addition, due to the small scale nature of the proposed mortuary at 10-12 Plunkett Road together with the recommended conditions, it is not considered that the proposed mortuary will impact on the existing mortuary at 9-11 Patrona Street or result in a cumulative amenity impact to the area.

Assessment

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

An assessment against each individual amendment sought is provided below:

A. Amend what the Permit allows (preamble)

The applicant is requesting the permit preamble (which outlines what the permit allows) be altered to include the use of the land for a mortuary and a reduction in car parking.

It is considered that the proposed mortuary is an acceptable use within the Industrial 1 Zone and will not result in adverse amenity impacts to neighbouring properties for the following reasons:

- The proposed use will not result in an increase in the number of people on the site at any one time. The existing permit states that no more than 119 people, including staff, may be present on the site at any one time. The applicant is not proposing to change this condition. Only 4 people will be involved in washing the bodies. No funeral services or viewings are proposed. Permit

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

conditions can be included on the permit to ensure that no funeral services or viewings occur on the land and that a maximum of 4 people are within the mortuary building at any one time.

- No embalming will occur on site and no chemicals will be used in the process of washing the bodies. It is proposed that the bodies will be washed with water. Permit conditions can ensure wastewater is connected to reticulated sewerage.
- A maximum of 6 bodies will be stored within the mortuary. The bodies will be stored in coolers for approximately 4 hours, with the washing to take approximately 2 hours. These processes will usually occur within 24 hours of death. Therefore, it is considered that bodies will not be in advanced stage of decomposition and will not cause offsite amenity impacts by way of odour. In addition, no chemicals or embalming will occur. Permit conditions can be included to limit the number of bodies and the times for which they remain on site.
- The delivery of bodies to the site will occur well within the boundaries of the subject site.

The reduction in car parking is considered acceptable for the following reasons:

- The applicant is only seeking a reduction of one (1) space. 34 spaces will still be provided on the site.
- The site has access to public transport, with bus routes 892 and 893 operating immediately in front of the subject site on Plunkett Road connecting to Dandenong Train Station. A bus stop for these services is located immediately in front of the subject site on Plunkett Road.
- There is one (1) on street car space line marked immediately in front of the subject site on Plunkett Road. Other line-marked on street car parking spaces are existing in the immediate area on Plunkett Road and Quinn Street.

As outlined above, Council officers find that the additional mortuary use with a one space reduction in car parking is considered acceptable in this instance and would seek to apply additional conditions to restrict the new use, as outlined above.

The amended preamble will read as:

The use of the land for the purpose of a Place of Assembly and mortuary, display of business identification signage and a reduction in car parking requirements.

B. Amend Endorsed Plans

The applicant has requested that the endorsed plan be amended to replace the existing car port structure with an enclosed 2 room building for the mortuary use and to replace the existing front fence with a similar 2.1 metre high post and beam fence in black. The proposed works are in keeping with the scale and materials of the existing buildings on the site and within the surrounding area. The proposed mortuary building is of similar dimensions to the existing car port structure which will be demolished. Therefore, it is considered that the proposed works are appropriate for the site and surrounds. The proposed front fence will still allow for visual permeability between the street and the subject site, therefore, maintaining passive surveillance to and from the street.

The applicant is proposing to build over a Council drainage and South East Water asset easement. The applicant has obtained written consent from Council and South East Water to build over the easement.

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)**D. Additional Recommendations**

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

- No viewings, funeral services, memorials, any other similar activity or services/activities which include the accompaniment of the deceased person and/or the inclusion of a funeral cortege shall be conducted on or from the site.
- There must be no more than six (6) bodies stored within the mortuary on site at any time and such bodies must be stored within the building at all times.
- No more than four (4) people may work within the mortuary at any one time.
- No bodies may be stored on the site for longer than 24 hours.
- No embalming or use of chemicals in the preparation of bodies may occur on the site at any time.
- The loading and unloading of bodies must be carried out entirely within the subject site and in a swift and discrete manner, all to the satisfaction of the Responsible Authority.
- 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.
- Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.
- The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.

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

Conclusion

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

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

Permit detail	Recommendation
Permit preamble	Amend to: <i>The use and development of the land for a Place of Assembly and Mortuary, to display business identification signage and to reduce the car parking requirements.</i>
Amended Endorsed Plans	Amend plans to replace the existing car port structure with an outbuilding to be used as the mortuary.

ORDINARY COUNCIL MEETING - MINUTES

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

New conditions 15-23.	<p>15. No viewings, funeral services, memorials, any other similar activity or services/activities which include the accompaniment of the deceased person and/or the inclusion of a funeral cortege shall be conducted on or from the site.</p> <p>16. There must be no more than six (6) bodies stored within the mortuary on site at any time and such bodies must be stored within the building at all times.</p> <p>17. No more than four (4) people may work within the mortuary at any one time.</p> <p>18. No bodies may be stored on the site for longer than 24 hours.</p> <p>19. No embalming or use of chemicals in the preparation of bodies may occur on the site at any time.</p> <p>20. The loading and unloading of bodies must be carried out entirely within the subject site and in a swift and discrete manner, all to the satisfaction of the Responsible Authority.</p> <p>21. All wastes must be disposed of to the satisfaction of the Responsible Authority and no liquid waste or polluted waters shall be discharged into a sewer or stormwater drainage system.</p> <p>22. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.</p> <p>23. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.</p>
Renumbered conditions	Existing conditions 15 to 31 renumbered 24 to 40

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 10-12 Plunkett Street Dandenong for the purpose of the use and development of the land for a Place of Assembly and Mortuary, to display business identification signage and to reduce the car parking requirements 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 (at least A1 size plans) drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plan/s have been approved and endorsed by the Responsible Authority. The endorsed copy of the plan/s forms part of this permit.**

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

The plans must be in accordance with the plans submitted with the application but modified to show:

- 1.1. A schedule of building colours, materials and finishes.**
- 1.2. Details and location of external lighting for the car park area.**
- 1.3. Two (2) bicycle spaces to be provided for visitors.**
- 1.4. Location of the loading bay area in accordance with Clause 52.07.**
- 1.5. Entry and exit signs shown at the accessway points to clearly identify one way.**

All to the satisfaction of the Responsible Authority.

- 2. The use may operate only between the hours of:**
 - 2.1. Monday to Thursday 9.00am to 9.00pm.**
 - 2.2. Friday to Saturday 9.00 am to 11.00pm.**
 - 2.3. Sunday – 8.00am to 11.00pm.**
- 3. The maximum number of persons on the site at any given time must not exceed 119 persons (including staff), except with the written consent of the Responsible Authority.**
- 4. Before the approved use starts, a Security Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Security Management Plan must provide for the following:**
 - 4.1. An attendant or doorman responsible for monitoring the number of patrons on the premises.**
 - 4.2. The keeping of a register recording the number of patrons on the premises.**
 - 4.3. The measures to be taken by management and staff to ensure patrons depart the premises and the surrounding area in an orderly manner.**
 - 4.4. The measures to be taken by management and staff to ensure that patrons queue to enter the premises in an orderly manner and maintain satisfactory clearance for other pedestrians on the footpath.**
 - 4.5. The measures to be taken by management and staff to ensure that patrons do not cause nuisance or annoyance to persons beyond the land.**

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

- 4.6. Liaison with Victoria Police, the City of Greater Dandenong and local residents.
- 4.7. A telephone number provided for residents to contact the premises and linked to the complaints register.
- 4.8. The maintenance of a complaints register, which must, on reasonable request, be made available for inspection by the Responsible Authority.
- 5. The development as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.
- 6. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.
- 7. The building hereby approved must not be occupied until all buildings and works and the conditions of this permit have been complied with, unless with the written consent of the Responsible Authority.
- 8. No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.
- 9. Except with the prior written consent of the Responsible Authority, gaming machines, amusement machines, or similar must not be installed or used on the premises.
- 10. No religious activities must be carried out outside the building.
- 11. No social functions should be undertaken outside the buildings on the site.
- 12. No alcohol should be consumed on the premises, unless a further permit has been obtained for a licensed premises.
- 13. The amenity of the area must not be detrimentally effected by the use or development on the land, through the:
 - 13.1. Transport of materials, goods or commodities to or from the land.
 - 13.2. Appearance of any building, works or materials.
 - 13.3. Adverse behaviour of patrons on, to or from the premises; and
 - 13.4. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - 13.5. Presence of vermin.

All to the satisfaction of the Responsible Authority.

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

14. Noise emitted from the premises must not exceed the permissible noise levels determined in accordance with the State Environment Protection Policy N-2 Control of Music Noise from Public Premises.
15. No viewings, funeral services, memorials, any other similar activity or services/activities which include the accompaniment of the deceased person and/or the inclusion of a funeral cortege shall be conducted on or from the site.
16. There must be no more than six (6) bodies stored within the mortuary on site at any time and such bodies must be stored within the building at all times.
17. No more than four (4) people may work within the mortuary at any one time.
18. No bodies may be stored on the site for longer than 24 hours.
19. No embalming or use of chemicals in the preparation of bodies may occur on the site at any time.
20. The loading and unloading of bodies must be carried out entirely within the subject site and in a swift and discrete manner, all to the satisfaction of the Responsible Authority.
21. 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.
22. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.
23. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.
24. Before the use can commence, the area(s) set aside for parking and vehicle access as shown on the application plans must be:
 - 24.1. Constructed in accordance with the endorsed plan(s).
 - 24.2. Properly formed to such levels that they can be used in accordance with the plan(s).
 - 24.3. Surfaced with an all-weather sealcoat.
 - 24.4. Surfaced with crushed rock or gravel of adequate thickness to prevent the formation of potholes or depressions including measures to prevent emission of dust or the transportation of mud or other material onto nearby roads.
 - 24.5. Drained to the legal point of discharge.

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

25. Car spaces, access lanes, loading bays and driveways must be maintained (including line marking) and kept available for these purposes at all times.
26. 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.
27. 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.
28. 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.
29. Letterboxes and all other structures (including fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-8. area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-8.
30. The site shall be kept in a neat and tidy condition at all times, all to the satisfaction of the Responsible Authority.
31. All plant and equipment must be installed and located so that it does not adversely affect the amenity of the area due to the emission of noise, to the satisfaction of the Responsible Authority.
32. Bins or other receptacles for any form of rubbish or refuse may not be placed or allowed to remain in the view of the public, and no adverse odour shall be emitted from any such receptacle.
33. The operator under this permit must make all reasonable attempts to ensure that no vehicle under the operators control, or the operator's staff, are parked in the streets nearby, all to the satisfaction of the Responsible Authority.
34. The location, type and dimensions of the signage as shown on the endorsed plan/s must not be altered unless with the written consent of the Responsible Authority.
35. Before the display of the signage hereby approved begins, all other signage existing on the site which is not shown on the endorsed planning permit plans is to be removed from the subject site, to the satisfaction of the Responsible Authority.
36. The signage must be wholly located within the subject property. That is, no part of the sign may encroach into the road reserve.

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

37. No bunting, streamers and festooning shall be displayed.
38. The signage shall be constructed and maintained to the satisfaction of the Responsible Authority.
39. This permit will expire if:
- 39.1. The development does not start within two (2) years of the date of this permit; or
 - 39.2. The development is not completed within four (4) years of the date of this permit; or
 - 39.3. The use does not start within six (6) months of the completion of the development; or
 - 39.4. 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.
40. This permit expires fifteen (15) years from the date of this permit for the approved signage. Before this permit expires, the approved sign(s) and any supporting structure must be removed and the land and/or building surface made good to the satisfaction of the Responsible Authority.

MINUTE 1435

Moved by: Cr Matthew Kirwan

Seconded by: Cr Tim Dark

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 10-12 Plunkett Street Dandenong for the purpose of the use and development of the land for a Place of Assembly and Mortuary, to display business identification signage and to reduce the car parking requirements 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 (at least A1 size plans) drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plan/s have been approved and endorsed by the Responsible Authority. The endorsed copy of the plan/s forms part of this permit.
- The plans must be in accordance with the plans submitted with the application but modified to show:

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

- 1.1. A schedule of building colours, materials and finishes.**
- 1.2. Details and location of external lighting for the car park area.**
- 1.3. Two (2) bicycle spaces to be provided for visitors.**
- 1.4. Location of the loading bay area in accordance with Clause 52.07.**
- 1.5. Entry and exit signs shown at the accessway points to clearly identify one way.**

All to the satisfaction of the Responsible Authority.

- 2. The use may operate only between the hours of:**
 - 2.1. Monday to Thursday 9.00am to 9.00pm.**
 - 2.2. Friday to Saturday 9.00 am to 11.00pm.**
 - 2.3. Sunday – 8.00am to 11.00pm.**
- 3. The maximum number of persons on the site at any given time must not exceed 119 persons (including staff), except with the written consent of the Responsible Authority.**
- 4. Before the approved use starts, a Security Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Security Management Plan must provide for the following:**
 - 4.1. An attendant or doorman responsible for monitoring the number of patrons on the premises.**
 - 4.2. The keeping of a register recording the number of patrons on the premises.**
 - 4.3. The measures to be taken by management and staff to ensure patrons depart the premises and the surrounding area in an orderly manner.**
 - 4.4. The measures to be taken by management and staff to ensure that patrons queue to enter the premises in an orderly manner and maintain satisfactory clearance for other pedestrians on the footpath.**
 - 4.5. The measures to be taken by management and staff to ensure that patrons do not cause nuisance or annoyance to persons beyond the land.**
 - 4.6. Liaison with Victoria Police, the City of Greater Dandenong and local residents.**
 - 4.7. A telephone number provided for residents to contact the premises and linked to the complaints register.**

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

- 4.8. The maintenance of a complaints register, which must, on reasonable request, be made available for inspection by the Responsible Authority.
5. The development as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.
6. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.
7. The building hereby approved must not be occupied until all buildings and works and the conditions of this permit have been complied with, unless with the written consent of the Responsible Authority.
8. No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.
9. Except with the prior written consent of the Responsible Authority, gaming machines, amusement machines, or similar must not be installed or used on the premises.
10. No religious activities must be carried out outside the building.
11. No social functions should be undertaken outside the buildings on the site.
12. No alcohol should be consumed on the premises, unless a further permit has been obtained for a licensed premises.
13. The amenity of the area must not be detrimentally effected by the use or development on the land, through the:
- 13.1. Transport of materials, goods or commodities to or from the land.
- 13.2. Appearance of any building, works or materials.
- 13.3. Adverse behaviour of patrons on, to or from the premises; and
- 13.4. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- 13.5. Presence of vermin.
- All to the satisfaction of the Responsible Authority.
14. Noise emitted from the premises must not exceed the permissible noise levels determined in accordance with the State Environment Protection Policy N-2 Control of Music Noise from Public Premises.
15. No viewings, funeral services, memorials, any other similar activity or services/activities which include the accompaniment of the deceased person and/or the inclusion of a funeral cortege shall be conducted on or from the site.

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

- 16. There must be no more than six (6) bodies stored within the mortuary on site at any time and such bodies must be stored within the building at all times.**
- 17. No more than four (4) people may work within the mortuary at any one time.**
- 18. No bodies may be stored on the site for longer than 24 hours.**
- 19. No embalming or use of chemicals in the preparation of bodies may occur on the site at any time.**
- 20. The loading and unloading of bodies must be carried out entirely within the subject site and in a swift and discrete manner, all to the satisfaction of the Responsible Authority.**
- 21. 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.**
- 22. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.**
- 23. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.**
- 24. Before the use can commence, the area(s) set aside for parking and vehicle access as shown on the application plans must be:**
 - 24.1. Constructed in accordance with the endorsed plan(s).**
 - 24.2. Properly formed to such levels that they can be used in accordance with the plan(s).**
 - 24.3. Surfaced with an all-weather sealcoat.**
 - 24.4. Surfaced with crushed rock or gravel of adequate thickness to prevent the formation of potholes or depressions including measures to prevent emission of dust or the transportation of mud or other material onto nearby roads.**
 - 24.5. Drained to the legal point of discharge.**
- 25. Car spaces, access lanes, loading bays and driveways must be maintained (including line marking) and kept available for these purposes at all times.**
- 26. 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.**

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

27. 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.
28. 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.
29. Letterboxes and all other structures (including fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-8. area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-8.
30. The site shall be kept in a neat and tidy condition at all times, all to the satisfaction of the Responsible Authority.
31. All plant and equipment must be installed and located so that it does not adversely affect the amenity of the area due to the emission of noise, to the satisfaction of the Responsible Authority.
32. Bins or other receptacles for any form of rubbish or refuse may not be placed or allowed to remain in the view of the public, and no adverse odour shall be emitted from any such receptacle.
33. The operator under this permit must make all reasonable attempts to ensure that no vehicle under the operators control, or the operator's staff, are parked in the streets nearby, all to the satisfaction of the Responsible Authority.
34. The location, type and dimensions of the signage as shown on the endorsed plan/s must not be altered unless with the written consent of the Responsible Authority.
35. Before the display of the signage hereby approved begins, all other signage existing on the site which is not shown on the endorsed planning permit plans is to be removed from the subject site, to the satisfaction of the Responsible Authority.
36. The signage must be wholly located within the subject property. That is, no part of the sign may encroach into the road reserve.
37. No bunting, streamers and festooning shall be displayed.
38. The signage shall be constructed and maintained to the satisfaction of the Responsible Authority.
39. This permit will expire if:

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

- 39.1. The development does not start within two (2) years of the date of this permit; or**
- 39.2. The development is not completed within four (4) years of the date of this permit; or**
- 39.3. The use does not start within six (6) months of the completion of the development; or**
- 39.4. 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.

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

CARRIED

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 10-12 PLUNKETT ROAD,
DANDENONG (PLANNING APPLICATION NO. PLN17/0274.01)**

ATTACHMENT 1

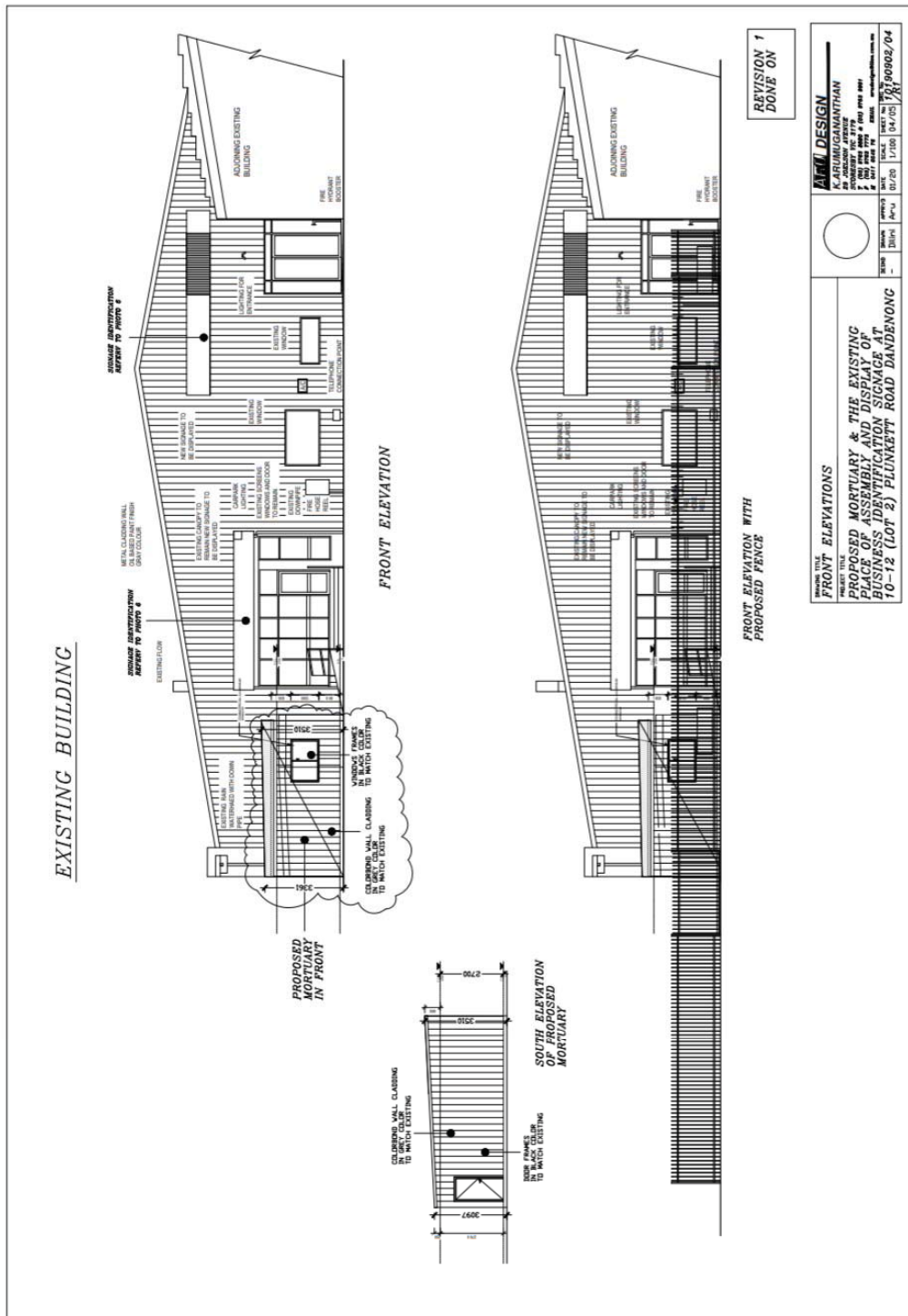
ASSESSED PLANS

PAGES 5 (including cover)

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



2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)



2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)



ORDINARY COUNCIL MEETING - MINUTES

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

Conditions 4

The Security management plans are as follow:

- a) Rasul Akram Association will assign a responsible or a security officer or doorman to monitor the number of patron entre the premises in the time an event is happening in the community centre.
- b) The responsible security officer or doorman who is assigned for monitoring the building and the premises is will be keeping the register recording the number of patrons who entre the premises and he will inform the management staff.
- c) All the exiting measure will be taken by Rasul Akram Association management and staff to ensure that all the people who attend the centre will depart the premises and the surrounding area in an orderly manner and do not make distribution to the neighbours.
- d) Community centre security management and staff will be 100 % responsible and will take all the security measure to ensure that patrons who comes to the Centre has to queue to enter the premises in orderly manner maintain satisfactory clearance for the pedestrian on the footpads and oncoming traffic in order to not make congestion in the area.
- e) Once the number of patrons has been recorded and kept by the doorman he will pass the information management staff. Then measures will be taken by management and staff of Rasul Akram Association to ensure that patrons do not cause nuisance or annoyance to the persons and neighbours beyond the premises and building of the community centre. The community centre management will take all the measure so that don't make any destructions to the public to its surrounding area.
- f) Rasul Akram Association will do their best to work with the Victoria Police and, the City of Greater Dandenong and local resident to be an environmentally and friendly Community Centre. In order to keep the area security in peace and do not cause any destruction to the local resident. For example If there an event in the community centre we will let Victoria police and the City of Greater Dandenong know that we have and event in the centre.
- g) Our Association and community centre will have a telephone number as well as a website and email address so in case the local have any complaints they can reach us. Once we commence we will provide the information.
- h) Once Rasul Akram Association commence their work in the centre we will make a complaints register box and email address so that people can put their complaints in the box and send email or call us. We will keep record of all the complaint in our file in time of reasonable request from Victoria Police or City of Greater Dandenong will be available.

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 10-12 PLUNKETT ROAD,
DANDENONG (PLANNING APPLICATION NO. PLN17/0274.01)**

ATTACHMENT 2

**COPY OF PLANNING PERMIT PLN17/0274
AND ENDORSED PLANS**

PAGES 10 (including cover)

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)**PLANNING
PERMIT****Permit No:** PLN17/0274**Planning Scheme:** Greater Dandenong
Planning Scheme**Responsible Authority :** Greater Dandenong
City Council**ADDRESS OF THE LAND:** 10-12 Plunkett Road DANDENONG VIC 3175
(Lot 2 SP 26025 Vol 9738 Fol 622)**THE PERMIT ALLOWS:** Use and development of the land for a place of
assembly and to display business identification
signage**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

1. Before the development starts, two (2) copies of amended plans (at least A1 size plans) drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plan/s have been approved and endorsed by the Responsible Authority. The endorsed copy of the plan/s forms part of this permit.

The plans must be in accordance with the plans submitted with the application but modified to show:
 - 1.1. A schedule of building colours, materials and finishes.
 - 1.2. Details and location of external lighting for the car park area.
 - 1.3. Two (2) bicycle spaces to be provided for visitors;
 - 1.4. Location of the loading bay area in accordance with Clause 52.07;
 - 1.5. Entry and exit signs shown at the accessway points to clearly identify one way.All to the satisfaction of the Responsible Authority.
2. The use may operate only between the hours of:
 - Monday to Thursday 9.00am to 9.00pm.
 - Friday to Saturday 9.00 am to 11.00pm.
 - Sunday – 8.00am to 11.00pm.
3. The maximum number of persons on the site at any given time must not exceed 119 persons (including staff), except with the written consent of the Responsible Authority.

Continued...

Date Issued 21 December 2017Signature for and on behalf
of the Responsible Authority

ORDINARY COUNCIL MEETING - MINUTES

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

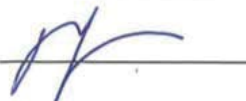
- 2 -

PLANNING PERMIT NO. PLN17/0274

Conditions Continued

4. Before the approved use starts, a Security Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Security Management Plan must provide for the following:
 - a) An attendant or doorman responsible for monitoring the number of patrons on the premises;
 - b) The keeping of a register recording the number of patrons on the premises;
 - c) The measures to be taken by management and staff to ensure patrons depart the premises and the surrounding area in an orderly manner;
 - d) The measures to be taken by management and staff to ensure that patrons queue to enter the premises in an orderly manner and maintain satisfactory clearance for other pedestrians on the footpath;
 - e) The measures to be taken by management and staff to ensure that patrons do not cause nuisance or annoyance to persons beyond the land;
 - f) Liaison with Victoria Police, the City of Greater Dandenong and local residents;
 - g) A telephone number provided for residents to contact the premises and linked to the complaints register;
 - h) The maintenance of a complaints register, which must, on reasonable request, be made available for inspection by the Responsible Authority.
5. The development as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.
6. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.
7. The building hereby approved must not be occupied until all buildings and works and the conditions of this permit have been complied with, unless with the written consent of the Responsible Authority.
8. No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.
9. Except with the prior written consent of the Responsible Authority, gaming machines, amusement machines, or similar must not be installed or used on the premises.
10. No religious activities must be carried out outside the building.

Continued...

Date Issued 21 December 2017Signature for and on behalf
of the Responsible Authority

ORDINARY COUNCIL MEETING - MINUTES

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

- 3 -

PLANNING PERMIT NO. PLN17/0274

Conditions Continued

11. No social functions should be undertaken outside the buildings on the site.
12. No alcohol should be consumed on the premises, unless a further permit has been obtained for a licensed premises.
13. The amenity of the area must not be detrimentally effected by the use or development on the land, through the:
 - 13.1. Transport of materials, goods or commodities to or from the land.
 - 13.2. Appearance of any building, works or materials,
 - 13.3. Adverse behaviour of patrons on, to or from the premises; and
 - 13.4. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - 13.5. Presence of vermin.All to the satisfaction of the Responsible Authority.
14. Noise emitted from the premises must not exceed the permissible noise levels determined in accordance with the State Environment Protection Policy N-2 Control of Music Noise from Public Premises.
15. Before the use can commence, the area(s) set aside for parking and vehicle access as shown on the application plans must be:
 - Constructed in accordance with the endorsed plan(s).
 - Properly formed to such levels that they can be used in accordance with the plan(s).
 - Surfaced with an all-weather sealcoat.
 - Surfaced with crushed rock or gravel of adequate thickness to prevent the formation of potholes or depressions including measures to prevent emission of dust or the transportation of mud or other material onto nearby roads.
 - Drained to the legal point of discharge.
16. Car spaces, access lanes, loading bays and driveways must be maintained (including line marking) and kept available for these purposes at all times.
17. 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.
18. 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.

Continued...

Date Issued 21 December 2017Signature for and on behalf
of the Responsible Authority

ORDINARY COUNCIL MEETING - MINUTES

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

- 4 -

PLANNING PERMIT NO. PLN17/0274

Conditions Continued

19. 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.
20. Letterboxes and all other structures (including fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-8.
21. The site shall be kept in a neat and tidy condition at all times, all to the satisfaction of the Responsible Authority.
22. All plant and equipment must be installed and located so that it does not adversely affect the amenity of the area due to the emission of noise, to the satisfaction of the Responsible Authority.
23. Bins or other receptacles for any form of rubbish or refuse may not be placed or allowed to remain in the view of the public, and no adverse odour shall be emitted from any such receptacle.
24. The operator under this permit must make all reasonable attempts to ensure that no vehicle under the operators control, or the operator's staff, are parked in the streets nearby, all to the satisfaction of the Responsible Authority.
25. The location, type and dimensions of the signage as shown on the endorsed plan/s must not be altered unless with the written consent of the Responsible Authority.
26. Before the display of the signage hereby approved begins, all other signage existing on the site which is not shown on the endorsed planning permit plans is to be removed from the subject site, to the satisfaction of the Responsible Authority.
27. The signage must be wholly located within the subject property. That is, no part of the sign may encroach into the road reserve.
28. No bunting, streamers and festooning shall be displayed.
29. The signage shall be constructed and maintained to the satisfaction of the Responsible Authority.
30. This permit will expire if:
 - 30.1. The development does not start within two (2) years of the date of this permit; or
 - 30.2. The development is not completed within four (4) years of the date of this permit; or

Continued...

Date Issued 21 December 2017Signature for and on behalf
of the Responsible Authority

ORDINARY COUNCIL MEETING - MINUTES

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

- 5 -

PLANNING PERMIT NO. PLN17/0274

Conditions Continued

30.3. The use does not start within six (6) months of the completion of the development; or

30.4. 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.

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

Notes:

- A building approval may be required prior to the commencement of the approved works.
- Any works undertaken within the road reservation and easements will require the developer to obtain a civil works permit from Council
- 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.
- Premises used for the sale or storage of food in any manner whatsoever are to be registered under the Food Act and require Council approval via the Chief Environmental Health Officer before occupation.

End of Permit Conditions

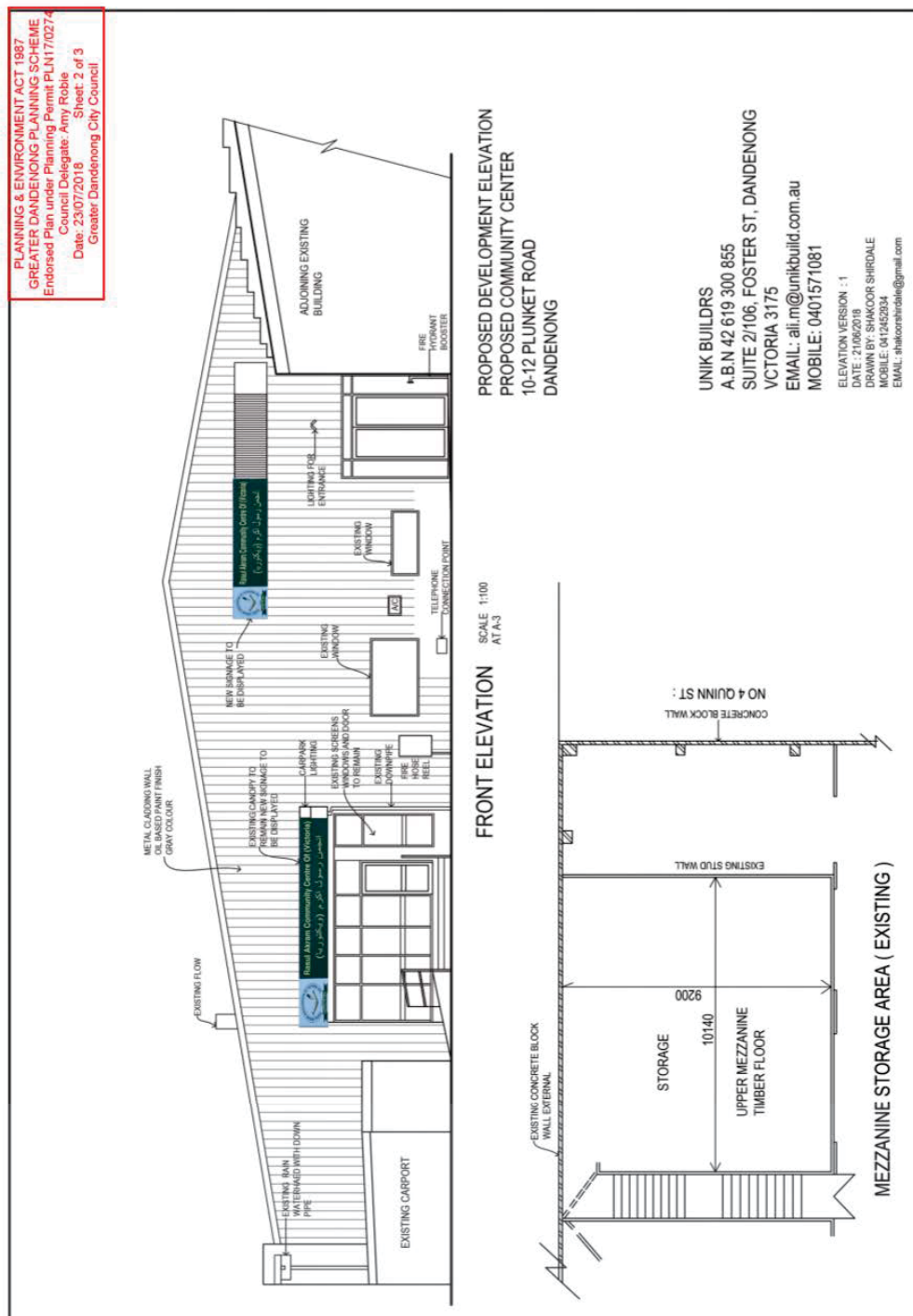
Under Division 1A of Part 4 of the **Planning and Environment Act 1987** a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Date Issued 21 December 2017Signature for and on behalf
of the Responsible Authority

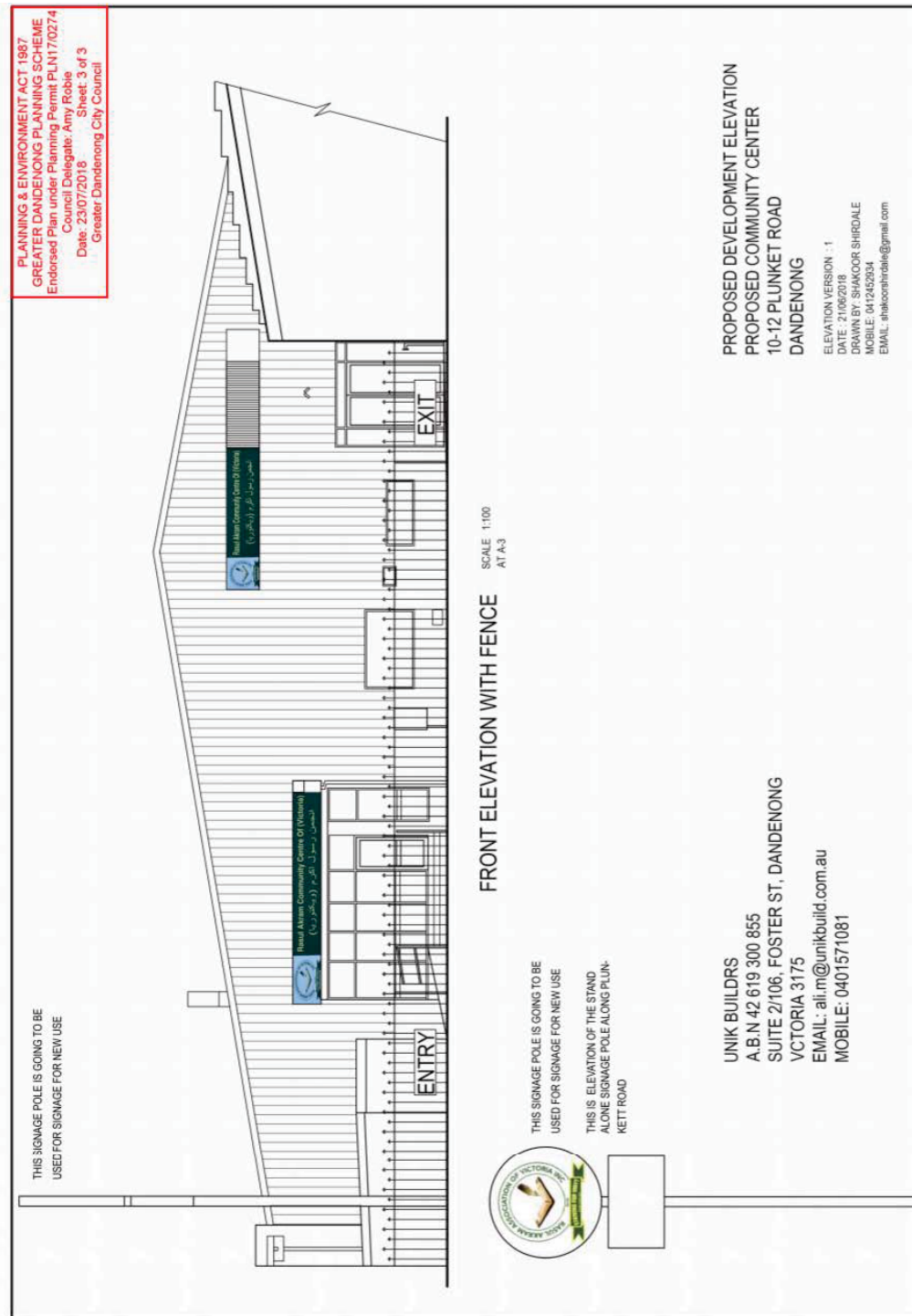
2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)



2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)



ORDINARY COUNCIL MEETING - MINUTES

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

ORDINARY COUNCIL MEETING - MINUTES

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

Conditions 4

The Security management plans are as follow:

- a) Rasul Akram Association will assign a responsible or a security officer or doorman to monitor the number of patron entre the premises in the time an event is happening in the community centre.
- b) The responsible security officer or doorman who is assigned for monitoring the building and the premises is will be keeping the register recording the number of patrons who entre the premises and he will inform the management staff.
- c) All the exiting measure will be taken by Rasul Akram Association management and staff to ensure that all the people who attend the centre will depart the premises and the surrounding area in an orderly manner and do not make distribution to the neighbours.
- d) Community centre security management and staff will be 100 % responsible and will take all the security measure to ensure that patrons who comes to the Centre has to queue to enter the premises in orderly manner maintain satisfactory clearance for the pedestrian on the footpads and oncoming traffic in order to not make congestion in the area.
- e) Once the number of patrons has been recorded and kept by the doorman he will pass the information management staff. Then measures will be taken by management and staff of Rasul Akram Association to ensure that patrons do not cause nuisance or annoyance to the persons and neighbours beyond the premises and building of the community centre. The community centre management will take all the measure so that don't make any destructions to the public to its surrounding area.
- f) Rasul Akram Association will do their best to work with the Victoria Police and, the City of Greater Dandenong and local resident to be an environmentally and friendly Community Centre. In order to keep the area security in peace and do not cause any destruction to the local resident. For example if there an event in the community centre we will let Victoria police and the City of Greater Dandenong know that we have and event in the centre.
- g) Our Association and community centre will have a telephone number as well as a website and email address so in case the local have any complaints they can reach us. Once we commence we will provide the information.
- h) Once Rasul Akram Association commence their work in the centre we will make a complaints register box and email address so that people can put their complaints in the box and send email or call us. We will keep record of all the complaint in our file in time of reasonable request from Victoria Police or City of Greater Dandenong will be available.

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 10-12 PLUNKETT ROAD,
DANDENONG (PLANNING APPLICATION NO. PLN17/0274.01)**

ATTACHMENT 3

LOCATION OF OBJECTORS

PAGES 2 (including cover)


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

2.3.1 Town Planning Application - No. 10-12 Plunkett Road, Dandenong (Planning Application No. PLN17/0274.01) (Cont.)



 = Subject site

 = Location of objector

 = Location of objector on petition

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01)

File Id:	217825
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Proposed development plans

Application Summary

Applicant:	Kostic & Associates Pty Ltd
Proposal:	Amendment to Planning Permit
Zone:	Green Wedge Zone A, abuts RDZ2
Overlay:	Vegetation Protection Overlay Schedule 1
Ward:	Red Gum

This application is to be determined at a Council meeting due to it proposing to increase the area that liquor can be sold and consumed.

The application proposes to amend the existing Planning Permit by amending the endorsed plans for the Serbian Sports Centre, generally involving:

- An increase in the area that liquor is allowed to be sold and consumed.
- Extension to the existing club rooms and main hall.

A permit is required pursuant to:

- Clause 35.05-5 of the Greater Dandenong Planning Scheme to construct a building or construct or carry out works
- Clause 52.27 of the Greater Dandenong Planning Scheme to increase the area that liquor is allowed to be consumed or supplied on the land

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. No objections have been received in response to the application.

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)**Assessment Summary**

The proposed buildings and works are considered to be consistent with the existing use and development of the site as a Place of Assembly and Sports Ground.

The proposed building additions are well setback from the road and any neighbouring properties, and will not impact on any existing vegetation. External colours and materials will match the existing buildings on the site and the overall building heights of the additions will not exceed the existing building heights. The increase in liquor licence area is reflective of the proposed building additions and does not result in any increase in number of patrons or hours of operation.

Recommendation Summary

As assessed, the proposal is consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme. The proposal appropriately responds to strategic policy, with this report recommending that the application be supported, and that the Planning **Permit** be Amended.

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)**Subject Site and Surrounds****Subject Site**

The subject site is located within the Green Wedge A Zone. The lot is rectangular in nature with a frontage of 197 metres to Perry Road and average depth of 395 metres.

- Overall site area; 7.39 hectares
- The site is currently developed with four (4) soccer fields, single storey club rooms, stands, double storey hall with an overall height of 8 metres and setback of approximately 55 metres from Perry Road, water tank, and 2 sheds with gravel carparking area at the front of the site and small dam to the rear south/west corner;
- The existing hall contains kitchen facilities, bar, dining area, stage and dance area and indoor basketball court;
- The site is home to the Springvale White Eagles Soccer Club;
- There is minimal vegetation located on the site generally found scattered along the boundaries of the site and the land is relatively flat;
- Access to the site is via an existing crossover from Perry Road adjacent to the northern side of the site.

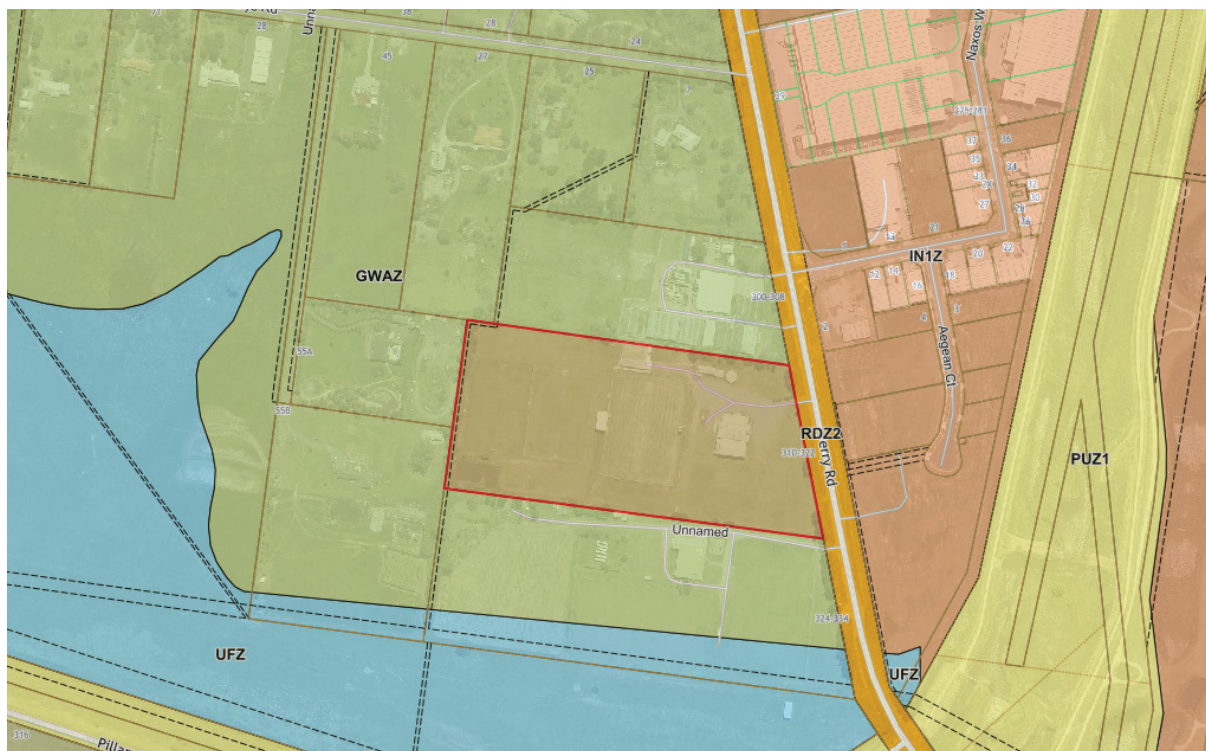
Surrounding Area

The site is generally surrounded by rural uses.

- Directly adjoining the subject site to the south is a similar use; home to the Gaelic football club which is developed with a double storey hall/ club rooms and 2 soccer fields.
- To the north, directly adjoining the subject site is Scotsburn Nurseries developed with multiple greenhouses and associated buildings.
- The rear (west) adjoining site is developed with 2 rural dwellings (55A & 55B Keys Rd).
- The land located on the opposite (east) side of Perry Road to the subject site is zoned Industrial and is currently being developed.
- Directly behind the industrial land approximately 200 metres to the east of the subject site is Dandenong Creek.
- Mordialloc creek is located approximately 330 metres to the south of the subject site with the land approximately 180 metres to the south of the subject site being an Urban Flood Zone.

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)

Locality Plan



Background

Previous Applications

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

- Planning permit No.99216 - Sporting and Social Club issued on 5 March, 1981.
- Planning permit No.85/15 - To erect advertising signs on the inside of the fence around the soccer arena.
- Planning permit No.400/87 – Use and development of a place of assembly & sports ground issued on 9 November, 1987.
- Planning permit No.93/113 - Floodlighting System.
- Planning permit No.93/308 - Extension of Hours.
- Planning permit No.94/222 – Illuminated signage
- Planning permit No.96/51 – Construction of Front Fences & Scoreboard
- Planning permit PLN01/0382 - Leisure & Recreation Facility Extension

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)**Proposal**

The application proposes to amend the existing planning permit by amending the endorsed plans. The proposal includes:

- An increase in the area that liquor is allowed to be consumed
- Extension to the existing club rooms and main hall

It is noted that the application is a retrospective application in response to Planning Compliance action.

The proposed buildings and works are discussed in more details as follows:-

Club Room building

The proposal seeks to extend the existing club room building to the east and south elevations.

The extension will convert the existing verandah to the south of the existing building into a club hall room which will allow for members to watch the games inside as well as a storage area. A verandah is proposed to the eastern elevation adjacent to the proposed hall and existing dining area. The works will result in an additional floor area of 398sqm.

The extension will be constructed from a flat Colorbond roof and Colorbond cladding to external walls. The extension will have a maximum overall building height of 3.5 metres and will match the existing building in terms of external colours.

Hall building

A small extension to the north/west elevation to increase the patio area. The extension will be in-line with the existing building, with an increase in floor area of 32sqm.

Extension of liquor license area

The applicant seeks to extend the existing red line area to incorporate the above building extensions to the hall and club room buildings. The application does not propose changes to the hours or patron numbers.

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.

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)**Planning Scheme and Policy Frameworks**

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

- Clause 35.05-5 (GWAZ) – To construct a building or construct or carry out works
- Clause 52.27 (Licensed Premises) – To increase the area that liquor is allowed to be consumed or supplied on the land

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a Green Wedge A Zone (GWAZ), as is the directly adjoining properties to the north, south and west. Properties on the opposite (east) side of Perry Road are located in IN1Z.

Perry Road is a designated Road Zone Category 2.

The purpose of the GWAZ outlined at Clause 35.05 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.*
- *To ensure that use and development promotes sustainable land management practices and infrastructure provision.*
- *To protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes.*
- *To recognise and protect the amenity of existing rural living areas.*

Pursuant to Clause 35.05-5, a permit is required to construct a building or construct or carry out works.

Overlay Controls

The subject site is affected by the following overlay:

Vegetation Protection Overlay Schedule 1 (VPO1)

A permit is not required under the VPO1 as the proposed buildings and works are not located near any existing vegetation and the application does not include the removal of any vegetation.

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)**State Planning Policy Framework**

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

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

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

Clause 11.01-1R Green Wedges – Metropolitan Melbourne is of relevance to the proposal which seeks “*To protect the green wedges of Metropolitan Melbourne from inappropriate development*”.

Clause 15.01 – Built Environment is also of relevance to the proposed development in particular **Clause 15.01-6S – Design for rural areas** of which the following strategies are of relevance:

- *Ensure that the siting, scale and appearance of development protects and enhances rural character.*
- *Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.*
- *Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands*

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:

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)

“The majority of the Greater Dandenong Green Wedge is in private ownership. It includes many facilities and land uses of strategic importance to the surrounding region and to the wider metropolitan area, including:

- *The Eastern Treatment Plant and related odour buffers.*
- *Areas of landscape and environmental significance.*
- *Areas with potential for waste-water recycling.*
- *Designated odour and safety buffers near the Dandenong South industrial area.*
- *Locations with productive agricultural potential.*

Council’s Green Wedge Management Plan (Revised, January, 2017) sets out the vision, objectives and actions for the future management of the green wedge.”

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**.

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 the following:

Clause 21.05 – Built Form in particular **Clause 21.05-4 – Green Wedge** which has the following objectives:

- *To ensure the open, landscape-dominated vistas throughout the Greater Dandenong Green Wedge are maintained and protected.*
- *To identify, protect and promote existing heritage values*

Clause 22.02 – Green Wedge is relevant to the proposal. The vision for the Greater Dandenong Green Wedge is that:

“The Greater Dandenong Green Wedge will provide a green spacious relief from surrounding urban development. It will support a range of activities – agriculture, water treatment, recreation, education, and rural living – that are carefully located and designed to respect the important environmental, cultural heritage, water management, landscape, and amenity values and functions of the region.”

Particular Provisions

Clause 51.02 – Metropolitan Green Wedge Land. The purpose of this provision are:

- *To protect metropolitan green wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values.*
- *To protect productive agricultural land from incompatible uses and development.*
- *To ensure that the scale of use is compatible with the non-urban character of metropolitan green wedge land.*
- *To encourage the location of urban activities in urban areas.*

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)

- *To provide transitional arrangements for permit applications made to the responsible authority before 19 May 2004.*
- *To provide deeming provisions for metropolitan green wedge land*

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 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.*

It is noted that approval has been granted for the use of the subject site for a place of assembly and sports ground. As the use is not increasing with respect to the number of patrons, additional car parking is not required.

Clause 52.27 – Licensed Premises is of relevance with the purpose of the provision being:

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

Pursuant to Clause 52.27 a permit is required as the area that liquor is allowed to be consumed or supplied under the existing licence is to be increased.

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

Nil.

Restrictive Covenants

Nil.

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)

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

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

Diversity (Access & Equity)

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

Community Safety

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

Safe Design Guidelines

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

Referrals

The application was referred for comment to the following external referral authorities:

Victorian Commission for Gambling and Liquor Regulation	No objection, no conditions.
Victoria Police	No objection, no conditions.

Internal

The application was internally referred to the following Council departments for their consideration:

- Planning Compliance – no objections
- Community Services – no objections

The comments provided will be considered in the assessment of the application.

Advertising

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

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

The notification has been carried out correctly.

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)

Council has received no objections to date.

Assessment

It is considered reasonable that the application to amend the permit be approved on the following basis:

The proposed buildings and works are consistent with the existing use and development on the site for a place of assembly and sports ground. The proposed buildings and works respond appropriately to the purpose and objectives of the Green Wedge Zone and is respectful with the existing landscape character and values of the subject site and surrounds.

The addition to the existing hall room is minor in nature and will not result in any significant visual increase in terms of built form when viewed from Perry Road or directly adjoining properties. The proposed additions to the existing club rooms are also well screened from Perry Road, being setback approximately 160 metres from the front boundary and screened by existing buildings and vegetation on the site.

The proposed additions to both the hall and club rooms have an overall building height less than the existing buildings on the site to reduce the visual appearance of the additions on the surrounding landscape. The proposal does not require the removal of any vegetation and the proposed additions are not located within close proximity to any existing vegetation.

The existing use approved on the site under planning permit 400/87 issued on November 9, 1987 for a *'Place of Assembly and Sports Ground'* is not being altered. The subject site has approval for a maximum number of 950 patrons and a car parking area for 450 cars along with an overflow area for 630 cars. The proposed additions to the existing building and associated increased liquor license area will not have any impact on the existing car parking as there will be no increase to the number of patrons or hours of operation previously approved under Planning Permit 308/93, therefore, the proposed works do not result in any additional car parking requirements.

The extension to the existing liquor license area approved under license no. 32122002 approved on 14 December, 1993 is consistent with the decision guidelines of Clause 52.27 as whilst the area is increasing it is not considered to be a substantial increase in area with no change/ increase to the existing number of patrons approved on the site or hours of operation. Proposed condition 8 is included within this recommendation and details the proposed hours of the sale of liquor, reflecting the hours within the existing liquor license no. 32122002 for the site, thereby ensuring compliance with the existing approval provided by VCGLR.

Furthermore, due to the minor nature in the increase in area of the red line, there will be no negative cumulative impacts of the proposed license extension on the amenity of the surrounding area.

The existing planning permit PLN01/0382 proposed to be amended under the subject application was issued on 18 December, 2001 and authorises *"buildings and works for the construction of a pavilion with grandstand seating and floodlighting surrounding the main playing field"*. It is noted that there were no objections to the original planning permit and no previous amendments or extensions

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)

of time have been sought. The application will result in amendments to the endorsed plans and it is recommended that the submitted plans supersede any previous endorsed plans under permit PLN01/0382.

It is recommended that the permit preamble be amended as follows to better reflect the existing use and development of the site and the proposed extension to the liquor license;

“Buildings and works associated with the existing use of the site for a Place of Assembly and Sports ground and the sale and consumption of liquor”

Furthermore, it is recommended that permit conditions 5 through to 10 be included as new conditions on the permit regarding the extension to the red line plan.

Conclusion

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.

Overall the proposal is considered reasonable and is recommended for approval as;

- The application has been advertised and no objections have been received.
- The proposed buildings and works are consistent with the height of the existing buildings on the site and will not be visually obtrusive from the streetscape or neighbouring properties.
- The proposed addition to the red line plan is a minor addition and is considered appropriate for the site. There will be no negative cumulative impacts of the proposed licence extension on the amenity of the surrounding area.
- The amendment does not result in a transformation of the proposal.
- The amendments to the endorsed plans are considered to be in keeping with the intent and purpose of the original permit and can be supported.

Recommendation

That Council resolves to Grant amended planning permit PLN01/0382.01 in respect of the land known and described as 310-322 Perry Road, Keysborough for the purpose of buildings and works associated with the existing use of the site for a Place of Assembly and Sports ground, and the sale and consumption of liquor in accordance with the plans submitted with new conditions 5-10, as well as the original permit conditions.

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

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)

2. The use of floodlighting may operate only between the hours of 7.00am and 10.00pm, Monday to Sunday, unless with the further written consent of the Responsible Authority.
3. Floodlighting must be directed and baffled so that no nuisance or loss of amenity is caused to any person beyond the site.
4. The applicant and/or operator of this permit must ensure that no fill brought to the site originates from any land which is identified by the Environment Protection Authority in the "State Register of Contaminated Sites" as being contaminated.
5. The licensed area shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority and VCGLR (Victorian Commission for Gambling and Liquor Regulation).
6. Rubbish, including bottles and packaging material, must at all times be stored within the building and screened from external view (except when collection is to occur the following morning).
7. Except with the prior written consent of the Responsible Authority, any application made to the VCGLR (Victorian Commission for Gambling and Liquor Regulation) must be for the onsite consumption of liquor only.
8. Except with the prior written consent of the Responsible Authority, the sale of liquor may only occur between the following hours:
 - a) Sunday Between 10 a.m. and 11 p.m; and
 - b) Good Friday and Anzac Day Between 12 noon and 11 p.m.

At any time on any day except for Sunday, Good Friday and Anzac Day, but including the hour of 12 midnight to 1 a.m. in the morning on a Sunday, Good Friday and Anzac Day.
9. The operator or security staff of the premises must take reasonable steps to ensure that patrons leaving the premises act in an orderly manner and to the extent reasonably practicable must discourage patrons from loitering within the vicinity of surrounding residences.

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)

10. At all times when the approved use is operating, a person over the age of 18 years (Manager) must be present at the premises. The Manager must ensure that activities on the Land and the conduct of persons entering, leaving and present on the Land do not have a detrimental impact on the amenity of the area to the satisfaction of the Responsible Authority.

The operator must authorise the Manager on behalf of the operator:

a) to make statements at any time to any officer of the Responsible Authority, the Victoria Police or an authorised person defined under the Liquor Control Reform Act 1998; and

b) to take action in accordance with a direction by such officer.

11. This permit will expire if:

11.1. The development does not start within two (2) years of the date of this permit, or

11.2. The development is not completed within four (4) years of the date of this permit.

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

Notes

- A Building Approval may be required prior to the commencement of the approved works.

MINUTE 1436

Moved by: Cr Matthew Kirwan

Seconded by: Cr Tim Dark

That Council resolves to Grant amended planning permit PLN01/0382.01 in respect of the land known and described as 310-322 Perry Road, Keysborough for the purpose of buildings and works associated with the existing use of the site for a Place of Assembly and Sports ground, and the sale and consumption of liquor in accordance with the plans submitted with new conditions 5-10, as well as the original permit conditions.

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

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)

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The operator must authorise the Manager on behalf of the operator:

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)

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

Notes

- **A Building Approval may be required prior to the commencement of the approved works.**

CARRIED

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 310-322 PERRY ROAD,
KEYSBOROUGH (PLANNING APPLICATION NO. PLN01/0382.01)**

ATTACHMENT 1

ASSESSED PLANS

PAGES 14 (including cover)

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

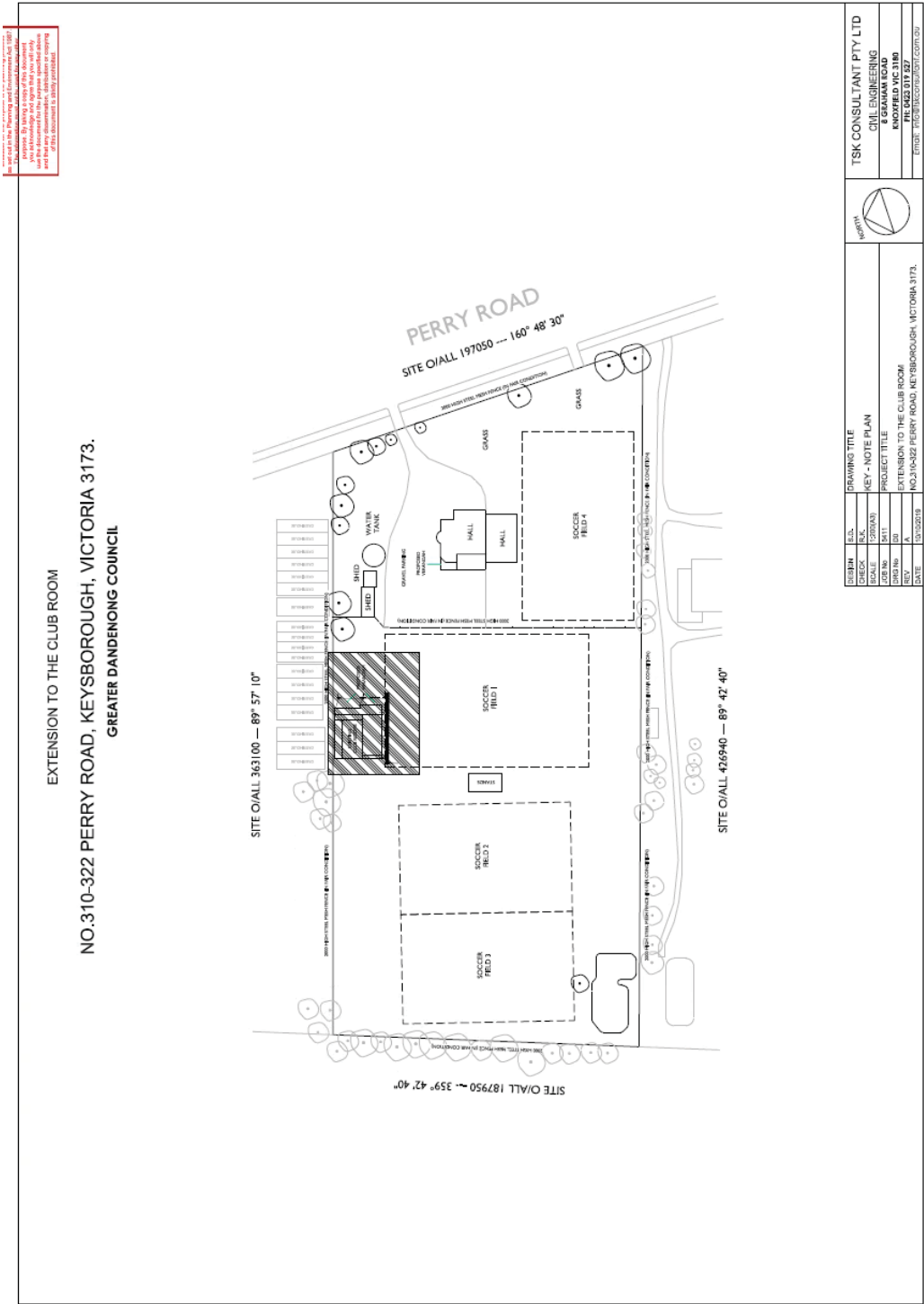
2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)



2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)



2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)



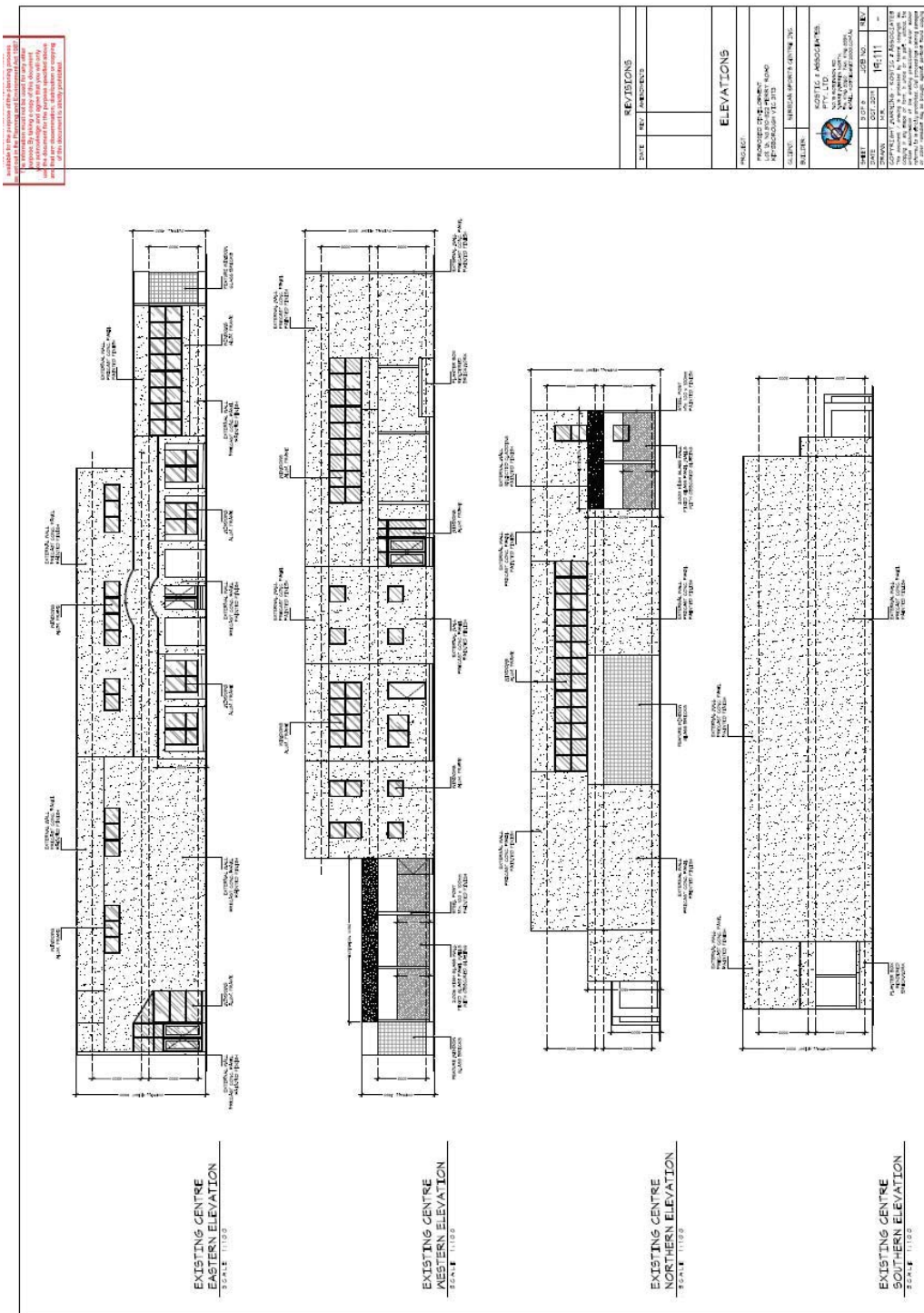
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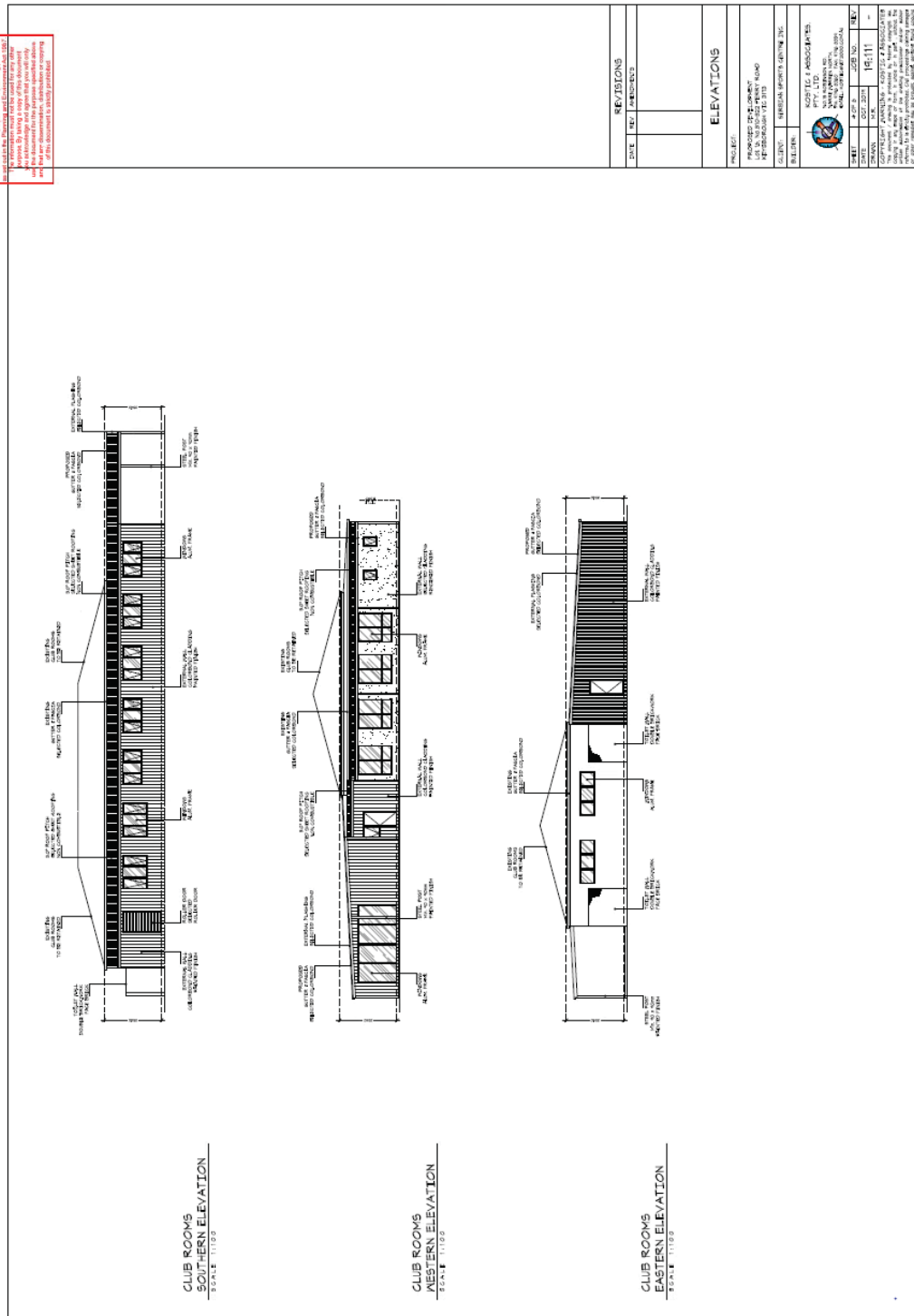
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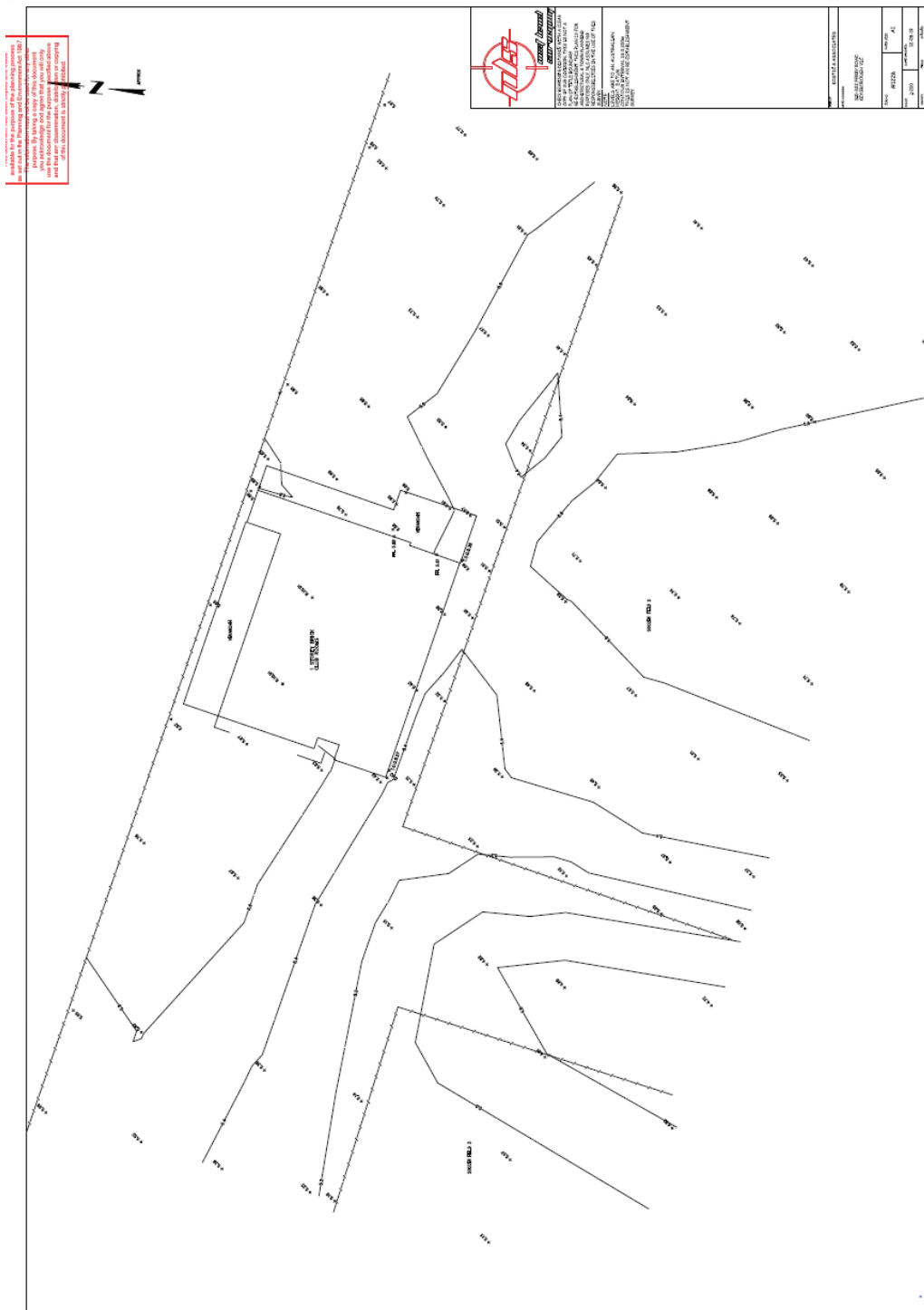
ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)

ORDINARY COUNCIL MEETING - MINUTES

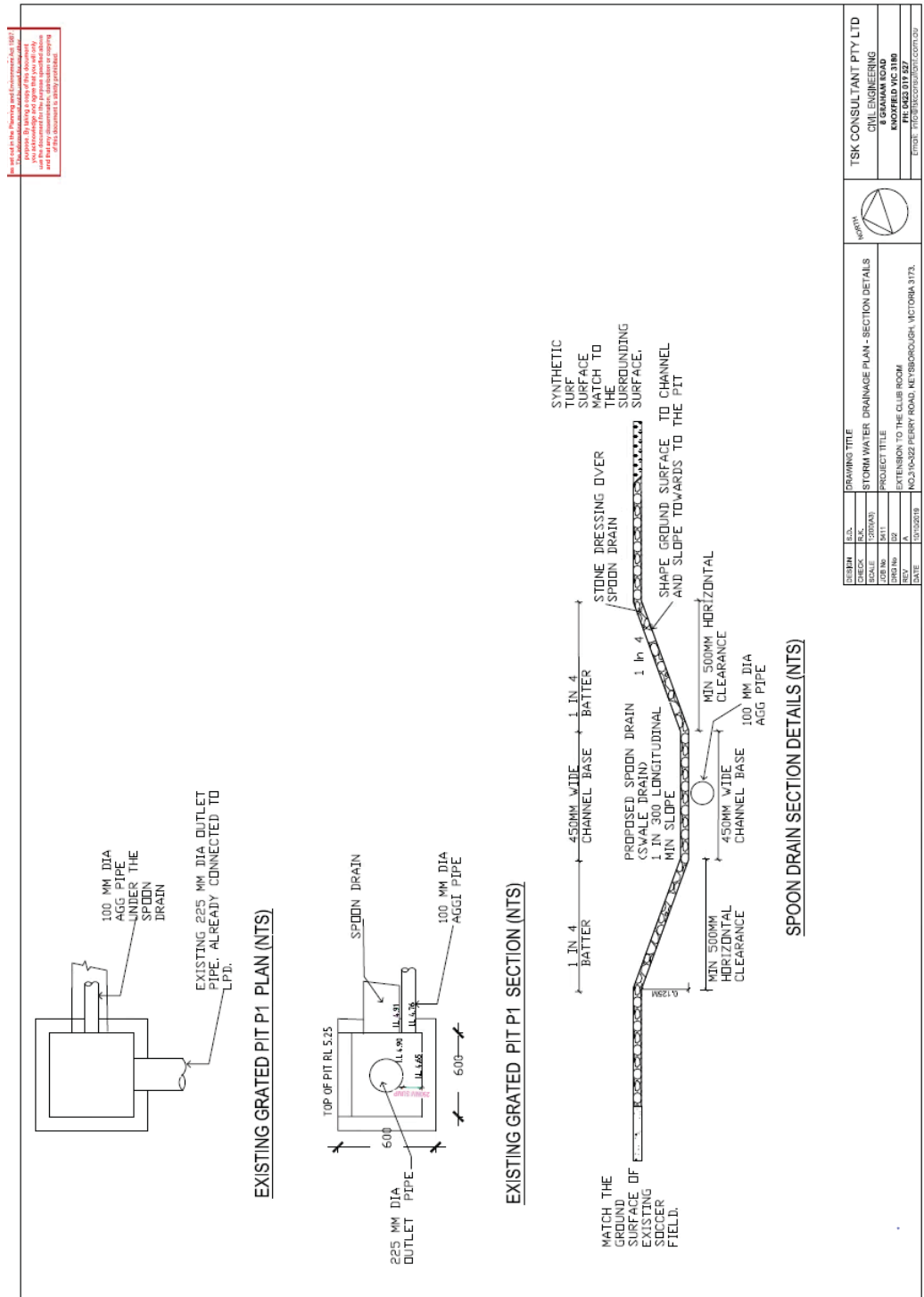
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ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)



2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)

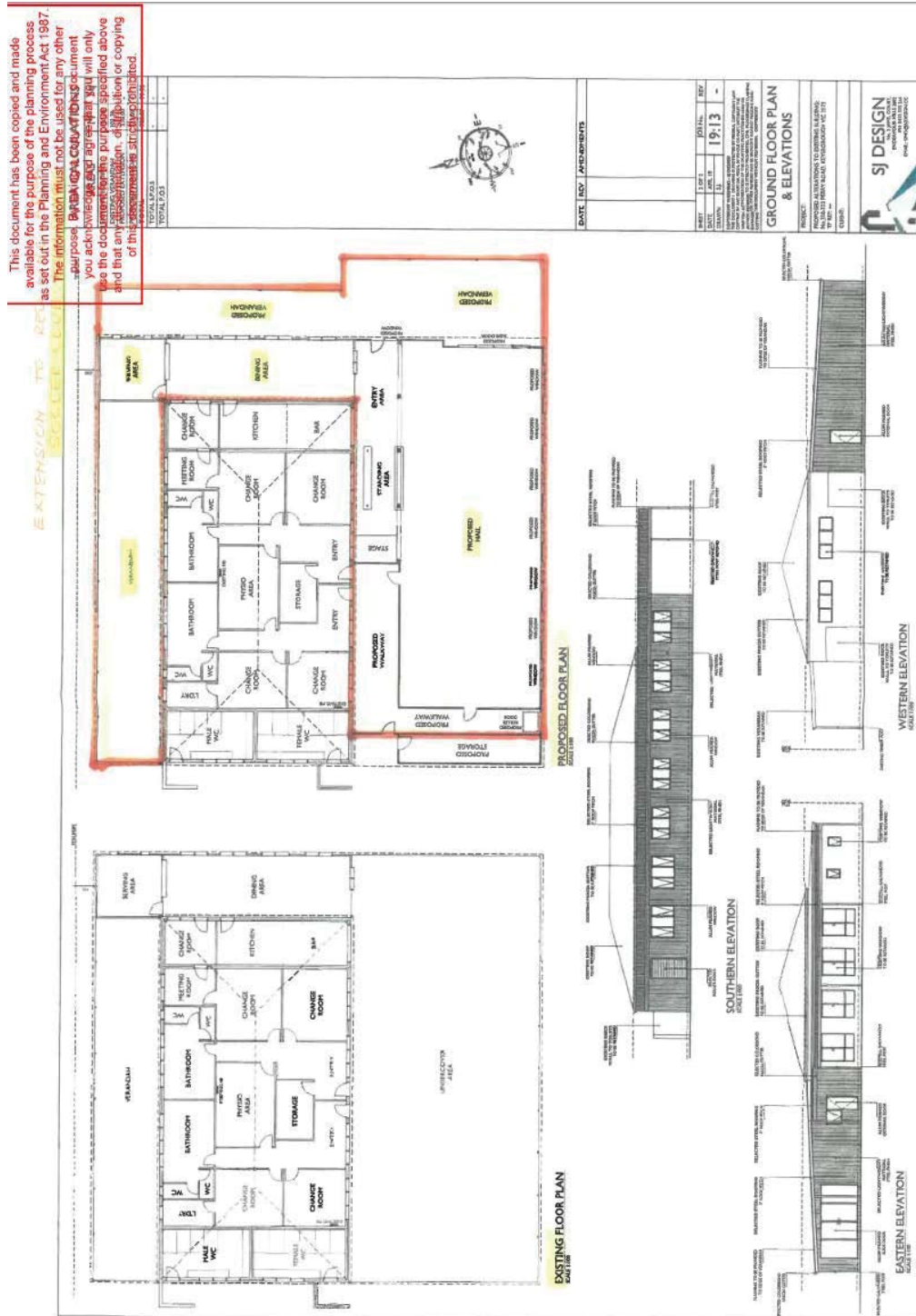


2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)



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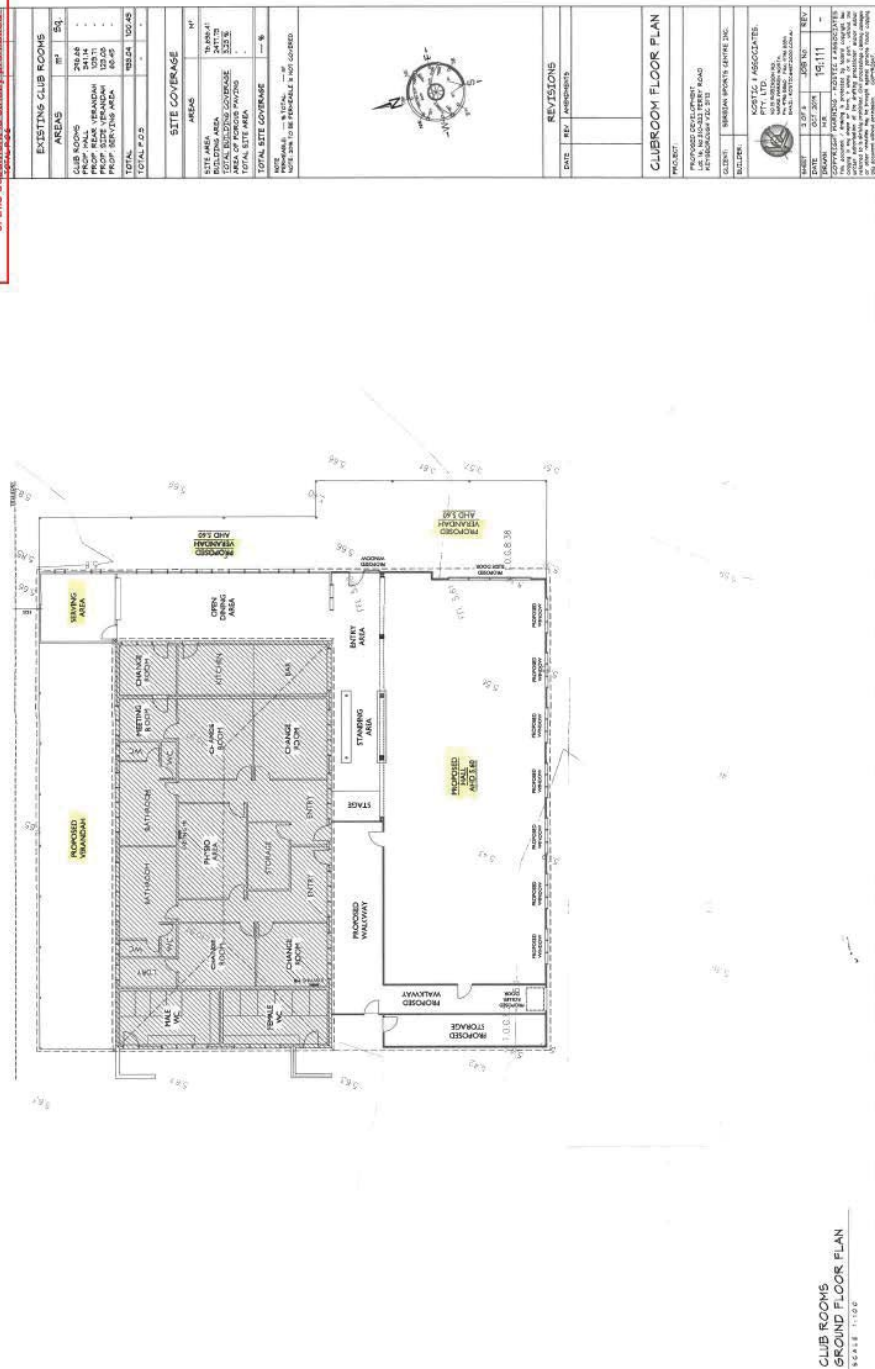
2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)



ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 310-322 Perry Road, Keysborough (Planning Application No. PLN01/0382.01) (Cont.)

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292)

File Id:	119710
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Clause 55 Assessment Clause 52.06 Assessment

Application Summary

Applicant:	Studio 2 Architects
Proposal:	Development of the land for five (5) triple storey dwellings and subdivision of the land into five (5) lots
Zone:	Residential Growth Zone Schedule 2, abuts RDZ2
Overlay:	Nil
Ward:	Lightwood

The application proposes the development of five (5) triple storey dwellings and subdivision of the land into five (5) lots.

A permit is required pursuant to:

- Clause 32.07-5 (RGZ2) of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot
- Clause 32.07-3 (RGZ2) of the Greater Dandenong Planning Scheme to subdivide the land

Objectors Summary

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

- Overlooking
- Planting of trees near objector's boundary
- Increased traffic congestion
- Overshadowing

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

- Triple storey height

Assessment Summary

The subject site is well suited for medium density housing given the subject sites location within close proximity to the Springvale Activity Centre; Springvale train station; as well as being located within the Principal Public Transport Network area (PPTN).

The development is considered to be respectful of the neighbourhood character by providing sufficient setbacks from the side and rear boundaries to allow for a reasonable level of landscaping to occur. The use of varying building materials and finishes to the external walls and staggered setbacks provides a level of articulation breaking up the visual appearance of the triple storey built form when viewed from the streetscape and adjoining residential properties.

Recommendation Summary

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

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Subject Site and Surrounds****Subject Site**

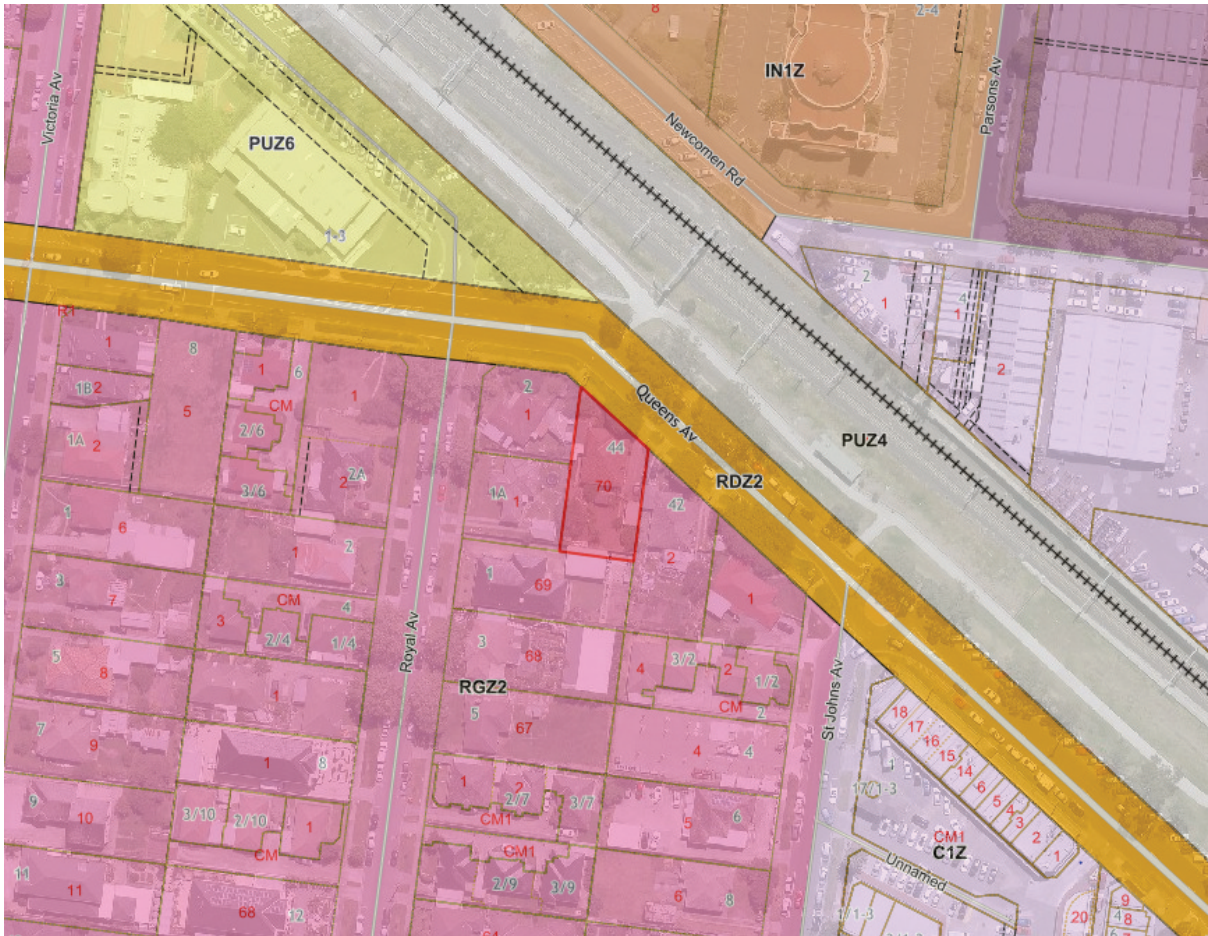
- The subject site is irregular in shape with a northern frontage of 24.55 metres to Queens Avenue, average depth of 35 metres and rear boundary of 20.12 metres.
- Total overall site area of 720 square metres.
- The site is currently developed with a single storey brick dwelling and associated outbuildings.
- In terms of topography the site is relatively flat and contains scattered vegetation throughout the site, none of which are considered significant.
- Access to the site is via a single width crossover from Queens Avenue adjacent to the eastern side of the site

Surrounding Area

- Directly adjoining the subject site to the east (side), south (rear) and west (side) are residential properties (RGZ2) each developed with a single dwelling and all providing single storey construction.
- Queens Avenue is a designated Road Zone Schedule 2 (RDZ2).
- Directly opposite the subject site on the northern side of Queens Avenue is Public Use Zone Schedule 4 (PUZ4) Springvale Railway Track and walking trail (Djerring Trail).
- Approximately 70 metres to the north is industrial (IN1Z) and commercially zoned land (C1Z & C2Z) developed with a mixture of factories, places of assembly/ worship and retail outlets.
- Existing residential development within the immediate area consists of single storey dwellings constructed around 1960. More recent double storey dwellings can be found scattered throughout the area. Existing dwellings are a mixture of brick, render and weatherboard. Low level front fences are common.
- Springvale train station is located approximately 320 metres to the south/east of the subject site.
- Springvale Activity Centre is located approximately 81 metres to the south/east along Queens Avenue.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Locality Plan



Background

Previous Applications

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

Proposal

The application proposes the construction of five (5) triple storey dwellings and subdivision of the land into five (5) lots.

The dwellings are sited along the east and west sides of the site with a central shared driveway through the middle of the site.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Dwellings 1, 3 & 5 are located on the western side of the site, with the built form connected at all three storeys. Dwellings 2 & 5 are located on the eastern side of the site, with the built form connected at the ground and first floors with a separation distance of approximately 1.5 metres between the third storeys.

Each of the ground floors contain the kitchen and dining areas, first floors contain the main living area and bedrooms with each dwelling provided with a balcony. The second floor contains additional bedrooms.

Each dwelling is provided with a double garage attached to the dwellings. The garages are sited on the eastern and western side boundaries.

Access to the site is via 3.3 metre wide new crossover centrally located at the front of the site from Queens Avenue.

The dwellings are of a contemporary design with both pitched and flat roofs and external wall materials consisting of bricks, vertical timber cladding, render and Colorbond cladding.

Key details of the proposal are as follows:

Overall building height	9.95 metres
Front setback	3.50 metres
Minimum setbacks	<p>Ground Floors</p> <p>East (side): Zero to 1m</p> <p>South (rear): Zero to 2.44m</p> <p>West (side): Zero to 1m</p> <p>First Floors</p> <p>East (side): 1m</p> <p>South (rear): 2m (approx.)</p> <p>West (side): 1.7m</p> <p>Second Floors</p> <p>East (side): 3m (approx.)</p> <p>South (rear): 4.1m</p> <p>West (side): 3m (approx.)</p>

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Number of bedrooms	D1, D2 & D4: 4 bedrooms D3 & D5: 3 bedrooms
Open space type	D1 Total private open space: 64.52sqm Ground level private open space: 51.64sqm First floor balcony: 12.88sqm D2 Total private open space: 62.47sqm Ground level private open space: 46.42sqm First floor balcony: 16.05sqm D3 Total private open space: 29.16sqm Ground level private open space: 17.40sqm First floor balcony: 11.76sqm D4 Total private open space: 38.53sqm Ground level private open space: 28.20sqm First floor balcony: 10.33sqm D5 Total private open space: 21.13sqm Secluded Private Open Space: 10.67sqm First floor balcony: 10.46sqm
Subdivision	Lot 1: 118.54sqm Lot 2: 119.14sqm Lot 3: 88.57sqm Lot 4: 103.91sqm

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

	Lot 5: 80.37sqm Common Property: 199.86sqm
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A copy of the submitted plans is included as Attachment 1.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- Clause 32.07-5 (RGZ2) of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot
- Clause 32.07-3 (RGZ2) of the Greater Dandenong Planning Scheme to subdivide the land

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a Residential Growth Zone Schedule 2, as is the surrounding area directly to the east (side), south (rear) and west (side) with land on the opposite side of Queens Avenue zoned Public Use, Industrial and Commercial.

Queens Avenue is a designated Road Zone Category 2.

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.*

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

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

- *Standard B6 (Minimum Street Setback) – As per B6 or 5 metres, whichever is the lesser;*
- *Standard B8 (Site Coverage) – Maximum of 70%;*
- *Standard B13 (Landscaping) – 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees;*
- *Standard B28 (Private Open Space) – An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room; or*

A balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or

A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; and

- *Standard B32 (Front Fence Height) – Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.*

Pursuant to:

- Clause 32.07-3 (RGZ), a permit is required to subdivide land.
- Clause 32.07-5 (RGZ), a permit is required to construct two or more dwellings on a lot.

Overlay Controls

No overlays affect the subject site or surrounding area.

State Planning Policy Framework

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

(a) To provide for the fair, orderly, economic and sustainable use, and development of land.

(b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.

(c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

(d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

(e) To protect public utilities and other facilities for the benefit of the community.

(f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).

(g) To balance the present and future interests of all Victorians.

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

Clause 11 Settlement states that planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, amongst others.

Managing growth is the focus of **Clause 11.02** which includes an objective that aims to ensure a sufficient supply of land is available for residential development, which is relevant to the current application.

Clause 15 Built environment and heritage seeks to ensure that planning achieves high quality urban design and architecture that meets a number of objectives. The following objectives are of relevance to the current application:

- To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.
- To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.
- To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

Housing is the focus of **Clause 16** and includes the following provisions:

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

Clause 16.01-2S Location of residential development includes an objective that aims to locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.

There are a number of objectives of relevance to the current application under **Clause 18 Transport** including the following:

- To create a safe and sustainable transport system by integrating land-use and transport.
- To promote the use of sustainable personal transport.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

- To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.

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:

- *Higher density housing is generally located in proximity to railway stations and major shopping centres.*
- *The highest concentrations of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres.*

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

- *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 Clause 21.05 Built Form.

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

21.04-1 Housing and community

Objective 1.

To encourage and facilitate a wide range of housing types and styles which increase diversity and cater for the changing needs of households.

Strategies

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

1.2 Promote subdivision that provides for a range of lot sizes to cater for the diversity of the community of Greater Dandenong.

1.3 Encourage the provision of housing that is adaptable to support the needs of the changing needs of present and future residents.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

1.5 Encourage innovative redevelopment and renewal of deteriorating housing stock and older styled higher-density apartments and multi-unit developments.

Objective 2.

To respect and improve residential environments.

Strategies

2.1 Strongly encourage new residential development to make a positive contribution to the identified future character of each residential Future Change Area.

2.2 Encourage developments to exceed minimum compliance with the requirements of Clauses 54, 55 and 56, where appropriate and identified.

2.3 Encourage new residential development that incorporates adequate space for the planting and the long term viability and safe retention of canopy trees.

Objective 4.

To optimise residential consolidation around activity centres/transport nodes, and more efficient use of existing urban infrastructure.

Strategies

4.1 Actively encourage well designed medium and higher density housing in strategic locations and in areas nominated for substantial change.

4.2 Encourage and promote increased densities in the Residential Growth Zone areas, particularly those in proximity to the Dandenong, Springvale and Noble Park Activity Centres.

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

21.05-1 Urban design, character, streetscapes and landscapes

Objective 1.

To facilitate high quality building design and architecture.

Strategies

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

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

1.3 Encourage innovative architecture and building design.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

1.4 Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.

Objective 2.

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

Strategies

2.1 Promote views of high quality landscapes and pleasing vistas from both the private and public realm.

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

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

2.4 Encourage developments to provide for canopy trees.

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

Objective 6.

To ensure that design of the public and private environment supports accessibility and healthy living.

Strategies

6.1 Encourage new developments to provide for well connected cycle and pedestrian paths.

6.2 Encourage new developments to provide for safe environments.

6.3 Ensure that all new developments accord with and embrace universal design principles outlined in Council's 'Access and Inclusion Strategy for people with Disabilities 2004-2008'.

Objective 7.

To protect and improve streetscapes

Strategies

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

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

Objective 8.

To ensure landscaping that enhances the built environment

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Strategies

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

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

8.3 Ensure that landscaping is designed in accordance with 'Crime Prevention Through Environmental Design' (CPTED) principles.

21.05-3 Sustainability Environmentally Sustainable Development

Objective 1.

To encourage all development to achieve best practice environmentally sustainable outcomes.

Strategies

1.1 Encourage all development to incorporate environmentally sustainable design through energy efficiency, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology.

1.2 Encourage all development to adopt and incorporate water sensitive urban design principles.

1.3 Encourage all development to maximise passive design opportunities to create quality living and working environments.

1.4 Encourage all development to incorporate on-site renewable and low emission energy generation.

Clause 22.09 Residential Development & Neighbourhood Character Policy sets out Council policy for future residential development within the municipality, identifying which areas are suitable to undergo varied levels of change.

Relevant details from that policy include the following:

- *Support significant change and increased residential densities in the Substantial Change Areas (zoned RGZ1 and RGZ2).*
- *Achieve a stepping down in building height and dwelling density from the core of each Activity Centre to the Incremental Change Areas (zoned GRZ).*
- *Provide a transition in built form and density at the interface with the surrounding Incremental Change areas (zoned GRZ).*
- *Encourage residential development in the form of apartment and townhouse developments.*
- *Encourage well designed, site responsive three and four storey medium to high density residential developments that make a positive contribution to the streetscape and are visually interesting.*
- *Encourage consolidation of allotments to increase development potential and achieve improved design outcomes.*

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Clause 22.09-3.2 (Substantial Change Areas – Residential Growth Zone) provides design guidelines, some of which also relate to the variances to the requirements of standards to Clause 55 under the Schedule to the Residential Growth Zone. The guidelines consider matters such as: housing form; height; bulk & built form; and site design.

An assessment against this clause is included as Attachment 3.

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 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 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.

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

An assessment against this clause is included as Attachment 5.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Clause 53.01 – Public Open Space Contribution and Subdivision is of relevance:

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988

A requirement for the payment of public open space can be included as a permit condition.

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 4.

As the application includes the subdivision of the site **Clause 56 Residential Subdivision** needs to be assessed. The purposes of this provision are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create liveable and sustainable neighbourhoods and urban places with character and identity.*
- *To achieve residential subdivision outcomes that appropriately respond to the site and its context for:*
 - *Metropolitan Melbourne growth areas.*
 - *Infill sites within established residential areas.*
 - *Regional cities and towns.*
- *To ensure residential subdivision design appropriately provides for:*
 - *Policy implementation.*
 - *Liveable and sustainable communities.*
 - *Residential lot design.*
 - *Urban landscape.*
 - *Access and mobility management.*
 - *Integrated water management.*
 - *Site management.*
 - *Utilities.*

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (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, and Clause 65.02 for the approval of an application to subdivide land, are of relevance. These Clauses outline the requirements that the responsible authority must consider when determining the application.

Proposed Planning Scheme Amendments

Nil

Restrictive Covenants

Nil

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:

South East Water	No objection, subject to conditions
Melbourne Water	No objection, no conditions
Zinfra/United Energy	No objection, subject to conditions
Multinet Gas	No objection, subject to conditions

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Internal

The application was internally referred to the following internal departments. The comments provided will be considered in the assessment of the application.

ESD	No objection, subject to conditions
Waste	No objection, subject to conditions
Transport	No objection, subject to conditions
Civil	No objection, subject to conditions
Asset	No objection, subject to conditions
Arborist	No objection, subject to conditions

Advertising

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

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

The notification has been carried out correctly.

Council has received two (2) objections to date.

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

Consultation

A consultative meeting has not been held as less than four (4) objections were received. The concerns of the objectors are discussed below.

Summary of Grounds of Submissions/Objections

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

- **Triple storey height is too tall**

The proposal is located in a Residential Growth Zone, where the maximum building height should not exceed 13.5 metres. The proposal is 9.95 metres and considered to be appropriate in this zone. Under Clause 22.09-3.2 (substantial change areas- Residential Growth Zone) the area is suitable for developments up to three or four storeys, due to its locational attributes. Whilst the proposed development is one of the first properties within the immediate area to be redeveloped, it is considered to be respectful of the existing character of single to double storey dwellings through the use of similar building materials and appropriate boundary setbacks.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

- **Overlooking**

The applicant has appropriately responded to any amenity issues in terms of overlooking, by complying with Standard B22 – Overlooking (Clause 55). Windows with potential for overlooking are obscured with opaque glazing and first floor balconies have 1.7m high screens, which prevents any overlooking into the objectors properties.

- **Overshadowing**

The applicant has provided overshadowing diagrams which indicate that the directly adjoining properties to the east and west will have a reduction of sunlight due to the shadow cast from the proposed development. However, the extent of overshadowing complies with Standard B21 – Overshadowing and the secluded private open space of all existing neighbouring dwellings will still receive in excess of five hours of sunlight to an area greater than forty square metres with a minimum dimension of three metres between 9am and 3pm on 22 September

- **Increased traffic and parking within street from the development**

The proposal is for the development of five (5) dwellings, and pursuant to Clause 52.06 the proposal requires a total of ten (10) car spaces to be provided on the site. As the subject site is located within the Principal Public Transport Network Area (PPTN), there is no requirement to provide visitor parking. The proposal includes a total of ten (10) car spaces within the subject site, therefore meeting the car parking requirements.

Access to the site will be via a single crossover, this will not have any greater impact on existing parking within the street when compared to the existing site conditions associated with the single dwelling.

As mentioned the subject site is located within the PPTN area which means the site is within close proximity to the Springvale Train Station and public bus network, as well as being within walking distance to the Springvale Activity Centre, which will assist in encouraging any future residents to use these alternative modes of transportation.

- **Planting of trees near objector's boundary**

The objector's garage (1 Royal Ave) abuts the subject site to the rear and is the subject of concern for the objector in terms of leaves dropping on the roof. The majority of the garage adjoins the rear wall of the proposed development, with only a small portion either side adjoining the proposed landscaping areas. Therefore, there will be limited landscaping directly abutting the garage roof.

The landscaping plan provided by the applicant indicates the planting of native Frangeapaninis, Lilly Pilly's and Hop Goodenia's adjacent to the rear boundary which grow to a maximum height of between 3 to 10 metres, these plants will assist in softening the appearance of built form when viewed from the neighbouring properties and are considered reasonable.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Assessment****Development**

The proposed development of five (5) triple storey dwellings and associated subdivision is considered appropriate given the zoning of the site, and the fact that the subject site is strategically located within close proximity to the Springvale Activity Centre and public transport (Springvale train station and public bus system), making it the ideal location for medium density residential development.

Whilst the proposed triple storey development is one of the first of its kind in terms of redevelopment for the area, it is considered that the applicant has provided a design that is both respectful of the existing dwellings within the immediate area, whilst also providing a design that is compliant with the preferred neighbourhood character of the area given the sites strategic location within proximity to the Springvale Activity Centre. The area is slowly undergoing a period of change with the emergence of more medium residential development occurring within the surrounding streets. The proposed triple storey 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 dwellings on the directly adjoining lots to the east, south and west.

In order to break up the visual bulk of the development the application has used a variety of external building materials, finishes and staggered setbacks to the boundaries which provide both depth and a level of visual interest to the elevations.

Access to the site is via a shared central crossover and driveway which lessens the impact on the streetscape, and results in no change to the extent of existing on street parking compared to the existing conditions.

Sufficient solar access is provided to the dwellings with ground level areas of private open space provided to each of the dwellings along with first floor balconies which allows for a reasonable amount of natural light into the dwellings.

Car Parking

Car parking for the proposal has been provided in the form of double garages. The garages are located adjacent to each of the dwellings, well screened from the street.

Access to the site will be via a shared central crossover from Queens Avenue.

The application has been assessed against the design standards of Clause 52.06-8 as per the table attached to this report and is considered to comply with all of the design standards.

The proposal provides the minimum required number of car parking spaces within the subject site of ten (10). As the site is located within the PPTN area, Column B of Table 1 is applicable which has no requirement for the provision of visitor car parking.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Vegetation & Tree Impact (Site & Surrounds)**

The proposal includes the removal of all vegetation from the site. The vegetation proposed to be removed is not considered to be of any significance to warrant its retention and there is no permit trigger for vegetation removal for the subject site.

The proposed development provides a reasonable level of landscaping throughout the site to the front, side and rear boundaries. The dwellings are reasonably setback from the boundaries to allow sufficient replanting to occur within the side and rear gardens of the proposed dwellings including the planting of canopy trees.

The front setback of 3.5m and use of a shared single crossover allows for a more substantial level of landscaping to be achieved at the front of the site consistent with the level of planting found throughout the neighbourhood.

Clause 55

An assessment of the application against the requirements of Clause 55 of the Planning Scheme is attached to this report. The proposal is considered to satisfy all of the Objectives, and where a variation to a Standard is warranted this is discussed as follows:

Standard B6 - Clause 55.03-1 Street setback objective

The proposed front setback is a minimum of 3.5 metres. The required minimum Schedule setback is 5 metres, therefore the proposal seeks a variation of 1.5 metres.

The variation is considered reasonable to allow as the existing dwelling on the subject site has a setback of 2.8 metres and the adjoining dwelling to the east (42 Queens Avenue) also has a similar setback to the existing dwelling.

It is considered that the proposed variation is appropriate, given surrounding dwelling setbacks, and as the development allows for a reasonable level of landscaping within the frontage to still occur.

Standard B15 - Clause 55.03-10 Parking location objectives

Whilst the majority of habitable room windows within the proposed development are setback at least 1.5 metres from the shared driveway, a variation to the Dwelling 2 dining room window is sought which directly fronts the shared driveway and is provided with a setback of 0.4 metres. The variation is considered reasonable and unlikely to have an adverse impact on residents of the dwelling given the use of the room as a dining room and due to the window not directly abutting the accessway, but rather providing an area of landscaping between the shared accessway and the built form.

Clause 22.09 – Residential Development & Neighbourhood Character Policy

Clause 22.09 Residential Neighbourhood Development & Neighbourhood Character Policy sets out Council policy for future residential development within the municipality, identifying which areas are suitable to undergo varied levels of change.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

The subject site is located with the Substantial Change Area, and specifically within the Residential Growth Zone Schedule 2, Clause 22.09-3.2 seeks to achieve a transition in built form with high density residential developments of up to four (4) storeys.

Within the Substantial Change Areas, it is policy to support significant change and increased residential densities.

A full assessment of the application against the requirements of Clause 22.09 of the Planning Scheme is provided at attachment 3 to this report, demonstrating a high level of compliance.

Clause 56 Subdivision

The proposal is considered to satisfy all of the Objectives, and all of the Standards of Clause 56 of the Planning Scheme.

The proposal includes the subdivision of the site into five (5) lots and common property (driveway). The subdivision will accord with the layout of the development, and result in each dwelling being on an individual allotment.

Overall the proposed subdivision is considered to be consistent with the preferred neighbourhood character and can be supported, subject to conditions.

Environmentally Sustainable Design

Clause 22.06 of the Greater Dandenong Planning Scheme sets out that development should be energy efficient and encourage sustainable development.

Where an application proposes 3 or more dwellings, a Sustainable Design Assessment (SDA) must be submitted. Where an application proposes 10 or more dwellings, a Sustainable Management Plan (SMP) must be submitted.

The applicant has provided a Sustainable Design Assessment (SDA) with a BESS score of 50% which is considered to meet the requirements of Clause 22.06 of the Greater Dandenong Planning Scheme. The development incorporates environmentally sustainable design measures such as the use of underground water tanks and solar orientation of habitable room windows and private open space areas as mentioned above. Conditions will be imposed on any permit issued to ensure the approved SDA measures are appropriately implemented into the development.

Conclusion

The proposed development of five (5) double storey dwellings and associated subdivision is considered reasonable and is 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.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

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.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 44 Queens Avenue, Springvale, for the purpose of the development of the land for five (5) triple storey dwellings and subdivision of the land into five (5) lots in accordance with the plans submitted with the application subject to the following conditions:

- 1. 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.**
- 2. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 3. The development is to be constructed in accordance with the endorsed sustainable design initiatives as per the Sustainable Design Assessment (SDA) (prepared by Frater, dated May 31 2019 and 19/2/2020) to the satisfaction of the responsible authority.**
- 4. The provisions, recommendations and requirements of the endorsed SDA must be implemented and complied with to the satisfaction of the Responsible Authority. The endorsed SDA must not be altered without the prior written consent of the Responsible Authority.**
- 5. The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.**
- 6. Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied, to the satisfaction of the Responsible Authority.**
- 7. 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.**
- 8. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 9. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

10. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.
11. Before the approved building is occupied, 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.
12. 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.
13. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.
14. Letterboxes and all other structures (including visually obstructive fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-9.
15. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.
16. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.

All glazing must at all times be maintained to the satisfaction of the Responsible Authority.
17. Before the approved building is occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.

All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.
18. Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

- 19. Before the development starts, arrangements must be made with the Responsible Authority for the removal and replacement of the existing street tree to the satisfaction of the Responsible Authority. All costs associated with the removal and replacement of the street tree must be borne by the permit holder.**
- 20. Before the certification of the Plan of Subdivision, two (2) copies of an amended Plan of Subdivision to the satisfaction of the Responsible Authority must be submitted to the Responsible Authority for approval. The plan must be drawn by a registered land surveyor to scale and dimensioned. When approved the plan will be endorsed, and then form part of this permit. The plan must be drawn to scale and must be in accordance with the plan submitted with the application.**

The plan must show an easement as required by South East Water Condition 37 of this permit.

- 21. The subdivision as shown on the endorsed plans must not be altered, unless with the written consent of the Responsible Authority.**
- 22. Prior to Certification of the Plan of Subdivision the owner must provide evidence from a qualified Building Surveyor that the buildings are in conformity with relevant Building Regulations to the satisfaction of the Responsible Authority. This includes, but is not limited to, the fire rating of any structure or windows on or near proposed boundaries of the lots.**
- 23. Prior to the Statement of Compliance of the Plan of Subdivision, the owner of the land must either:**
 - 23.1. Complete the development of the land in the subdivision in accordance with this Planning Permit No. PLN19/0292 or any amended or subsequent permit; or**
 - 23.2. Complete all drainage retention systems, access provisions to each lot and enter into an agreement under Section 173 of the *Planning & Environment Act 1987* with the Responsible Authority to provide for:**
 - 23.2.1. The development of all the land in the subdivision to be in accordance with this Planning Permit No. PLN19/0292, or any amended or subsequent permit.**
 - 23.2.2. The owner to cover all costs relating to the preparation and registration of the Agreement (including costs incurred by the Responsible Authority).**

All to the satisfaction of the Responsible Authority.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

- 24. Prior to the issue of the Statement of Compliance, the owner of the land is required to pay to the Responsible Authority the sum of 5% of the site value of all the land in the subdivision (as valued by Council) as an Open Space Contribution.**
- 25. The owner of the land must enter into an agreement with:**
 - 25.1. a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and**
 - 25.2. a suitably qualified person for the provision of fibre-ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 26. Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:**
 - 26.1. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and**
 - 26.2. a suitably qualified person that fibre-ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 27. Provision must be made for the drainage of each lot shown on the approved Plan of Subdivision in accordance with plans and specifications to be submitted to and approved by the Responsible Authority, prior to occupation of the site, all to the satisfaction of the Responsible Authority.**
- 28. Prior to the Statement of Compliance being issued the following must be satisfied:**
 - 28.1. All works for the development must be completed to the satisfaction of responsible authority.**
 - 28.2. The proposed drainage works for the development must be completed in accordance with the approved plans.**
 - 28.3. Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**28.4. Asset Protection Permit to be finalised.****29. Multinet Gas Condition:**

A Statement of Compliance be obtained from Multinet Gas prior the plan of subdivision being released from the Titles Office.

30. United Energy Conditions:

Entering into an agreement with United Energy for the extension, upgrading or rearrangement of the electricity supply to the lots on the plan of subdivision. A payment to cover such costs of such works will be required.

31. Entering into an agreement with United Energy for an underground supply of electricity for the endorsed plan.**32. The plan of subdivision be submitted to United Energy Distribution Pty Ltd for certification in accordance with Section 8 of the Subdivision Act 1988.****33. South East Water Conditions:**

The owner of the subject land must enter into an agreement with South East Water for the provision of drinking water supply and fulfil all requirements to its satisfaction.

34. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.**35. The Plan of Subdivision must be accompanied by an Owners Corporation Schedule. All lots shown on the Plan of Subdivision must be included in the Owners Corporation Schedule;**

or

The owner of the subject land can enter into an agreement with South East Water for the provision of separate services to each individual lot.

36. Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the Subdivision Act 1988.**37. The Certified Plan of Subdivision should show a 2.0 metre wide Sewerage easement centrally located over the existing sewer main, as per the attached plan, to be in favour of South East Water Corporation pursuant to Section 12(1) of the Subdivision Act.****38. This permit will expire if:-**

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

- 38.1. The development does not start within two (2) years of the date of this permit, or
- 38.2. The development is not completed within four (4) years of the date of this permit, or
- 38.3. The Plan of Subdivision is not Certified within two (2) years from the date of issue of this permit.

The certified plan is valid for 5 years from the date of Certification.

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 of the development or the Certification of the Plan of Subdivision only.

Permit Notes

- A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.
- Approval of any retention system within the property boundary is required by the relevant building surveyor.
- Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.
- As this is an established site, the proposed internal drainage should be connected to the existing legal point of discharge. The applicant may apply for local drainage information, if available; otherwise on site verification should be undertaken by the applicant.
- A Vehicle Crossing Permit must be obtained from Council for all vehicular crossings prior to construction of the crossings. You may be required to apply for a Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.
- No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.

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

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

- **An application must be made with Council's Parks Department for the street tree removal. The street tree must only be removed by or under the supervision of the Council. Prior to removal of the tree the replacement cost must be paid to Council.**
- **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.**
- **The following South East Water agreement options are available:**
 1. **Application to enter into a Development Agreement-Works – If South East Water reticulated sewer/water/recycled water (as applicable) is required to be extended to service lots within the development**
 2. **Application For Notice of Agreement Subdivision-Non Works – If South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner only requires Statement of Compliance to release the titles (i.e. subdivision prior to building)**
 3. **Plumbing Industrial, Commercial, Units & Private Water application – If South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner wishes to commence construction of the building/s (i.e. building prior to subdivision)**

To lodge an application please visit our website: www.southeastwater.com.au.

- **The required forms to be submitted to Council in relation to telecommunications conditions can be found at the Advisory Note 49 – Telecommunications Services and Facilities in Subdivisions.**
- **For subdivisions without existing infrastructure on the street where an extension is required to the existing telecommunications network (such as new poles, lines, pits, towers or satellite dishes), the Australian Communications and Media Authority (ACMA) has a list of carriers (owners of a telecommunications network) that can provide written confirmation to a council that all lots are connected to or ready for connection to telecommunications services at**
<http://www.acma.gov.au/Industry/Telco/Carriers-and-service-providers/Licensing/register-of-licensed-carriers-licensing-i-acma>
- **For subdivisions with existing infrastructure on the street where lots have access to and can connect to the existing telecommunications network on an adjoining street through the installation of a starter conduit or lead-in connection only, a telecommunications network or service provider can also be a person or organisation that is qualified to install the starter conduit or lead-in connections and supporting infrastructure (usually through lead-in conduit or lead-in trenching) from the existing telecommunications network to a new lot or multi-lot building. To determine if your cabler is registered, please consult:**
<http://www.acma.gov.au/theACMA/Library/Corporate-library/Forms-and-registers/is-your-cabler-registered>

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

- In relation to providing pit and pipe design and build fibre ready services the NBN Co has provided a list of some of the pit and pipe suppliers and manufacturers at <http://www.nbnco.com.au/assets/documents/pit-and-pipe-supplier-list.pdf>
 - If you have a condition on your permit requiring the owner to enter into agreements with telecommunication and fibre ready services, the owner/developer should enter into these agreements as soon as possible; the agreement can take weeks to be processed and this may delay statement of compliance being issued. The statement of compliance will not be issued unless evidence of this agreement is provided from the authorised utility company; any submission from a contractor in relation to lead-ins in established areas must include documentation such as plans, photos of the lead-ins, and the registered person's qualifications.
-

Cr Youhorn Chea disclosed a Conflict of Interest (Indirect interest due to conflicting duties (s.78B) and (Indirect interest due to residential amenity being altered (s.78E) in Item No. 2.3.3: Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292), as he is the President of the Cambodian Association of Victoria which is located at 52 Queens Avenue, Springvale. Cr Youhorn Chea left the Chamber at 7.11pm prior to discussion and voting on this item.

MINUTE 1437

Moved by: Cr Sean O'Reilly
Seconded by: Cr Tim Dark

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 44 Queens Avenue, Springvale, for the purpose of the development of the land for five (5) triple storey dwellings and subdivision of the land into five (5) lots in accordance with the plans submitted with the application subject to the following conditions:

1. 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.
2. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.
3. The development is to be constructed in accordance with the endorsed sustainable design initiatives as per the Sustainable Design Assessment (SDA) (prepared by Frater, dated May 31 2019 and 19/2/2020) to the satisfaction of the responsible authority.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

- 4. The provisions, recommendations and requirements of the endorsed SDA must be implemented and complied with to the satisfaction of the Responsible Authority. The endorsed SDA must not be altered without the prior written consent of the Responsible Authority.**
- 5. The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.**
- 6. Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied, to the satisfaction of the Responsible Authority.**
- 7. 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.**
- 8. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 9. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 10. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 11. Before the approved building is occupied, 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.**
- 12. 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.**
- 13. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 14. Letterboxes and all other structures (including visually obstructive fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-9.**
- 15. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

- 16. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**

All glazing must at all times be maintained to the satisfaction of the Responsible Authority.
- 17. Before the approved building is occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.**

All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.
- 18. Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.**
- 19. Before the development starts, arrangements must be made with the Responsible Authority for the removal and replacement of the existing street tree to the satisfaction of the Responsible Authority. All costs associated with the removal and replacement of the street tree must be borne by the permit holder.**
- 20. Before the certification of the Plan of Subdivision, two (2) copies of an amended Plan of Subdivision to the satisfaction of the Responsible Authority must be submitted to the Responsible Authority for approval. The plan must be drawn by a registered land surveyor to scale and dimensioned. When approved the plan will be endorsed, and then form part of this permit. The plan must be drawn to scale and must be in accordance with the plan submitted with the application.**

The plan must show an easement as required by South East Water Condition 37 of this permit.
- 21. The subdivision as shown on the endorsed plans must not be altered, unless with the written consent of the Responsible Authority.**
- 22. Prior to Certification of the Plan of Subdivision the owner must provide evidence from a qualified Building Surveyor that the buildings are in conformity with relevant Building Regulations to the satisfaction of the Responsible Authority. This includes, but is not limited to, the fire rating of any structure or windows on or near proposed boundaries of the lots.**
- 23. Prior to the Statement of Compliance of the Plan of Subdivision, the owner of the land must either:**

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

- 23.1. Complete the development of the land in the subdivision in accordance with this Planning Permit No. PLN19/0292 or any amended or subsequent permit; or**
- 23.2. Complete all drainage retention systems, access provisions to each lot and enter into an agreement under Section 173 of the *Planning & Environment Act 1987* with the Responsible Authority to provide for:**
 - 23.2.1. The development of all the land in the subdivision to be in accordance with this Planning Permit No. PLN19/0292, or any amended or subsequent permit.**
 - 23.2.2. The owner to cover all costs relating to the preparation and registration of the Agreement (including costs incurred by the Responsible Authority).**

All to the satisfaction of the Responsible Authority.

- 24. Prior to the issue of the Statement of Compliance, the owner of the land is required to pay to the Responsible Authority the sum of 5% of the site value of all the land in the subdivision (as valued by Council) as an Open Space Contribution.**
- 25. The owner of the land must enter into an agreement with:**
 - 25.1. a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and**
 - 25.2. a suitably qualified person for the provision of fibre-ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 26. Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:**
 - 26.1. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and**

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

- 26.2. a suitably qualified person that fibre-ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
27. Provision must be made for the drainage of each lot shown on the approved Plan of Subdivision in accordance with plans and specifications to be submitted to and approved by the Responsible Authority, prior to occupation of the site, all to the satisfaction of the Responsible Authority.
28. Prior to the Statement of Compliance being issued the following must be satisfied:
- 28.1. All works for the development must be completed to the satisfaction of responsible authority.
- 28.2. The proposed drainage works for the development must be completed in accordance with the approved plans.
- 28.3. Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.
- 28.4. Asset Protection Permit to be finalised.
29. Multinet Gas Condition:
- A Statement of Compliance be obtained from Multinet Gas prior the plan of subdivision being released from the Titles Office.
30. United Energy Conditions:
- Entering into an agreement with United Energy for the extension, upgrading or rearrangement of the electricity supply to the lots on the plan of subdivision. A payment to cover such costs of such works will be required.
31. Entering into an agreement with United Energy for an underground supply of electricity for the endorsed plan.
32. The plan of subdivision be submitted to United Energy Distribution Pty Ltd for certification in accordance with Section 8 of the Subdivision Act 1988.
33. South East Water Conditions:
- The owner of the subject land must enter into an agreement with South East Water for the provision of drinking water supply and fulfil all requirements to its satisfaction.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

34. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.
35. The Plan of Subdivision must be accompanied by an Owners Corporation Schedule. All lots shown on the Plan of Subdivision must be included in the Owners Corporation Schedule;
- or
- The owner of the subject land can enter into an agreement with South East Water for the provision of separate services to each individual lot.
36. Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the Subdivision Act 1988.
37. The Certified Plan of Subdivision should show a 2.0 metre wide Sewerage easement centrally located over the existing sewer main, as per the attached plan, to be in favour of South East Water Corporation pursuant to Section 12(1) of the Subdivision Act.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**38. This permit will expire if:-**

- 38.1. The development does not start within two (2) years of the date of this permit, or**
- 38.2. The development is not completed within four (4) years of the date of this permit, or**
- 38.3. The Plan of Subdivision is not Certified within two (2) years from the date of issue of this permit.**

The certified plan is valid for 5 years from the date of Certification.

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 of the development or the Certification of the Plan of Subdivision only.

Permit Notes

- **A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.**
- **Approval of any retention system within the property boundary is required by the relevant building surveyor.**
- **Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.**
- **As this is an established site, the proposed internal drainage should be connected to the existing legal point of discharge. The applicant may apply for local drainage information, if available; otherwise on site verification should be undertaken by the applicant.**
- **A Vehicle Crossing Permit must be obtained from Council for all vehicular crossings prior to construction of the crossings. You may be required to apply for a Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.**
- **No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.**

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

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

- **An application must be made with Council's Parks Department for the street tree removal. The street tree must only be removed by or under the supervision of the Council. Prior to removal of the tree the replacement cost must be paid to Council.**
- **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.**
- **The following South East Water agreement options are available:**
 1. **Application to enter into a Development Agreement-Works – If South East Water reticulated sewer/water/recycled water (as applicable) is required to be extended to service lots within the development**
 2. **Application For Notice of Agreement Subdivision-Non Works – If South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner only requires Statement of Compliance to release the titles (i.e. subdivision prior to building)**
 3. **Plumbing Industrial, Commercial, Units & Private Water application – If South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner wishes to commence construction of the building/s (i.e. building prior to subdivision)**

To lodge an application please visit our website: www.southeastwater.com.au.

- **The required forms to be submitted to Council in relation to telecommunications conditions can be found at the Advisory Note 49 – Telecommunications Services and Facilities in Subdivisions.**
- **For subdivisions without existing infrastructure on the street where an extension is required to the existing telecommunications network (such as new poles, lines, pits, towers or satellite dishes), the Australian Communications and Media Authority (ACMA) has a list of carriers (owners of a telecommunications network) that can provide written confirmation to a council that all lots are connected to or ready for connection to telecommunications services**
at <http://www.acma.gov.au/Industry/Telco/Carriers-and-service-providers/Licensing/register-of-licensed-carriers-licensing+acma>
- **For subdivisions with existing infrastructure on the street where lots have access to and can connect to the existing telecommunications network on an adjoining street through the installation of a starter conduit or lead-in connection only, a telecommunications network or service provider can also be a person or organisation that is qualified to install the starter conduit or lead-in connections and supporting infrastructure (usually through lead-in conduit or lead-in trenching) from the existing telecommunications network to a new lot or multi-lot building. To determine if your cabler is registered, please consult: <http://www.acma.gov.au/theACMA/Library/Corporate-library/Forms-and-registers/is-your-cabler-registered>**

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

- In relation to providing pit and pipe design and build fibre ready services the NBN Co has provided a list of some of the pit and pipe suppliers and manufacturers at <http://www.nbnco.com.au/assets/documents/pit-and-pipe-supplier-list.pdf>
- If you have a condition on your permit requiring the owner to enter into agreements with telecommunication and fibre ready services, the owner/developer should enter into these agreements as soon as possible; the agreement can take weeks to be processed and this may delay statement of compliance being issued. The statement of compliance will not be issued unless evidence of this agreement is provided from the authorised utility company; any submission from a contractor in relation to lead-ins in established areas must include documentation such as plans, photos of the lead-ins, and the registered person's qualifications.

CARRIED

Cr Youhorn Chea returned to the Chamber at 7.12pm.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 44 QUEENS AVEUNE, SPRINGVALE
(PLANNING APPLICATION NO. PLN19/0292)**

ATTACHMENT 1

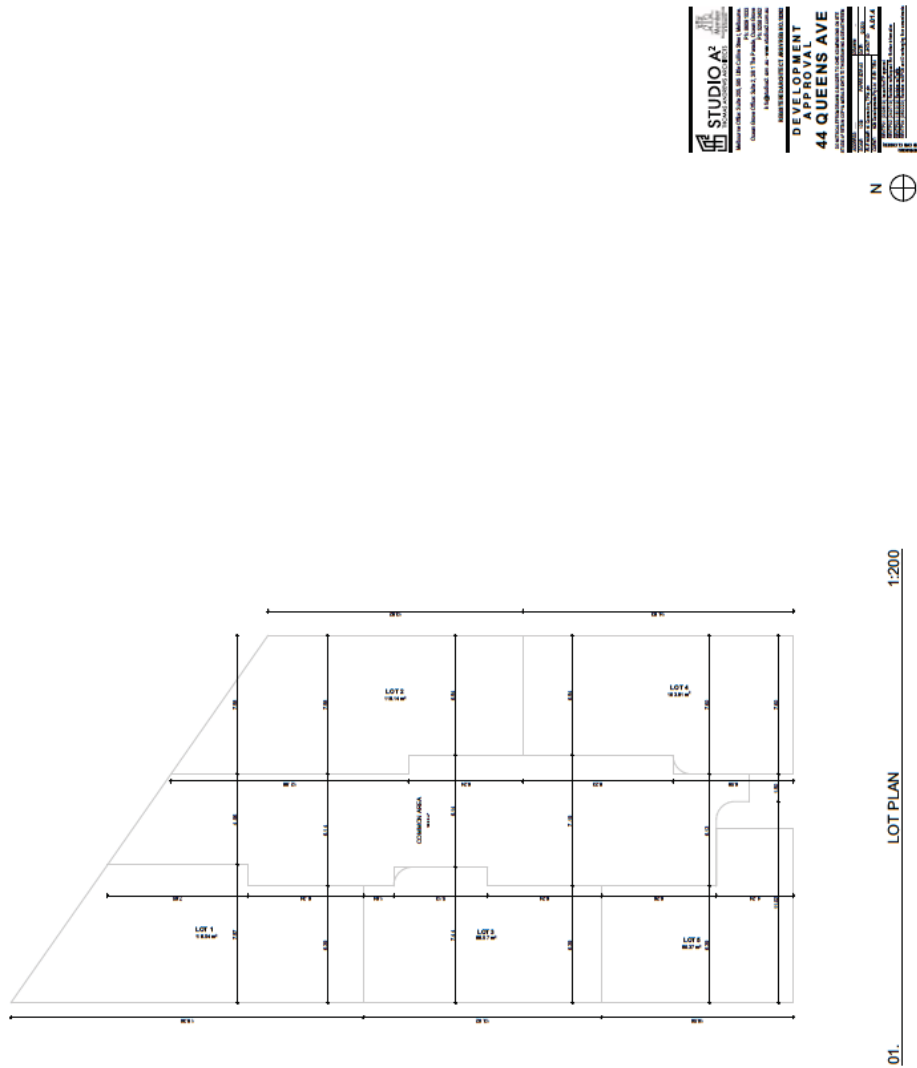
SUBMITTED PLANS

PAGES 20 (including cover)

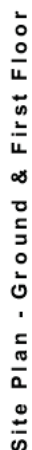
If the details of the attachment are unclear please contact Governance on 8571 5235.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Lot Diagram



2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)



2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

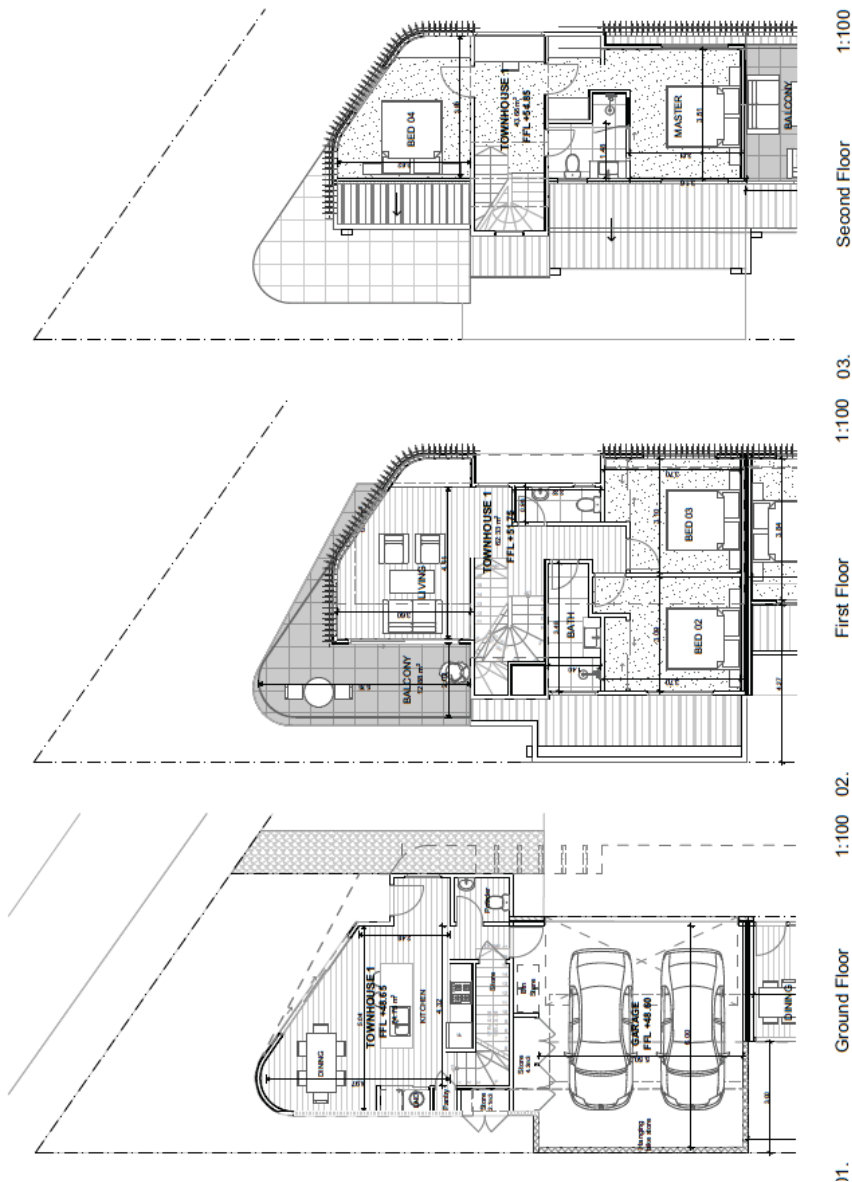


2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

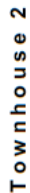
STUDIO A²
 COMMERCIAL REAL ESTATE
 1100 Avenue of the Americas, Suite 1200
 New York, NY 10020
 Tel: 212 366 1000
 Fax: 212 366 1001
 E-Mail: info@a2ny.com
 Website: www.a2ny.com



Townhouse 1



2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

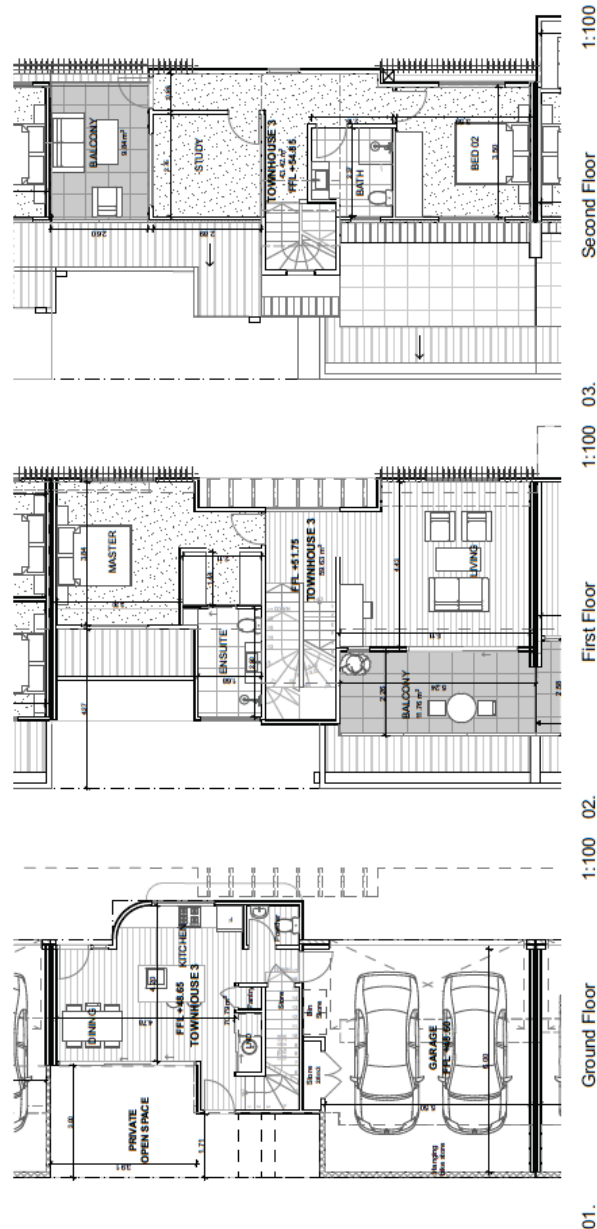


ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Townhouse 3

- [illegible]



ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

SUSTAINABLE DESIGN ASSESSMENT NOTES

WATER & WASTEWATER

- Provide an L1000 underground water tank to each residence. Location: underground plan.
- Provide a 1000-gallon rainwater storage tank to each residence. Pump to be provided for each system. Pump room to be located in the basement.
- Flaring system to be installed for the tanks. Use direct vent.
- Provide a 1000-gallon rainwater storage tank to each residence. Pump to be provided for each system. Pump room to be located in the basement.
- Provide a 1000-gallon rainwater storage tank to each residence. Pump to be provided for each system. Pump room to be located in the basement.

ENERGY

- Provide a 1000-gallon rainwater storage tank to each residence. Pump to be provided for each system. Pump room to be located in the basement.
- Provide a 1000-gallon rainwater storage tank to each residence. Pump to be provided for each system. Pump room to be located in the basement.
- Provide a 1000-gallon rainwater storage tank to each residence. Pump to be provided for each system. Pump room to be located in the basement.

INDOOR AIR QUALITY

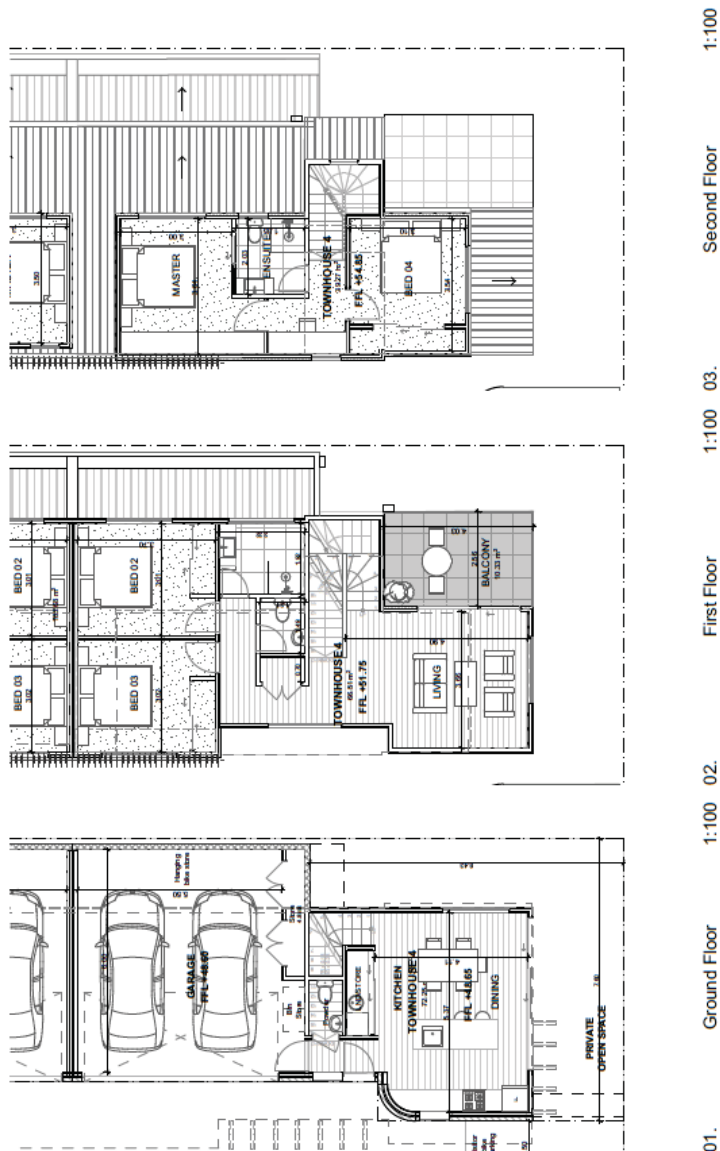
- Provide a 1000-gallon rainwater storage tank to each residence. Pump to be provided for each system. Pump room to be located in the basement.
- Provide a 1000-gallon rainwater storage tank to each residence. Pump to be provided for each system. Pump room to be located in the basement.
- Provide a 1000-gallon rainwater storage tank to each residence. Pump to be provided for each system. Pump room to be located in the basement.

NO CARBON DIOXIDE EMISSIONS

- Provide a 1000-gallon rainwater storage tank to each residence. Pump to be provided for each system. Pump room to be located in the basement.
- Provide a 1000-gallon rainwater storage tank to each residence. Pump to be provided for each system. Pump room to be located in the basement.
- Provide a 1000-gallon rainwater storage tank to each residence. Pump to be provided for each system. Pump room to be located in the basement.



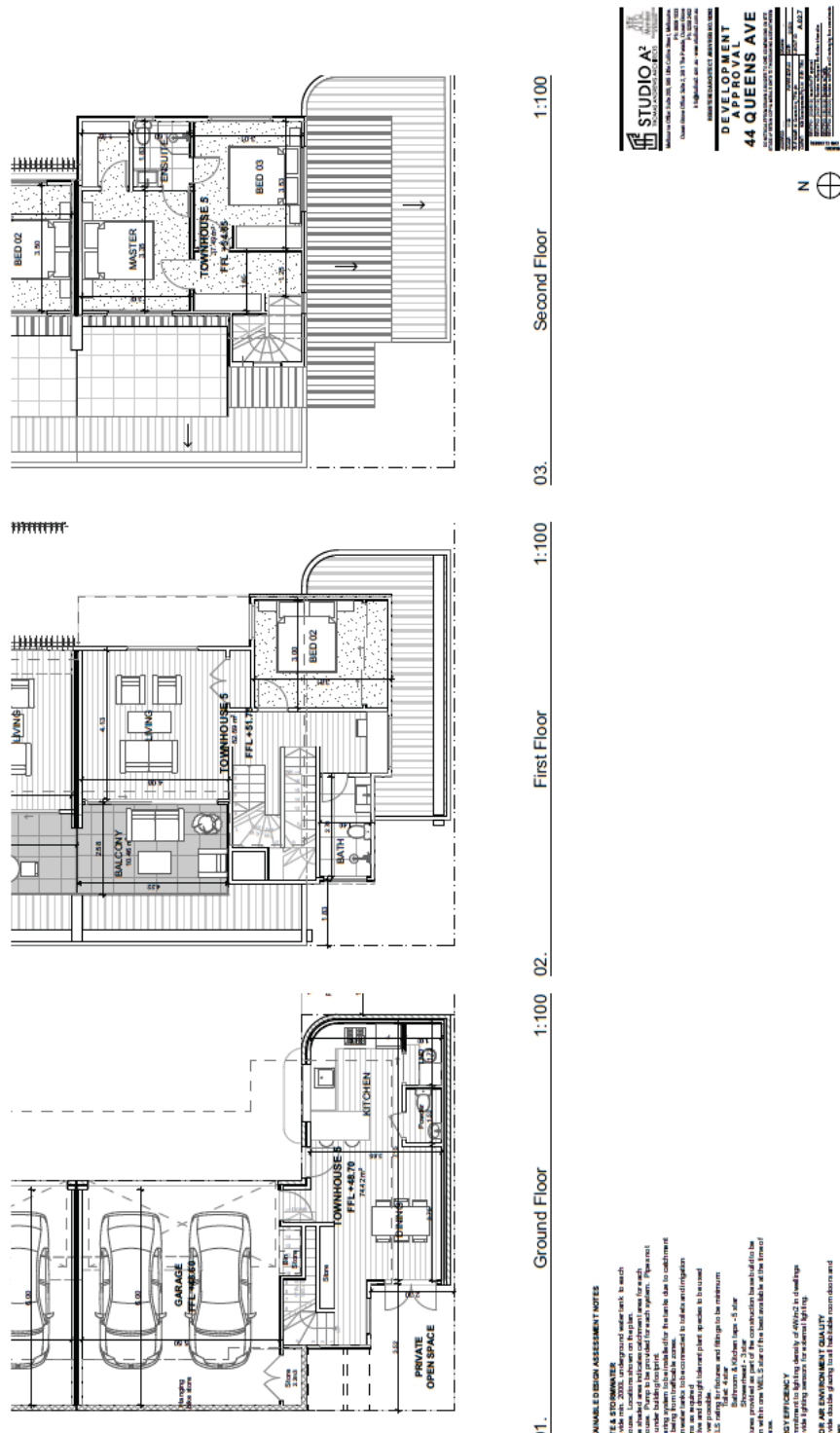
Townhouse 4



ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

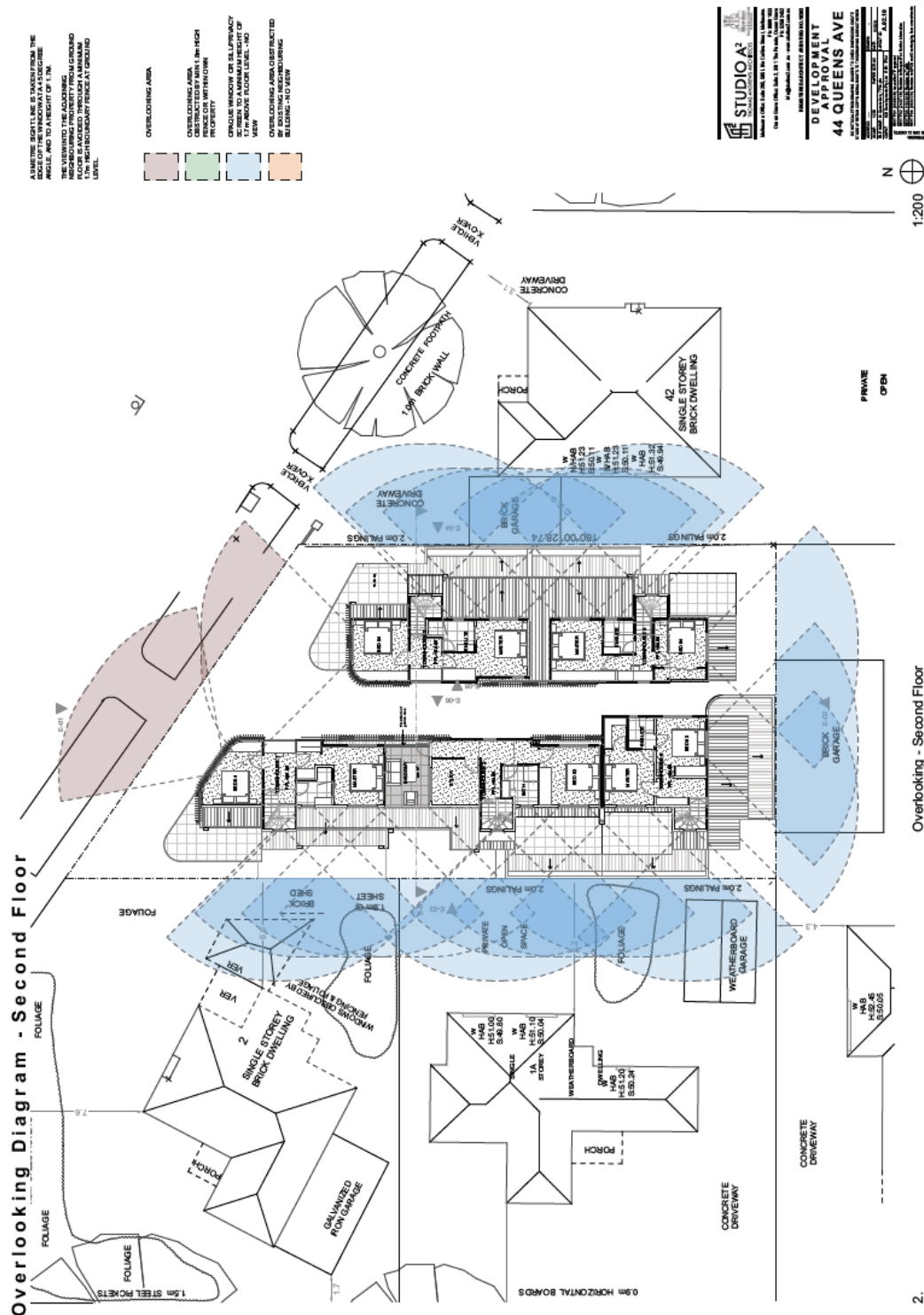
Townhouse 5



2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)



2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)



2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

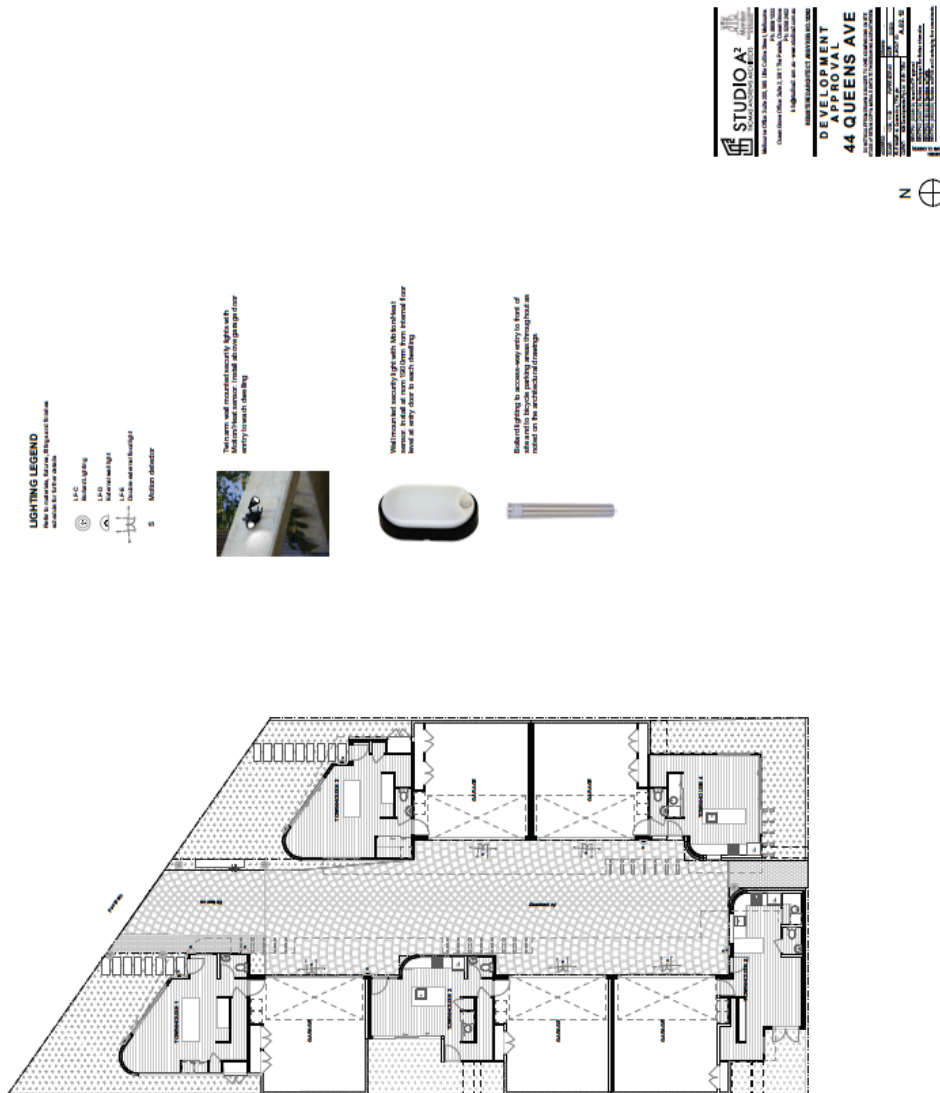
A comparison of observed cost to nightguarding dead dogs by the small region officers and the proposed development is shown in Figure 1. The proposed development would reduce the cost of nightguarding dead dogs by 50% and would reduce the cost of nightguarding live dogs by 25%. The proposed development would also reduce the cost of nightguarding dead dogs by 50% and would reduce the cost of nightguarding live dogs by 25%. The proposed development would also reduce the cost of nightguarding dead dogs by 50% and would reduce the cost of nightguarding live dogs by 25%.

Existing Client/Headwinding	Additional Client/Headwinding From Proposed Development



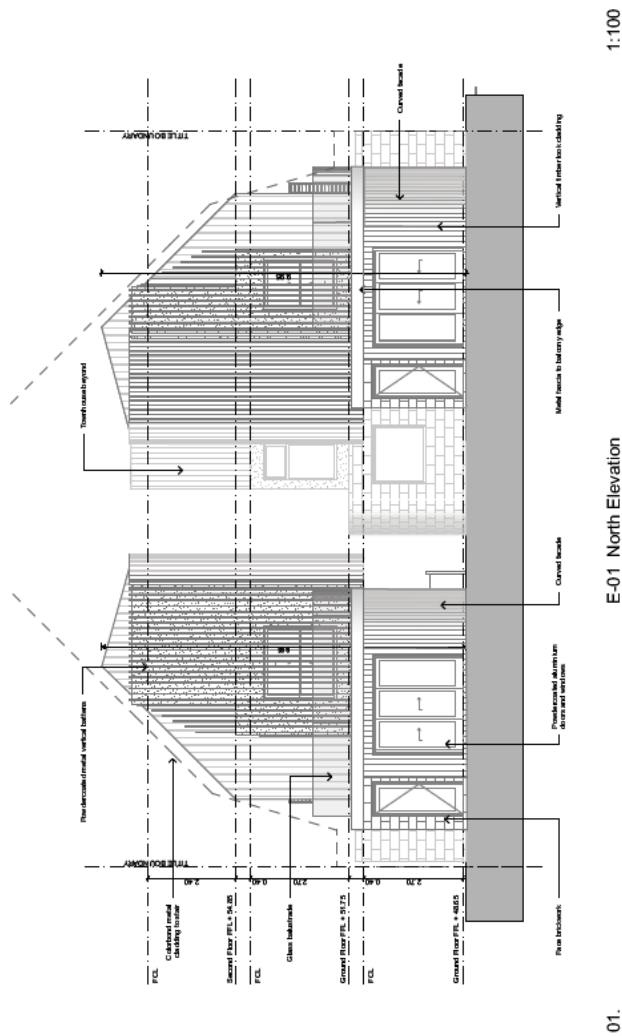
2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

External Common Area Lighting



2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Elevations



01. E-01 North Elevation 1:100

TOWNPLANNING DESIGN ASSESSMENT NOTES

DESIGN COMMENTARY

The design commentary provides a detailed description of the proposed development, including the site location, the nature of the development, and the design features of the proposed development. The design commentary also provides a detailed description of the proposed development, including the site location, the nature of the development, and the design features of the proposed development.

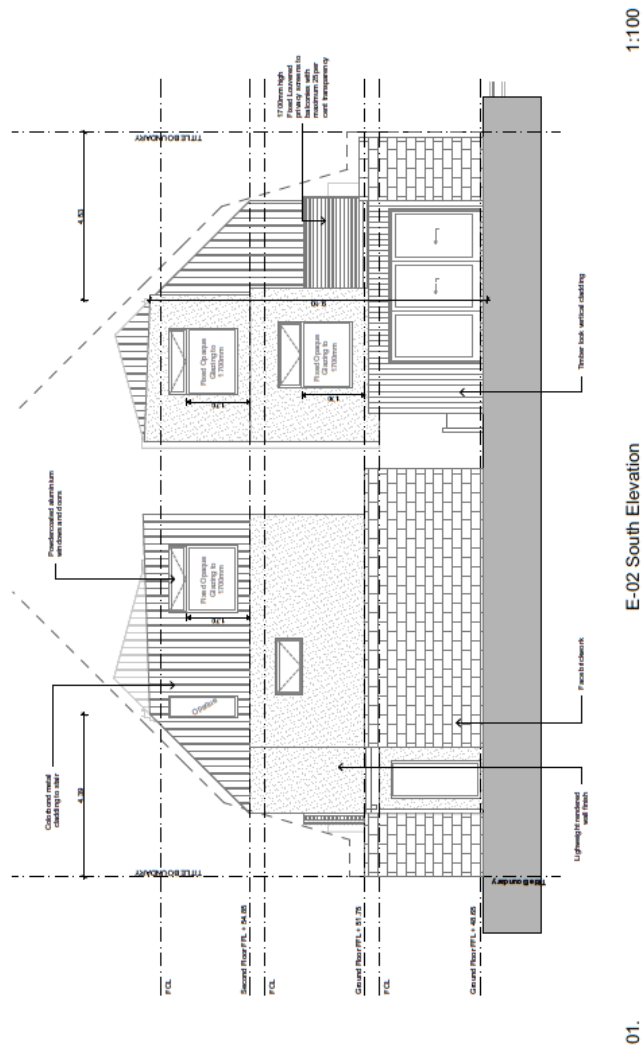
DESIGN COMMENTARY

The design commentary provides a detailed description of the proposed development, including the site location, the nature of the development, and the design features of the proposed development. The design commentary also provides a detailed description of the proposed development, including the site location, the nature of the development, and the design features of the proposed development.



2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Elevations



01.

E-02 South Elevation

1:100

SUSTAINABLE DESIGN ASSESSMENT NOTES

UNIT 1: ENVIRONMENTAL DESIGN AS

WASTE & STORMWATER

- Provide min. 2000 L underground water tank to each townhouse.

- **Water**—Water should be available to all plants in the landscape. Water should be provided for each landscape area. Pump to be provided for each system. Pipes not to run under building except in trench.
- **Planting system**—to be installed for the landscape to be landscaped area as soon as possible.
- **Plant material**—to be selected to be suitable for the landscape area and to be suitable for the climate.
- **Native and drought tolerant plant species** to be used wherever possible.
- **Wells**—to be dug for water and fittings to be minimum.

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Journal of Internal Medicine 255: 103–110

- ENERGY EFFICIENCY**
Commitment to lighting density of 40W/m² in dwellings

- Provide lighting sensors for external lighting

- Provide double glazing to all habitable room doors and windows.



2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

[illegible]

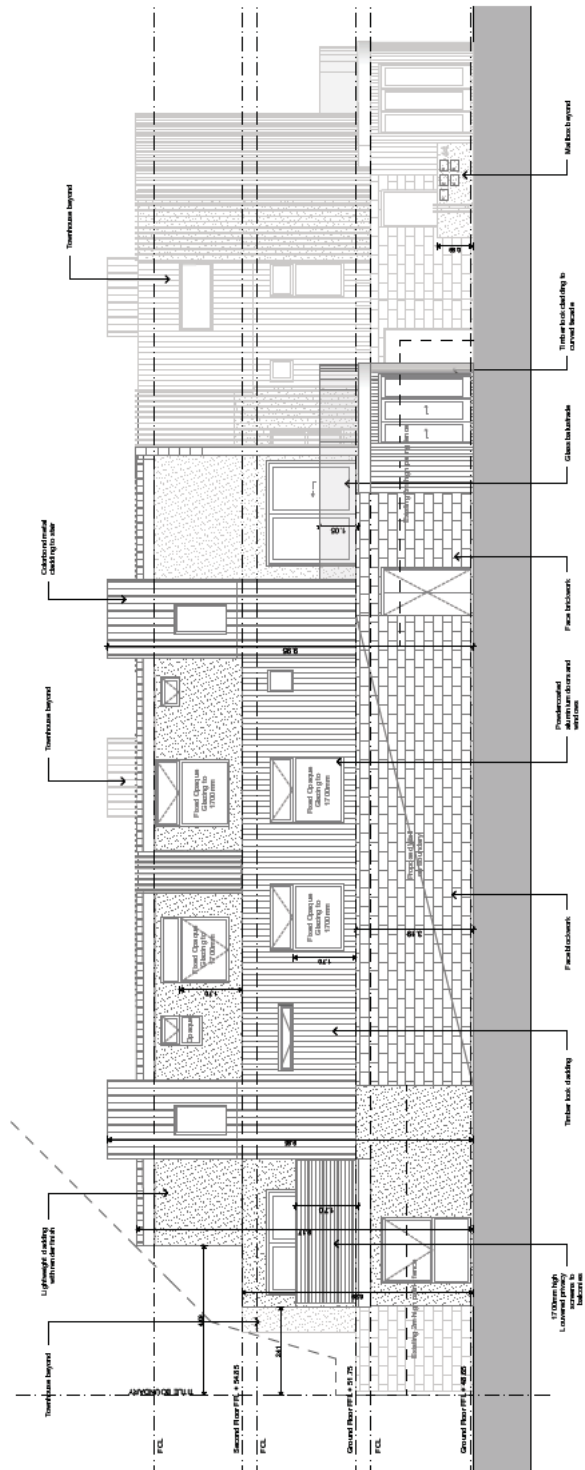
E-03 East Elevation

1:100

PROCESSES & COMMUNITIES
 Provides more than 200,000 sq ft of space for the community in the People's Center, a new 10-story, 1,000,000-sq-ft building. The building is designed to be a model for the future of urban development. It is designed to be a model for the future of urban development. It is designed to be a model for the future of urban development.



2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)



E-04 West Elevation

1:100

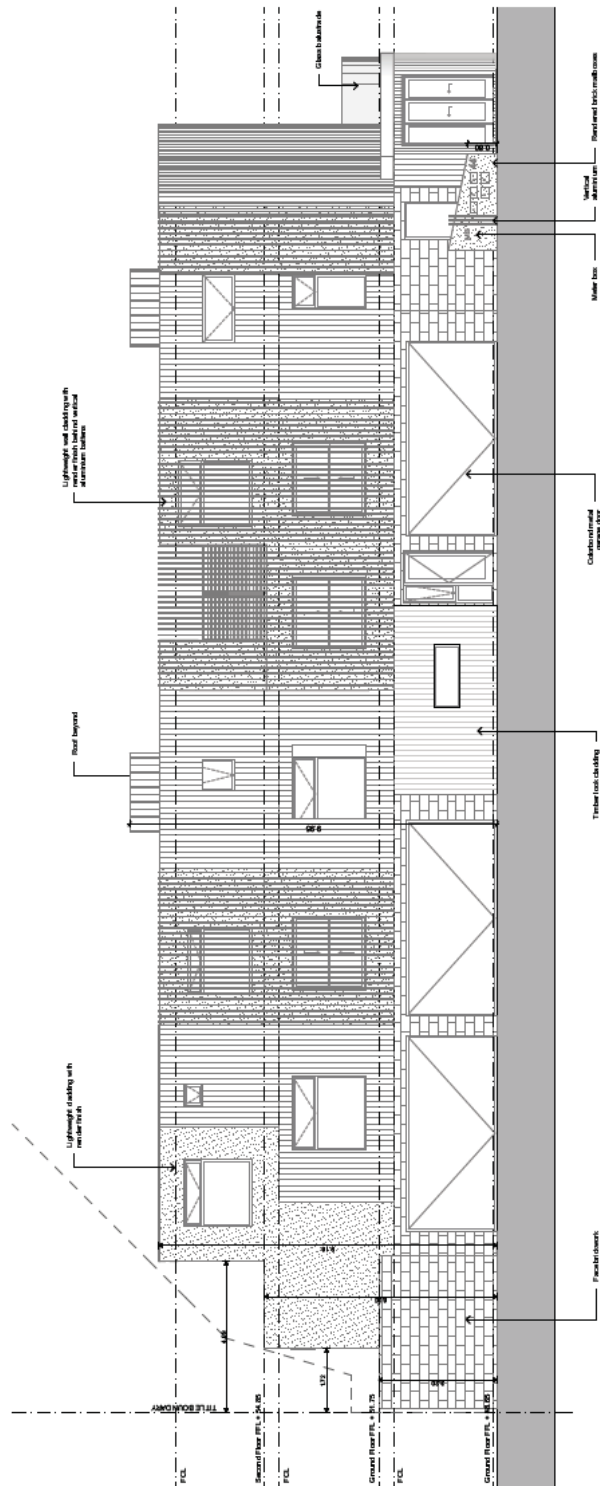
01.

SUSTAINABLE DESIGN ASSESSMENT NOTES

[illegible]

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Elevations



01.

E-06 Driveway East Elevation

1:100

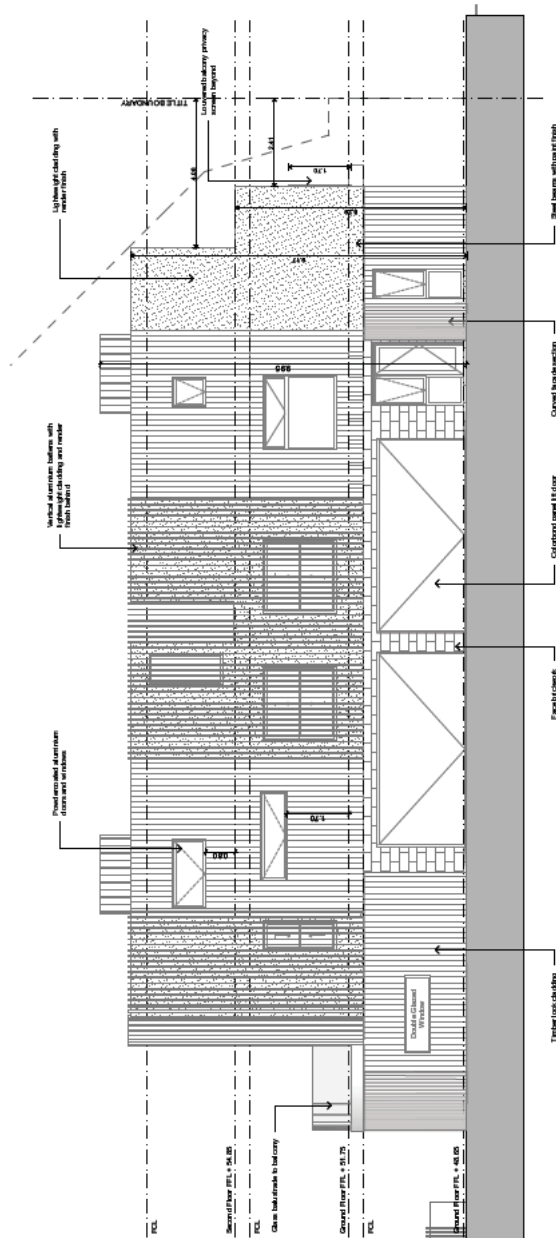
SUSTAINABLE DESIGN ASSESSMENT NOTES

- [illegible]



2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Elevations



01.

E-05 Driveway West Elevation

1:100

SUSTAINABLE DESIGN ASSESSMENT NOTES

WELLS, J. R. 1993. The effects of the herbicide, alachlor, on the growth and development of the aquatic plant, *Elodea canadensis* (L.) Krasske. *Journal of Aquatic Plant Management* 31:105-111.

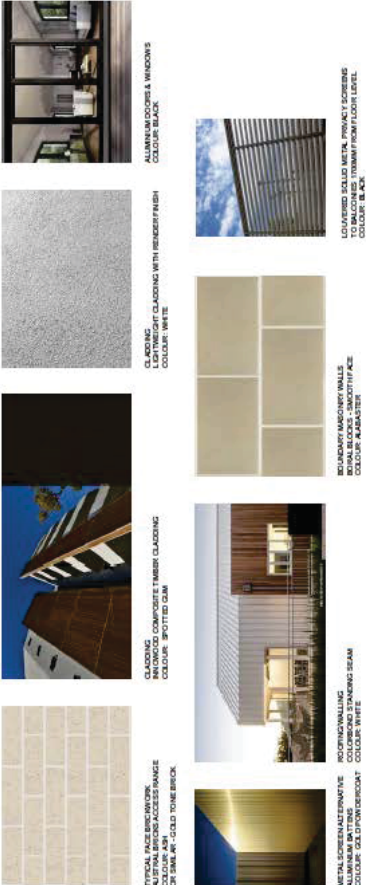


2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

3D Perspectives & Finishes
PERSPECTIVE VIEWS



MATERIALS & FINISHES



2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 44 QUEENS AVENUE, SPRINGVALE
(PLANNING APPLICATION NO. PLN19/0292)**

ATTACHMENT 2

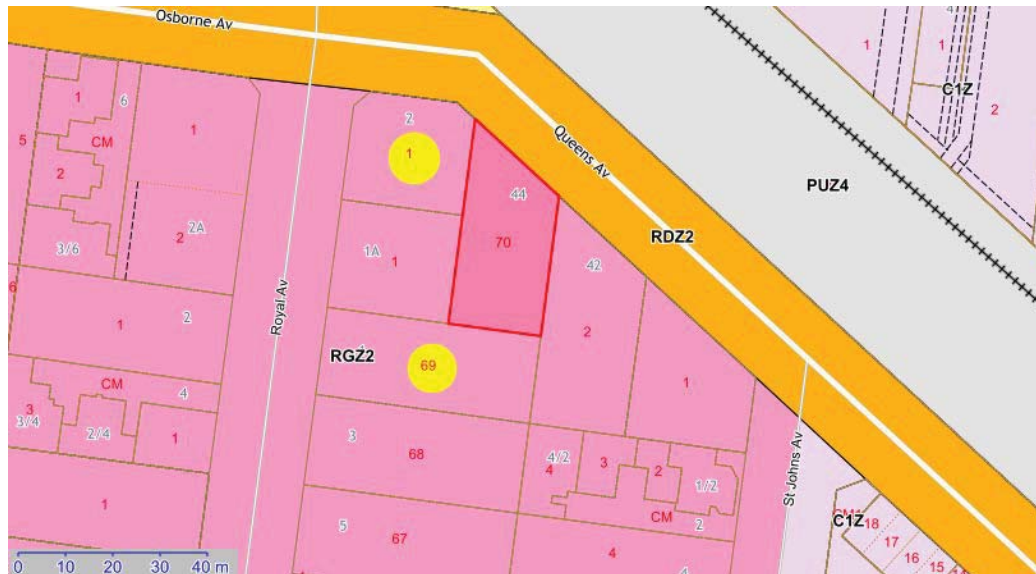
LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)



LOCATION OF OBJECTORS:
 2 Osborne Aveune
 1 Royal Aveune

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 44 QUEENS AVEUNE, SPRINGVALE
(PLANNING APPLICATION NO. PLN19/0292)**

ATTACHMENT 3

CLAUSE 22 ASSESSMENT

PAGES 10 (including cover)

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Assessment Table for Clause 22****Clause 22.09-3.1 Design Principles for all residential developments**

Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	<p>✓ Principle met</p> <p>The proposal provides windows that are facing accessways and street. Dwelling 1 and 2 have their open plan dining areas facing the street, while other dwellings have their open plan dining areas facing the accessway.</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>There are a number of habitable room windows at both ground, first and second floor level of the proposed dwellings which overlook the public realm, streets, internal access ways and car parking areas.</p>
	Use semi-transparent fences to the street frontage.	<p>✓ Principle met</p> <p>There is no front fence proposed.</p>
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	<p>✓ Principle met</p> <p>The communal spaces including main entrances and car parking are mounted with sensor lights.</p>
	Ensure that all main entrances are visible and easily identifiable from the street.	<p>✓ Principle met</p> <p>The entrances are visible and easily identifiable from the street.</p>
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	<p>✓ Principle met</p> <p>The proposal provides NHW away from entrances and street frontages. There is sufficient surveillance provided over the five dwellings as there is habitable windows that face the street frontage and internal accessway.</p>

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

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 The landscaping provided is substantial, high-quality on-site landscaping, including screen planting and canopy trees along ground level front, side and rear boundaries. A large amount of native plants are provided for the development.
	Provide substantial, high quality landscaping along vehicular accessways.	✓ Principle met Landscaping along the vehicular accessways is substantial high-quality landscaping.
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	✓ Principle met There is one substantial canopy tree in the front setback for Dwelling 1, two substantial canopy trees in the front setbacks for Dwelling 2, and one in the private open space areas for each of the following Dwellings 3, 4 and 5.
	Planting trees that are common to and perform well in the area.	✓ Principle met Some native plants and drought resistant plants are provided for the development
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	✓ Principle met 13 trees are being removed but are not significant to warrant not removing them for the proposal. A street tree is also being removed that will be required to be replaced by the owner.
	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 The landscaping softens the appearance of the built form
	Ensure that landscaping also addresses the Safety Design Principles.	✓ Principle met The landscaping also addresses the safety design principles

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	✓ Principle met Canopy trees are planted in well-proportioned setbacks and POS to accommodate their future growth to maturity
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	✓ Principle met Water sensitive design is proposed, and permeability is 23.4% of the site, minimising run-off.
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ Principle met The landscaping is sustainable, drought tolerant and includes indigenous species. Water tanks are also provided.
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 There is only one crossover proposed for the development.
	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 Car parking is well integrated into the design of the dwellings, they are located in garages out of direct view and therefore do not dominate the streetscape.
	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. 	NA – There is no car parking within the front setback.
Setbacks,	Developments with basement car parking should consider flooding concerns where applicable.	NA – There are no basements
	Residential developments should:	

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

front boundary and width	Provide a front setback with fence design and height in keeping with the predominant street pattern.	✓ Principle met There is no proposed fencing with the front setback. This keeping with the predominant street pattern.
	Maintain the apparent frontage width pattern.	✓ Principle met Frontage width pattern is in line with neighbourhood character with only one single width crossover.
	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 Side setbacks allow for screen planting as setbacks of between 2.44m and 3m are provided for tree planting. Furthermore, the landscape plan demonstrates the planting of canopy trees within these setbacks of the development.
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	✓ Principle met No front fence is proposed
Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.	✓ Principle met All dwellings are provided with quality useable private open space to the side or rear of each dwelling, directly accessible from the main living area on the second floor.
	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 The site plan provided shows that there is ground floor POS for domestic services and outdoor furniture.
	Private open space should be positioned to maximise solar access.	✓ Principle met POS is located to the north, west, or east depending on the orientation of the dwelling. This maximises the solar access for all POS.
	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 levels do not encroach into the SPOS of the same dwelling, all balconies are unroofed.

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

	Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.	✓ Principle met There are no lower level dwellings.
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 Windows, doors and gable roof forms are of an appropriate proportion for a residential development and to each other.
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	✓ Principle met Due to the width of the lot, Dwellings 3, 4 and 5 have screening on their balconies but they are louvered screening to allow for airflow through the screening. Dwelling 1 and 2 have provided balconies to the frontage to ensure they will not need be screened.
	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. 	NA – Existing dwelling is not being retained
Site Design	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. 	NA – The site is not adjacent to identified heritage buildings
	Residential development should:	

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

	Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.	<p>✓ Principle met Design is responsive to abutting lots and does not result in visual and other amenity impacts. There is screening proposed on the upper floor windows to protect the privacy of the adjoining properties. There is also minimal overshadowing to the abutting lots throughout the day. The mixture of materials adds an interesting visual outlook for the abutting lots.</p>
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	<p>✓ Principle met Large double-glazed windows are proposed to enable thermal performance and lessen reliance on artificial heating and cooling</p>
	Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.	<p>✓ Principle met The building responds sensitively to existing residential interfaces and site circumstances. The setbacks are sufficient, and screening is considered to be normal for a residential development.</p>
	Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.	<p>✓ Principle met New canopy trees are accommodated for within well-proportioned setback areas for Dwelling 3, 4 and 5</p>
	Provide suitable storage provisions for the management of operational waste	<p>✓ Principle met Provides space for waste storage in the garages for all dwellings.</p>
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	<p>✓ Principle met The subject site is conveniently located close to bus routes and walking paths</p>
	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	<p>✓ Principle met The materials proposed are brickwork, timber cladding, colorbond, and render, which are durable and complementary to existing dwellings.</p>
Materials & Finishes		

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

	Avoid the use of commercial or industrial style building materials and finishes.	<p>✓ Principle met Materials are suited to residential developments</p> <p>✓ Principle met A mix of materials, finishes and articulation is proposed</p> <p>✓ Principle met The proposed colour schedule is suitable for the development, brickwork, timber cladding, colorbond, and render is considered to be appropriate for the area. The colours of ash, spotted gum, gold, and white is considered to be a simple palette.</p> <p>✓ Principle met Materials are affordable and sustainable.</p>
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.	
	Use a consistent simple palette of materials, colours finishes and architectural detailing.	
	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	
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 All domestic and building services are visually integrated into the design, they cannot be seen from the street such as water tanks, bins, and clotheslines.</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 Services are not located on the balconies.</p>
Internal	Residential development should:	

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Amenity	Ensure that dwelling layouts have connectivity between the main living area and private open space.	✓ Principle met Living rooms and POS (balconies) are connected on the first floor.
	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ Principle met Windows provided to all habitable rooms have direct access to external light and do not rely on borrowed light.
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	✓ Principle met Due to the width of the lot, Dwellings 3, 4 and 5 have screening on their balconies but they have utilised louvered screening to allow for airflow through the screening. Dwelling 1 and 2 have provided balconies to the frontage to ensure they will not need be screened. All dwellings have habitable rooms that faced the accessway as to allow for no screening on those windows, minimising the amount of screening required in the development.
	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 All of these standards have been met

Clause 22.09-3.2 Design principles for Substantial Change Areas – Residential Growth Zone (RGZ)

Preferred housing types	<p>The preferred housing types for the Substantial Change Area are medium to high density</p> <p>✓ Principle met The proposal provides five three-storey dwellings on a conventional sized lot, at the density expected by the Substantial Change Area. This development fits in within the definition of medium density:</p> <p><i>These dwellings commonly share a driveway. In some locations, medium density housing will include 2 and 3 storey units or townhouses, while in other places 1 or 2 storey residential buildings may be the norm. Townhouses can be attached or semi-detached.</i></p>
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If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Building Height	The preferred maximum building height for land within the RGZ1 and RGZ2 is up to 4 storeys, including ground level.	<p>✓ Principle met The proposal is a maximum three storeys.</p>
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.	<p>✓ Principle met The proposal uses a mixture of materials and sloped roof forms, to make the building elevations well-articulated and ground floor setbacks are well positioned to allow for substantial landscaping to soften the built form</p>
	Upper level tiering may be appropriate in some cases with upper levels recessed from view. Tiered building profiles that result in excessive upper level setbacks should be avoided.	<p>NA – there is no upper level tiering</p>
	Separation between upper levels of dwellings on a site is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.	<p>✓ Principle met There is minimal to no separation at the upper levels of the dwellings. The building has portrayed a high standard of design and as show in the Clause 55 assessment does not result in unreasonable amenity impacts.</p>
	The bulk and mass of the upper levels of any dwelling should not have an unreasonable adverse impact on the amenity of adjacent residential secluded private open spaces.	<p>✓ Principle met The bulk and mass of the upper levels do not have an unreasonable impact on the amenity of the adjacent residential SPOS. There is overshadowing to the properties SPOS to the west between 8-10am only, and 2-4pm on the properties SPOS to the East. The building is also visually interesting from the outlook of the adjacent properties SPOS.</p>
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.	<p>✓ Principle met The development is well articulated and provides a range of materials and textures to improve visual interest, such as a brickwork, timber cladding, colorbond and render finish.</p>
	High density residential developments should provide safe and innovative communal open spaces.	<p>NA – This is not a high-density development</p>

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.

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 44 QUEENS AVEUNE, SPRINGVALE
(PLANNING APPLICATION NO. PLN19/0292)**

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 7 (including cover)

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Assessment Table - Clause 52.06**

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:		
	<ul style="list-style-type: none"> Be at least 3 metres wide. 	✓ Standard met Accessways are a minimum of 3.3m in width	
	<ul style="list-style-type: none"> 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 Internal directions of change are 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. 	NA – no dead end accessways	
	<ul style="list-style-type: none"> Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. 	✓ Standard met No overhead obstructions beneath 2.1 metres	
	<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 Cars can exit in a forward direction	
	<ul style="list-style-type: none"> Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone. 	✓ Standard met This standard has been assessed to the standard of Transport Department. While there is no passing at the beginning of the accessway, due to the width being 3.3m, a 1.2m pedestrian path has been provided to allow for safety passive for both cars and pedestrians.	
	<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 Splay areas are to standard	

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

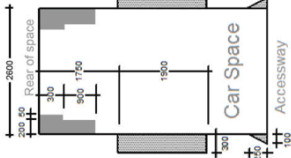
ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

	<p>If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.</p> <p>If entry to the car space is from a road, the width of the accessway may include the road.</p>	<p>✓ Standard met</p> <p>NA – No car spaces from the road.</p>																																
<p>Design standard 2 – Car parking spaces</p>	<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	<p>✓ Standard met</p>
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ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

	<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>✓ 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>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p> <p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p>	<p>✓ Standard met</p> <p>The garages are 6m * 5.5m, meeting the standard</p> <p>NA – No tandem spaces</p> <p>✓ Standard met</p> <p>All car spaces are undercover</p>	<p>✓ Standard met</p>

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

	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.	NA – No disabled car parking													
Design standard 3: Gradients	<p>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.</p> <p>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.</p> <p>Table 3: Ramp gradients</p> <table border="1"> <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> <p>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.</p> <p>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.</p>	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%)	<p>✓ Standard met Accessway gradients are not steeper than 1:10.</p> <p>NA – No ramps</p> <p>NA – No ramps</p> <p>NA – No ramps</p>
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%)													
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ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Design standard 4: Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided:	NA – No mechanical parking
	<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. 	NA – No mechanical parking
	<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. 	NA – No mechanical parking

Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ Standard met Car parking is not visually dominating
	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 Garages are provided for each of the dwellings.
	Design of car parks must take into account their use as entry points to the site.	✓ Standard met Design of the car park spaces take into account the entry point of the site
	Design of new internal streets in developments must maximise on street parking opportunities.	NA – No internal streets

Design standard 6: Safety	Car parking must be well lit and clearly signed.	✓ Standard met Car parking is well lit
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Standard met The designs of the car parks have allowed for natural surveillance

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

	Pedestrian access to car parking areas from the street must be convenient.	✓ Standard met Access to the car parking areas are conveniently located
	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.	NA – Private Car parks

Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ Standard met Landscaping plan provides suitable planting
	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 Landscaping plan provides suitable planting
	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 Landscaping plan provides suitable planting

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 44 QUEENS AVEUNE, SPRINGVALE
(PLANNING APPLICATION NO. PLN19/0292)**

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 34 (including cover)

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Assessment Table - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)****Clause 55.02-1 Neighbourhood character objectives**

Standard B1	The design response must be appropriate to the neighbourhood and the site.	<p>✓ Standard met</p> <p>The area is characterised by single and double storey dwelling on a lot, but there is an emerging character of medium-higher density developments in the area.</p> <p>The identified future character under Clause 22.09-3.2, is that the built form in the substantial change areas will evolve over time to contain a greater proportion of well-designed and site responsive medium to high density residential developments.</p> <p>This proposal of five three-storey dwellings on a 720sqm lot, as demonstrated within the assessment of the proposal against Clause 22.09 (below), the development appropriately responds to the preferred future character of the area.</p>
Decision Guidelines	<p>The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.</p> <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The neighbourhood and site description.</p> <p>The design response.</p>	<p>✓ Standard met</p> <p>The proposal is considered to be keeping in with the preferred neighbourhood character incorporating a mixture of materials and a modern design. While the area is currently characterised by mostly brick, weatherboard or render single storey houses with some newer medium-higher density developments. The proposal is considered to be appropriate for the substantial change it will bring to the area, as well as being site responsive in terms of setbacks and massing to the existing neighbourhood character.</p> <p>Elements of preferred character met include setbacks, provision of private open space, availability for landscaping, that is a typical modern residential design.</p>
Objectives	<p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p>	

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.02-2 Residential policy objectives**

Standard B2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the SPPF and the LPPF, including the MSS and local planning policies.	✓ Standard met The proposal is consistent with relevant policies including Clause 22.09 as detailed within the Clause 22.09 assessment below. The application was accompanied by a written assessment of the proposal against the relevant State and Local Policies.
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 SFFP and the LPPF, including the MSS and local planning policies. To support medium densities in areas where development can take advantage of public and community infrastructure and services.	

Clause 55.02-3 Dwelling diversity objective

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. 	NA This provision is not relevant to the application as less than 10 dwellings are proposed.
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.02-4 Infrastructure objectives**

Standard B4	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	✓ Standard met The site is located in an established residential area and the development will be able to be connected to reticulated services.
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ Standard met The development proposes four additional dwellings on the site, which is on a conventional lot size and it is unlikely that there would be a capacity issue with existing 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 It is unlikely that the four additional dwellings on a conventional lot size, would overload the utility services. This type development of the substantial change is expected in the Residential Growth Zone.
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.	
	To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.02-5 Integration with the street objective**

Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ Standard met Dwelling 1 and 2 are accessed via their own pedestrian entryways, and all dwellings are accessed via the shared accessway via Queens Ave.
	Developments should be oriented to front existing and proposed streets.	✓ Standard met Dwelling one and two are orientated towards Queens Ave. Dwellings three - five are oriented towards the shared accessway.
	High fencing in front of dwellings should be avoided if practicable.	✓ Standard met No high fencing in front of dwellings is proposed
	Development next to existing public open space should be laid out to complement the open space.	NA There is no public open space next to the proposed development.
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.	

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.03-1 Street setback objective**

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><u>RGZ: 5 metres or as per Table B1, whichever is the lesser.</u></p>	<p>* Standard not met</p> <p>D1: The setback is 3.5m D2: The setback is 4m</p> <p>The setback standard is 5m. The setback does not meet the standard.</p>
<p>Table B1 Street setback</p>		
	<p>Development context</p>	<p>Minimum setback from front street (metres)</p>
<p>There is an existing building on the abutting allotment facing the same street, and the site is not on a corner.</p>	<p>The average distance of the walls of the abutting allotments facing the front street or 9 metres, whichever is the lesser.</p>	<p>Not applicable</p>
<p>There is an existing building on the abutting allotment facing the same street, and the other abutting building on the other abutting allotment facing the same street, and the site is not on a corner.</p>	<p>The same distance as the setback of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p>	<p>Not applicable</p>
<p>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</p>	<p>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Not applicable</p>
<p>The site is on a corner.</p>	<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	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p>	<p>The current dwelling setback on the site is 2.8m.</p> <p>The proposal has taken this into account and the standard of 5m and has provided two setbacks that are roughly between these two measurements. This allows for a design response that is appropriate and has allowed for substantial landscaping with a frontage with no front fence.</p>
	<p>The design response.</p>	
	<p>Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.</p>	
	<p>The visual impact of the building when viewed from the street and from adjoining properties.</p>	
Objective	<p>The value of retaining vegetation within the front setback.</p>	
	<p>To ensure that the setbacks of buildings from a street respect the</p>	

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

	existing or preferred neighbourhood character and make efficient use of the site.	neighbourhood character with a medium density development that makes efficient use of the site. It allows for substantial landscaping in the front setback.
Clause 55.03-2 Building height objective		
Standard B7	The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. RGZ: 13.5 metres discretionary maximum (refer Clause 32.07-8 for details)	✓ Standard met The maximum height is 9.95m, and 3 storeys, this meets the standard.
	If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.	N/A
	Changes of building height between existing buildings and new buildings should be graduated.	✓ Standard met The dwellings have sloped walls up the second floor to allow for a gradual height changes between the proposed three storey dwellings, and the surrounding single storey dwellings.
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.	
	The design response.	
	The effect of the slope of the site on the height of the building.	
	The relationship between the proposed building height and the height of existing adjacent buildings.	
Objective	The visual impact of the building when viewed from the street and from adjoining properties.	
	To ensure that the height of buildings respects the existing or preferred neighbourhood character	

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.03-3 Site coverage objective**

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>RGZ2: 70%</p>	<p>✓ Standard met</p> <p>Site Area: 720sqm Site Coverage: 439.92 = 61.1% Standard is met of having a maximum 70% 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.	

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.03-4 Permeability objectives**

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>RGZ: 20% (none specified)</p>	<p>✓ Standard met</p> <p>Site Area: 720sqm Permeability: 168.48 = 61.1% Standard is met of having a minimum of 20% permeability.</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>	

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.03-5 Energy efficiency objectives**

Standard B10	Buildings should be:		✓ Standard met All dwellings incorporate east and west facing windows to make appropriate use of solar energy. The energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced, due to the orientation of the lot there is only overshadowing at 8-9am on the lots to the west, and 2-4pm on the lots to the east. There is minimal overshadowing to the lot south of the site.
	• 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.		
	Living areas and private open space should be located on the north side of the development, if practicable.		✓ Standard met The Balconies and living areas for Dwelling 1 and 2 are located to the north of the site. Due to the orientation of the lot, Dwellings 3 and 5 have west facing balconies and living areas and Dwelling 4 has east facing balcony and living areas.
Decision Guidelines	Developments should be designed so that solar access to north-facing windows is maximised.		✓ Standard met Due to the orientation of the lot, only dwelling 1 and 2 are provided to with north facing windows. This is considered to be appropriate, as all dwellings are provided with west and east windows.
	The design response.		
	The size, orientation and slope of the lot.		
	The existing amount of solar access to abutting properties.		
Objectives	The availability of solar access to north-facing windows on the site.		
	To achieve and protect energy efficient dwellings and residential buildings.		
	To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.		

Clause 55.03-6 Open space objective

Standard B11	If any public or communal open space is provided on site, it should:	NA – There are no public or communal open spaces provided on the site
	<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. 	

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Decision Guidelines	Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies. The design response.
Objective	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

Clause 55.03-7 Safety objective

Standard B12	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	✓ Standard met All dwelling entrances are visible from the internal accessway and Dwelling 1 and 2 have entrances visible from the street.
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ Standard met Low level planting is proposed along the accessway
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ Standard met Security lights are provided for the car parks and internal accessways
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Standard met The lot boundaries for each dwelling is clearly defined and protected from inappropriate use as public thoroughfares.
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	

Clause 55.03-8 Landscaping objectives

Standard B13	The landscape layout and design should: <ul style="list-style-type: none"> Protect any predominant landscape features of the neighbourhood. Take into account the soil type and drainage patterns of the site. Allow for intended vegetation growth and structural protection of buildings. In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. Provide a safe, attractive and functional environment for residents. 	✓ Standard met The landscape plan is appropriate and outlines all the relevant information and provides landscape features such as canopy trees, low level planting along the accessway and some native vegetation that is appropriate.
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ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	<p>✓ Standard met Planting of trees is sufficiently provided. Landscape plan is reasonable.</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>NA – No significant trees have been removed in the 12 months prior to the application being made</p>
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	<p>✓ Standard met Themes, vegetation, paving are specified</p>
	Development should meet any additional landscape requirements specified in a schedule to the zone. All schedules to all residential zones: "70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."	<p>✓ Standard met Front setback = 115.2sqm Available for landscaping = 89.2sqm = 77.43% Standard of 70% is met</p>
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	Any relevant plan or policy for landscape design in the SPPF and the LPPF, including the MSS and local planning policies.	
	The design response.	
	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.	

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.03-9 Access objective**

Standard B14	The width of accessways or car spaces should not exceed:	✓ Standard met 13.44% of the frontage is dedicated to the accessway, meeting the standard of 33%.
	<ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. 	
	No more than one single-width crossover should be provided for each dwelling fronting a street.	
	The location of crossovers should maximise retention of on-street car parking spaces.	
	The number of access points to a road in a Road Zone should be minimised.	
Decision Guidelines	Developments must provide for access for service, emergency and delivery vehicles.	✓ Standard met The driveways would be min. 3.3m, to provide enough room for access by emergency vehicles and other services.
	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.	

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Clause 55.03-10 Parking location objectives	
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 All car spaces would be conveniently located next to their respective dwelling</p> <p>✗ Standard not met Dwelling 2 has a dining room window facing west that is located along the shared accessway. All other dwellings have kitchen windows that are open plan with dining areas along the shared accessway. All other windows meet the standard of being setback at least 1.5m from the shared accessway.</p>
Decision Guidelines	The design response.
Objectives	To provide convenient parking for residents and visitors vehicles.
	To protect residents from vehicular noise within developments.
	To protect the residents from vehicular noises all windows are double glazed, meeting the objective.

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.04-1 Side and rear setbacks objective****Standard B17**

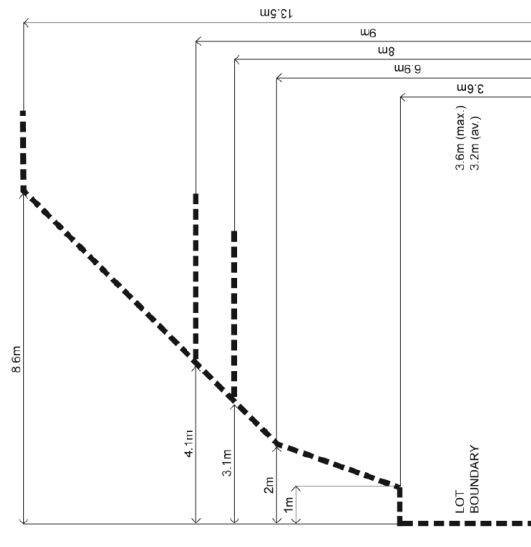
A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or

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."

- 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.

Diagram B1 Side and rear setbacks

**✓ Standard met**

Setback Provided	Height of Wall	Setback required	Complies?
D1: Ground Floor West: 1m	West: 3.1m	1m	✓
D1: First Floor West: 1.81m	West: 6.2m	1.78m	✓
D2: Ground Floor East: 1.02m	East: 3.1m	1m	✓
D2: First Floor East: 1.84m	East: 6.2m	1.78m	✓
D3: Ground Floor West: 1.73m	West: 3.19m	1m	✓
D3: First Floor West: 1.71m	West: 5.9m	1.69m	✓
D4: Ground Floor East: 1.86m South: 2.44m	East: 3.19m South: 3.1m	East: 1m South: 1m	✓
D4: First Floor East: 1.73m South: 2.46m	East: 6m South: 6.29m	East: 1.72m South: 1.8	✓
D4: Second Floor South: 4.1m	South: 9.1m	South: 4.1m	✓
D5: Ground Floor South: 2.32m West: 1.73m	South: 3.1m West: 3.19m	South: 1m West: 1m	✓
D5: First Floor South: 1.7m West: 1.82m	South: 6m West: 6.3m	South: 1.7m West: 1.81m	✓
D5: Second Floor South: 4.15m	South: 9.1m	South: 4.1m	✓

The side boundary walls on the second floor, are sloped therefore

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

		vary in height. The compliance is show via setback diagrams for each dwelling provided by the applicant.
	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.	✓ Standard met There are no encroachments more than 0.5m into the setbacks.
	Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.	✓ Standard met There are no landings that encroach into the setback standard more than 2sqm and 1m high.
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.	
	Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.	
	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.	

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Clause 55.04-2 Walls on boundaries objective					
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</p> <p>Wall on boundary length provided</p> <p>East: 12.79m</p> <p>South: 7.5m</p> <p>West: 5.79m + 12.19m = 17.98m</p>	<p>Boundary length</p> <p>28.74m</p> <p>20.12m</p> <p>42.82m</p>	<p>Allowable length on boundary</p> <p>14.68m</p> <p>12.53m</p> <p>18.2m</p>	<p>Complies?</p> <p>✓</p> <p>✓</p> <p>✓</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>✓ Standard met</p> <p>Walls do not fully abut the boundary</p>			

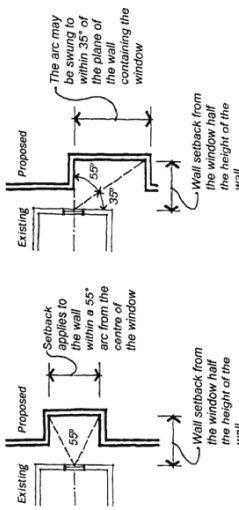
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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

	The extent to which the slope and retaining walls or fences reduce the effective height of the wall.	
	Whether the wall abuts a side or rear lane.	
	The need to increase the wall height to screen a box gutter.	
Objectives	To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	

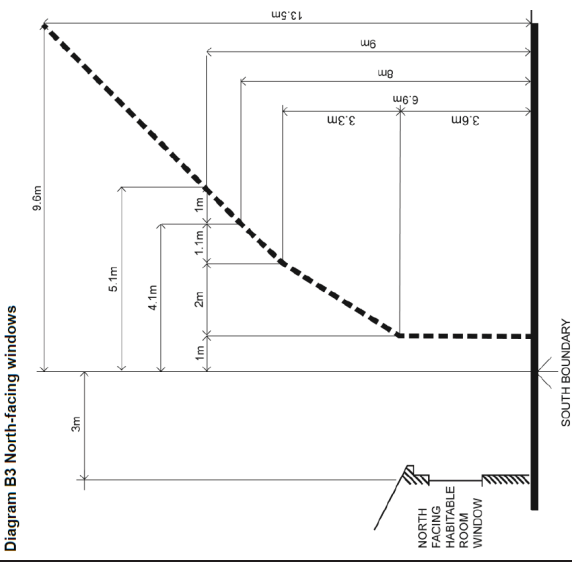
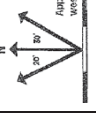
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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.04-3 Daylight to existing windows objective**

Standard B19	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.	<p>✓ Standard met</p> <p>The development would not reduce the light court to any existing habitable room windows. Existing windows have a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky.</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>As above</p>
Decision Guidelines	<p>The design response.</p> <p>The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.</p> <p>The impact on the amenity of existing dwellings.</p> <p>To allow adequate daylight into existing habitable room windows.</p>	
Objective		

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.04-4 North-facing windows objective**

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>	NA – There are no north-facing habitable room windows within 3 metres of a common boundary on an abutting lot.
	<p>A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p>  <p>Applies where existing HRW is between 20° west and 30° east from north.</p>	
Decision Guidelines	<p>The design response.</p> <p>Existing sunlight to the north-facing habitable room window of the existing dwelling.</p> <p>The impact on the amenity of existing dwellings.</p>	

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

	To allow adequate solar access to existing north-facing habitable room windows.
Objective	

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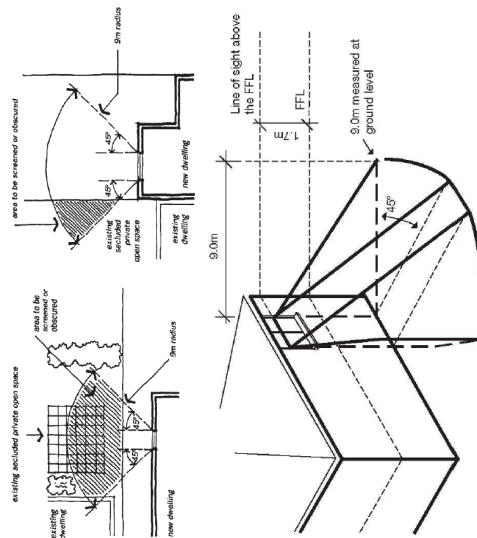
2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.04-5 Overshadowing open space objective**

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 The setbacks provided for the development ensure that any reduction in sunlight to adjoining properties is as per the standard to secluded open space. Compliance has been demonstrated on the shadow diagrams.
	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 As above.
Decision Guidelines	<p>The design response.</p> <p>The impact on the amenity of existing dwellings.</p> <p>Existing sunlight penetration to the secluded private open space of the existing dwelling.</p> <p>The time of day that sunlight will be available to the secluded private open space of the existing dwelling.</p> <p>The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	
Objective		

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.04-6 Overlooking objective****Standard B22**

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

Diagram B4 Overlooking open space

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

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

✓ Standard met

There is fixed opaque glazing on habitable room windows on the first and second facing the adjoining properties SPOS, from a height of 1.7m above floor level.

Relevant balconies with the potential to overlook have louvered solid metal privacy screens from a height of 1.7m above floor level. The applicant has provided overlooking diagrams, to highlight which windows require screening and which window do not.

✓ Standard met

As above

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

	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 As above
	Screens used to obscure a view should be: <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	✓ Standard met As above
	The design response.	✓ Standard met All habitable room windows that face the property boundary have a visual barrier of at least 1.8m (fence) and are less than 0.8 metres above ground level at the boundary.
Decision Guidelines	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.	
	To limit views into existing secluded private open space and habitable room windows.	
Objective		

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Clause 55.04-7 Internal views objective	
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 internal views in 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.

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.04-8 Noise impacts objectives**

Standard B24	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Standard met No mechanical plant is located near bedrooms of adjacent existing 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 There are no adverse noise sources on the adjoining properties.
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ Standard met The site is located across from a railway line, all the windows are double glazed to limit the noise from the railway line.
Decision Guidelines Objectives	The design response.	
	To contain noise sources within development that may affect existing dwellings.	
	To protect residents from external noise.	

Clause 55.05-1 Accessibility objective

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 Dwellings entries for all dwellings are located on the ground floor and easily accessible to people with limited mobility.
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	

Clause 55.05-2 Dwelling entry objective

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 Dwelling entries would be directly accessible from the street for Dwelling 1 and 2, and accessible from the accessway for all other dwellings.
Objective	To provide each dwelling or residential building with its own sense of identity.	

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.05-3 Daylight to new windows objective**

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>The proposal has considered the location of windows to front an open space which would have a minimum clearance of 1.0m and minimum area of 3sqm at ground floor for the new dwellings.</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.	

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

<p>Clause 55.05-4 Private open space objective</p> <p>Standard B28</p>	<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>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."</u></p>	<p>✓ Standard met</p> <p>D1 Total Private Open Space: 63.42sqm Private Open Space: 50.54sqm Balcony: 12.88sqm (minimum width 2.2m)</p> <p>D2 Total Private Open Space: 57.05sqm Private Open Space: 41sqm Balcony: 16.05sqm (15.5sqm has a minimum width of 2m)</p> <p>D3 Total Private Open Space: 39sqm Secluded Private Open Space: 17.40sqm Balcony: 9.84sqm and 11.76sqm (minimum width 2.5m)</p> <p>D4 Total Private Open Space: 38.65sqm Secluded Private Open Space: 28.20sqm Balcony: 10.45sqm (minimum width 2.8m)</p> <p>D5 Total Private Open Space: 21.13sqm Secluded Private Open Space: 10.67sqm Balcony: 10.46sqm (minimum width 2.7m)</p> <p>All dwellings meet the balcony POS minimum area of 10 square metres with a minimum width of 2 metres.</p>
	<p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	
Decision	The design response.	

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Guidelines	The useability of the private open space, including its size and accessibility.	
	The availability of and access to public or communal open space.	
	The orientation of the lot to the street and the sun.	
Objective	To provide adequate private open space for the reasonable recreation and service needs of residents.	

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.05-5 Solar access to open space objective**

Standard B29	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p> <p>Diagram B5 Solar access to open space</p>	<p>✓ Standard met</p> <p>The POS is located on the north, west and east side of the development depending on the dwelling, due to the orientation of the lot. This is considered to be appropriate and gives the best sun access for each balcony and service yards.</p> <p>NA – No south boundaries to SPOS</p>
Decision Guidelines	The design response.	
	The useability and amenity of the secluded private open space based on the sunlight it will receive.	
Objective	To allow solar access into the secluded private open space of new dwellings and residential buildings.	

Clause 55.05-6 Storage objective

Standard B30	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	<p>✓ Standard met</p> <p>Each dwelling is provided with 6 cubic metres of externally accessible storage space. All dwellings have their storage split between within the garage and the ground floor POS.</p>
Objective	To provide adequate storage facilities for each dwelling.	

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2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)

Clause 55.06-1 Design detail objective	
Standard B31	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p>
	<p>✓ Standard met</p> <p>The design of the building is respectful of the preferred neighbourhood character as it is a modern design with articulated building elevations. The mixture of materials used in the designs are light and interesting to the eye such as the use of the powdercoated metal vertical battens on the façade.</p> <p>The proposal utilises sloped walls and roofs form, to fit in with the existing character that has many dwellings with hipped roofs.</p> <p>All window and door proportions are considered to be appropriate and are in line with the predominant character of the area which are standard residential windows and doors.</p> <p>The proposal would use different external building materials such as ash brick, white render, white colorbond, gold powdercoated aluminium battens and spotted gum timber cladding. Which respects the preferred neighbourhood character as per Clause 22.09: Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, and colours.</p>
	<p>✓ Standard met</p> <p>The garages do not dominate the streetscape as they are located within the site and are not visible from the street. They are visually compatible with the development and existing neighbourhood character.</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>
Objective	To encourage design detail that respects the existing or preferred neighbourhood character.

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.06-2 Front fences objective**

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.06-3 Common property objectives**

Standard B33	Development's should clearly delineate public, communal and private areas.	<p>✓ Standard met Public and private areas are clearly delineated.</p>
	Common property, where provided, should be functional and capable of efficient management.	<p>✓ Standard met The common property which would be the shared accessway is functional and capable of efficient management.</p>
Objectives	<p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p>	

ORDINARY COUNCIL MEETING - MINUTES

2.3.3 Town Planning Application - No. 44 Queens Avenue, Springvale (Planning Application No. PLN19/0292) (Cont.)**Clause 55.06-4 Site services objectives**

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 Each dwelling would have suitable facilities for site services for the development.
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	✓ Standard met A bin storage area is provided for each dwelling within the garage with direct access to the street. Mailboxes are provided to each dwelling to the front of the site, easily accessible from Queens Avenue. Other site services such as clotheslines, water tanks, storage, and meter boxes are appropriately located.
	Bin and recycling enclosures should be located for convenient access by residents.	✓ Standard met Each garage has direct access to the street via the driveway to transfer bins for collection.
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Standard met Mailboxes are provided and located to the front of the site for convenient access as required by Australia Post.
Decision Guidelines	The design response.	
Objectives	To ensure that site services can be installed and easily maintained.	
	To ensure that site facilities are accessible, adequate and attractive.	

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 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.

This application was previously tabled at the 28 October 2019 Council meeting, where Council determined to resolve to grant a planning permit. At the following Council meeting on 11 November 2019, a motion was passed to rescind that decision (Notice of Motion No. 72). At the 11 November 2019 meeting, the following Notice of Motion (No. 73) was also adopted:

That Council resolves to defer the determination of the Town Planning Application - No. 70 Ordish Road, Dandenong South (Planning Application No. 19/0257) until such time that:

- 1. the EPA Works Audit is fully complete, and that Councillors have been presented and briefed by the EPA with all of the outcomes of this, including but not limited to, emissions assessments, environmental impact assessments and site and environmental management plans;*
- 2. following the EPA Works Audit being complete, an informal exhibition of the proposed development for a minimum of 28 days take place allowing informal submissions and questions responded to throughout the submission period by Greater Dandenong officers and subsequent to the exhibition, submitters being invited to a weekday evening consultation session for their questions and views to be heard (to which Councillors would also be invited). As part of that*

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

exhibition the full results of the EPA Works Audit would be made available to the public to view; and

3. *following the completion of 1 and 2 above, an officer's report come to a Council meeting for a decision, including the officer's response to any objections from submitters and the full results made publicly available from the EPA Works Audit including emissions assessments, environmental impact assessments and site and environmental management plans.*

The applicant subsequently then lodged an application for review with VCAT for Council's 'failure to determine' the application within the prescribed time under Section 79 of the Planning and Environment Act 1987. As such, this Council report now seeks to establish Council's position for the upcoming VCAT hearing. Given that the application is now before VCAT for a decision, Council may no longer determine to approve or refuse the permit. The VCAT hearing is currently scheduled for 27 July 2020, and VCAT have directed that Council must establish its position for this hearing prior to 5 June 2020.

The EPA are yet to issue a decision for the Works Approval, and as Council must establish its position for the VCAT hearing prior to 5 June 2020, the above Notice of Motion (NoM) is unable to be met due to the timeframes set by VCAT. As such, a further NoM (No. 77) was adopted at the 23 March 2020 Council meeting:

That Council proceed with the already committed Community Consultation on the Permit Application with regard to 70 Ordish Road, Dandenong South immediately and that the feedback from the community come back to a Council meeting prior to Council submitting its position as part of the VCAT consideration.

On 2 April 2020, Council officers commenced the community consultation in accordance with this NoM, which included the posting of approximately One thousand five hundred and fifty (1550) letters to owners and occupiers within a two (2) kilometre radius of the site, and information being placed on Council's website for a period of 14 days. During this consultation period, Council received three hundred and one (301) submissions to the application of which two hundred and ninety-eight (298) were objections, two (2) are registered petitions and one (1) submission of support.

The key grounds of concern were as follows:

- Environmental impacts and harm to human health;
- Location of the proposed facility in proximity to residents and school (within 1.5km);
- Impacts on traffic and transport;
- Devaluation of property;
- The use should be located in a more appropriately zoned area;
- Concerns in relation to emergency management;
- That more landfill will be needed to deal with the waste coming out of the plant;
- That the use is not economically viable and no jobs will be created;
- The existing smells from the industrial area are bad and need to be addressed;
- No guarantee of effective or ongoing monitoring;
- This is old technology and is being phased out in other countries;

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

- Devaluation of property.

Assessment Summary

It is important to note at the outset of this report that there are two key assessments required for this proposal. One is the Works Approval application under the Environment Protection Act 1970, which is submitted to and assessed by the EPA and considers the proposals potential environmental impacts, including emission levels. The other is the planning permit application under the Planning and Environment Act 1987 ("The Act"), which is submitted to and assessed by Council (however as it has now been appealed, VCAT is the decision maker). In terms of the Act, the assessment of the planning application must consider whether the proposal is located in an appropriate zone, the appropriateness of the building design and size, and vehicle movements, among other matters detailed the Assessment section below. Assessment of the planning application does not consider any potential environmental impacts such as emission levels, or potential impacts on human health.

The site's Industrial 2 Zoning, its designation as State Significant Industrial Land and the 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 planning related amenity impacts.

Furthermore, the built form and vehicle movement levels are considered appropriate for this location, and will not have an unacceptably detrimental impact on the surrounding area.

As stated above, the proposed facility is also subject to a highly detailed and technical EPA Works Approval process which will examine in careful detail the technical environmental elements of the proposal to ensure that they are appropriate from an environmental perspective. The EPA Works Approval is pending a decision which is expected to be determined in May 2020.

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

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 Council adopt a position of support for the upcoming VCAT hearing, 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**

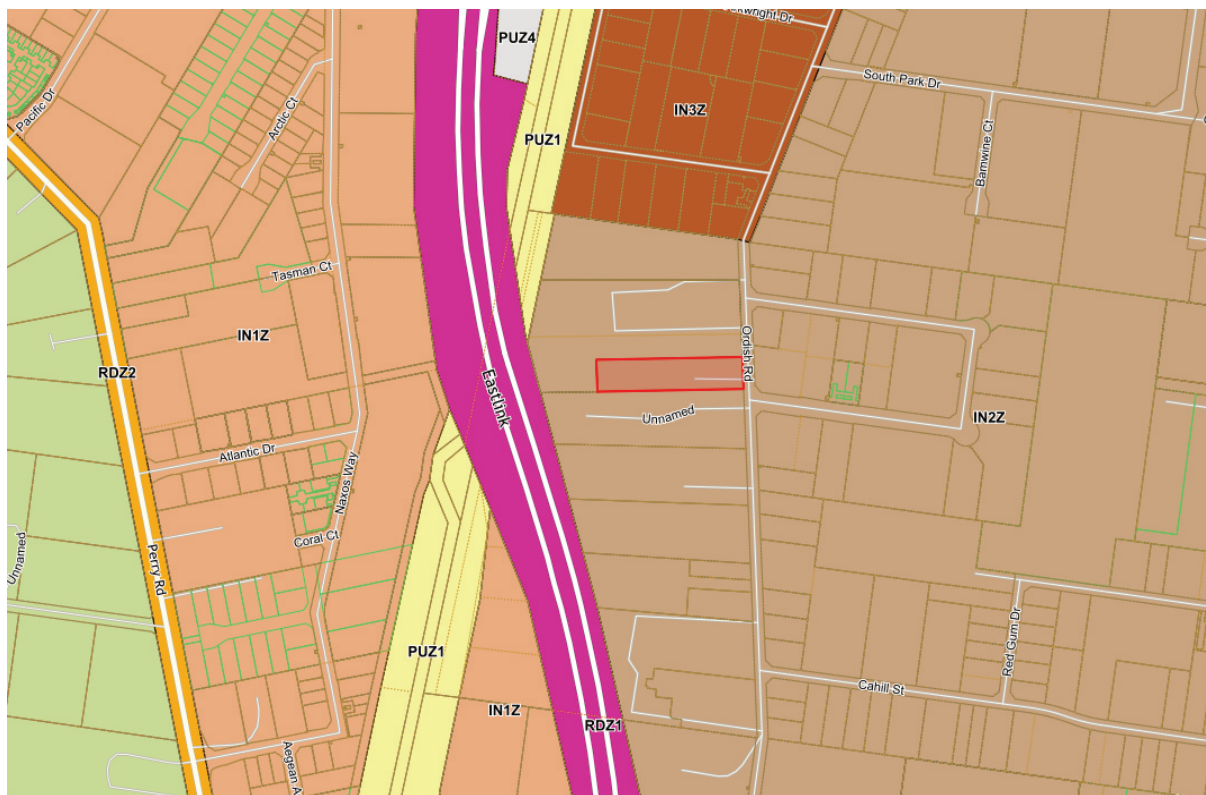
- The subject site at 70 Ordish Road is located on the western side of Ordish Road diagonally opposite the southern portion of Thomas Murrell Crescent and approximately 1km south of Greens Road.
- The site is rectangular in shape with a frontage to Ordish Road of 52.53m and a depth of 242m, giving an 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.
- 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 of Dandenong South, designated as a State Significant Industrial Area.
- 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.

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

Land use

- The use of the land will be for an energy generation facility, which will be operated 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.
- 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).

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

NB. Reference above to municipal hard waste is in no way an indication in any way of the participation of the City of Greater Dandenong's hard waste being a source of supply, or in any way being committed to the proposed business undertaking.

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- Pursuant to Clause 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:

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

“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:

“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 13.07-1S 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

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

- 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

- 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

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

- 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

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.

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

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. As such, If a determining referral authority objects to a planning application proposal, the Responsible Authority must refuse to grant a permit, and if a determining referral authority specifies conditions, those conditions must be included in any permit granted. It is noted that the EPA have not objected to the application nor have they required any conditions to be placed in any permit that might be issued.

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.

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.

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

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 – Works Approval pending decision

Internal

The application was internally referred to:

Internal Department	Comments
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

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

Informal Exhibition

The Planning and Environment Act 1987 governs exhibition and notice requirements. As outlined above formal 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 notice. Whilst this is the case, at the Council meeting on 11 November 2019 and a subsequent Council meeting on 23 March 2020, Notice of Motions No. 73 and No. 77 respectively were adopted, requiring the planning application to be informally exhibited.

This informal exhibition occurred between the period 2 April 2020 and 17 April 2020 by sending approximately one thousand five hundred and fifty (1550) notification letters to all neighbouring owners and occupiers within a two (2) kilometre radius of the site. No signs were required to be placed on site.

It was advised in the notification letters sent to all the neighbouring owners and occupiers, that while comments and submissions in relation to the planning application would be received by Council for its consideration and information, the submitters would not be able to be party at an application for review before the Victorian Civil and Administrative Tribunal (VCAT). The planning application documents were also published on Council's Website.

At the end of the informal exhibition period Council received three hundred and one (301) submissions to the application of which two hundred and ninety-eight (298) were objections, two (2) are registered petitions and one (1) submission of support. The submissions included the following issues:

- Environmental impacts and harm to human health:

The majority of submissions relate to concerns regarding environmental impacts from the proposed use and potential harm to human health associated with the use. With respect to emissions, human health, environmental implications and ongoing site environmental management, the application is subject to the necessary EPA Works Approval and license requirements, which consider these matters. In addition, the land will be subject to ongoing EPA audits to ensure it meets in perpetuity specific environmental regulations. As stated earlier in the report, the planning permit application process does not consider these matters, and as such they cannot be further considered in the assessment of this planning application.

There are also concerns by submitters that the EPA have not as yet made their final decision on the works approval application. Council have been awaiting the outcome of the EPA works approval. The decision by the EPA is currently due in May 2020. However, due to an order from VCAT, Council must provide the Tribunal with its position on the application by 5 June 2020 as outlined at the start of this report. In order to meet VCAT's requirements, Council must now determine a position on the application prior to the EPA making a decision on the Works Approval application.

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It is important to note that the EPA have responded to a referral from Council detailing that they have no objection to the planning application. It is also important to note that the Works Approval and planning permit application are not directly linked, and consider different matters, and as such there is no legal requirement for one application to be determined prior to the other.

- Location of the proposed facility in proximity to residents and school (within 1.5km):

The proposed use is identified as a recycling and resource recovery use (Combustion, treatment or bio-reaction of waste to produce energy) with a Note 1 under Clause 53.10 – Uses with adverse amenity potential of the Greater Dandenong Planning Scheme. As such, the application was referred to the EPA who had no objection to the planning application. It is considered that the EPA in their assessment of the Works Approval application will take account of any potential environmental impacts on sensitive uses located within 1.5km of the subject site.

From a planning perspective, the site is located within the Industrial 2 Zone, which is in place to house 'heavy' industrial uses such as waste and recovery facilities. Given the zoning of the land, it is considered that the use is appropriately located.

- Impacts on traffic and transport:

Submitters have raised concerns in relation to an increase in truck traffic within the area. The subject application has been referred to Councils Transport Department who have no objections to the proposal subject to conditions to ensure no queuing occurs on adjacent roads. In addition, the subject site is located in the core of the Industrial 2 Zone and will be accessed from Frankston Dandenong Road and South Gippsland Highway. As such, it is considered that waste trucks will not be required to utilise residential streets to access the site. A full assessment of the transport issues has been provided further in the Assessment section of the report.

- The use should be located in a more appropriately zoned area:

A number of submitters raised concerns in relation to the zoning of the land and the appropriateness of the use within the Industrial Zone. The subject site is located within the Industrial 2 Zone and is identified within the Ordish Road Waste and Resource Recovery Precinct which is one (1) of twenty two (22) waste and resource recovery hubs of state importance in Victoria and one of fourteen (14) within metropolitan Melbourne. The Ordish Road area is one of only two (2) in Victoria zoned Industrial 2, a zone reserved for heavy and/ or offensive industries and is considered state significant industrial land. As such, it is considered that the proposed use is to be located in the most appropriate zone within the suite of zones available within the City of Greater Dandenong.

- Concerns in relation to emergency management:

A number of submitters raised concerns in relation to the emergency management of the site and the proposed use. Given the combustion nature of the waste-to-energy process, a Fire Safety Study has been prepared as part of the Works Approval application. This Fire Safety Study will be the subject of the EPA Works Approval and the approval of the Country Fire

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Authority through the building permit process, but it is considered relevant to note that the fire protection systems recommended and proposed include equipping the entire facility with sprinklers, voluminous water cannons and infra-red heat detection equipment.

- That more landfill will be needed to deal with the waste coming out of the plant:

A number of submitters raised concerns that more landfill will be required to deal with the waste coming out of the plant after the combustion process. As has previously been described, the use of the land will be as a waste-to-energy facility whereby up to 100,000 tonnes of waste will be able to be converted into up to 9.3MW of electricity per annum thereby reducing the amount of waste being transferred to landfill. The applicant has outlined that the waste generated from the waste to energy process (ash) will be then transferred off site to be repurposed or recycled but it is not considered that additional landfill will be required to deal with waste coming out of the plant.

- That the use is not economically viable and no jobs will be created:

A number of submitters raised concerns raised about the economic viability of the subject use and job creation. The applicant has identified within their submission that staff required on site is minimal from an operational sense being four during the day and two overnight. In addition to these operational staff, it is expected that up to twelve (12) office/ administrative staff will also attend the site on any given day. As such it is identified that jobs will be created as an outcome of the use. However, the commercial viability of a proposal is not a planning consideration and as such Council cannot further consider this issue.

- The existing smells from the industrial area are bad and need to be addressed.

A number of submitters raised concerns in relation to existing smells and pollution from the existing Industrial Zoned land. It is considered that should residents in Keysborough have concerns in relation to existing smells or pollution that they contact the EPA to investigate any issues arising from these concerns. This is a separate matter to the consideration of this planning application.

- No guarantee of effective or ongoing monitoring.

A number of submitters raised concerns in relation to effective and ongoing monitoring of the use. The application has been referred to the EPA who have no objection to the planning application. In addition, the use requires a Works Approval which is currently being assessed by the EPA. It is considered that the EPA will require conditions within the Works Approval and other licensing requirements that will ensure the ongoing monitoring of the facility.

- This is old technology and is being phased out in other countries:

A number of submitters raised concerns that the technology to be utilised is out of date and is being phased out in other countries. In terms of the technology and its age or use in other countries is not a planning consideration. Even so it is considered that the technical aspect of the technology and its appropriateness will be assessed by the EPA during the Works Approval process and any other licensing requirements.

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- Devaluation of property:

The gain or loss of value to a property due to a planning proposal is not a planning consideration and as such cannot be further considered under the assessment of this application.

Council officers have also noted the number of submissions that have been provided in response to the informal notification process. However, in the view of officers, the combination of the number of submissions, and the grounds of concern provided do not justify establishing a position of not supporting the application for the upcoming VCAT hearing. This view is further enhanced by the fact that the application is exempt from formal notification under the Planning and Environment Act 1987, which governs the processing of planning applications.

Assessment**Statutory Context**

In terms of assessing the planning application and providing Council's position to VCAT, it is the role of Council to assess the application within the parameters of the Greater Dandenong Planning Scheme, that is, to implement the Municipal Planning Strategy and the Planning Policy Framework. In the context of this application, this requires Council to consider the policy context of the Planning policy Framework (PPF) and the Local Planning Policy Framework (LPPF), the zoning of the land, potential amenity impacts (excluding environmental/ emissions impacts), the built form of the development, and car parking and vehicle movement.

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 potentially cause off-site impacts, and 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.

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- 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.
- 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, traffic, light spill and any other relevant amenity impacts.

As discussed above, with respect to emissions, environmental implications and ongoing site environmental management, the application is subject to the necessary EPA Works Approval and license requirements, and these matters are not subject to the planning approvals process. 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 a Noise Emissions Assessment.

The conclusions of these documents are 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.*

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- *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 included to ensure compliance, if a permit is granted.

Development

The proposed industrial development on balance is considered to be appropriate for the subject land at 70 Ordish Road, Dandenong South. The building itself (not including external plant and equipment) is well setback from each boundary, appropriate 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 has 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:

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- 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.

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 in the Planning Scheme and as such car parking must be provided to the satisfaction of Council.

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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 when operating at full capacity 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. The facility will accommodate a total of thirteen (13) trucks within the forecourt and weighbridge area at any given time. The trip generation calculation assumed that on average the facility will receive five trucks every hour in the day. Conservatively assuming each truck takes maximum of ten (10) minutes to be processed within each of the four (4) acceptance bays within the building, the proposed facility will accommodate on-site all inbound vehicles in any hour. Based on available onsite storage and arrival truck volumes no queuing will 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.

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

Recommendation

That Council establishes a position of supporting the planning permit application for the upcoming VCAT hearing 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.**

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- 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).**
- 2.6. 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.**

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

- 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:**
 - 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**

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

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

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

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.
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.

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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.
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:

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

- 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, litter, dust, waste water, 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.**
- 40. This permit will expire if one of the following circumstances applies: -**
 - 40.1. The development or any stage of it does not start within Two (2) years of the date of this permit, or**
 - 40.2. The development or any stage of it is not completed within four (4) years of the date of this permit, or**
 - 40.3. The use does not start within one (1) year of the completion of the development, or**
 - 40.4. 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.

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

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.

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.)**MINUTE 1438**

Moved by: Cr Matthew Kirwan

Seconded by: Cr Tim Dark

That Council establishes a position of not supporting the planning permit application at the upcoming VCAT hearing in respect of the land known as and described as 70 Ordish Road, Dandenong South for the use and development of the land for a waste-to-energy facility on the following conditions:

- 1. Inadequate information is available to Council to fully assess this proposal, as the EPA Works Approval report is not yet available, which is required to ascertain the veracity of resident and other stakeholder concerns.**
- 2. That in the absence of the ability of Council to assess the information in the EPA Works Approval report, and the need for Council to establish a position at the upcoming VCAT hearing, that Council take the position that proposed use and development would not comply with the Greater Dandenong Planning Scheme, and would be unacceptable for the following reasons:**
 - a the environmental impacts and harm to human health resulting from air emissions from the facility would be contrary to Clause 11 (Settlement), in that it will not:**
 - i. contribute towards health, wellbeing and safety;**
 - ii. contribute towards the prevention of pollution to land, water and air;**
 - b. the proximity of the proposed facility to the school, which is within the usual EPA 1.5 km buffer zone, would not result in orderly planning, contrary to Clause 11 (Settlement) and Clause 65 (Decision Guidelines);**
 - c. the adequacy of the measures proposed for the ongoing monitoring of the facility would be contrary to Clause 11 (Settlement), in that it will not:**
 - i. contribute towards health, wellbeing and safety;**
 - ii. contribute towards the prevention of pollution to land, water and air;**
 - d. The technical aspects of the technology and its appropriateness would be contrary to Clause 11 (Settlement), in that it will not:**
 - i. contribute towards health, wellbeing and safety;**
 - ii. contribute towards the prevention of pollution to land, water and air; and**
 - e. The measures proposed for emergency management procedures in relation to fire safety would be contrary to Clause 11 (Settlement), in that it will not:**

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

- i. contribute towards health, wellbeing and safety; and**
- ii. contribute towards the prevention of pollution to land, water and air.**

CARRIED

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)**

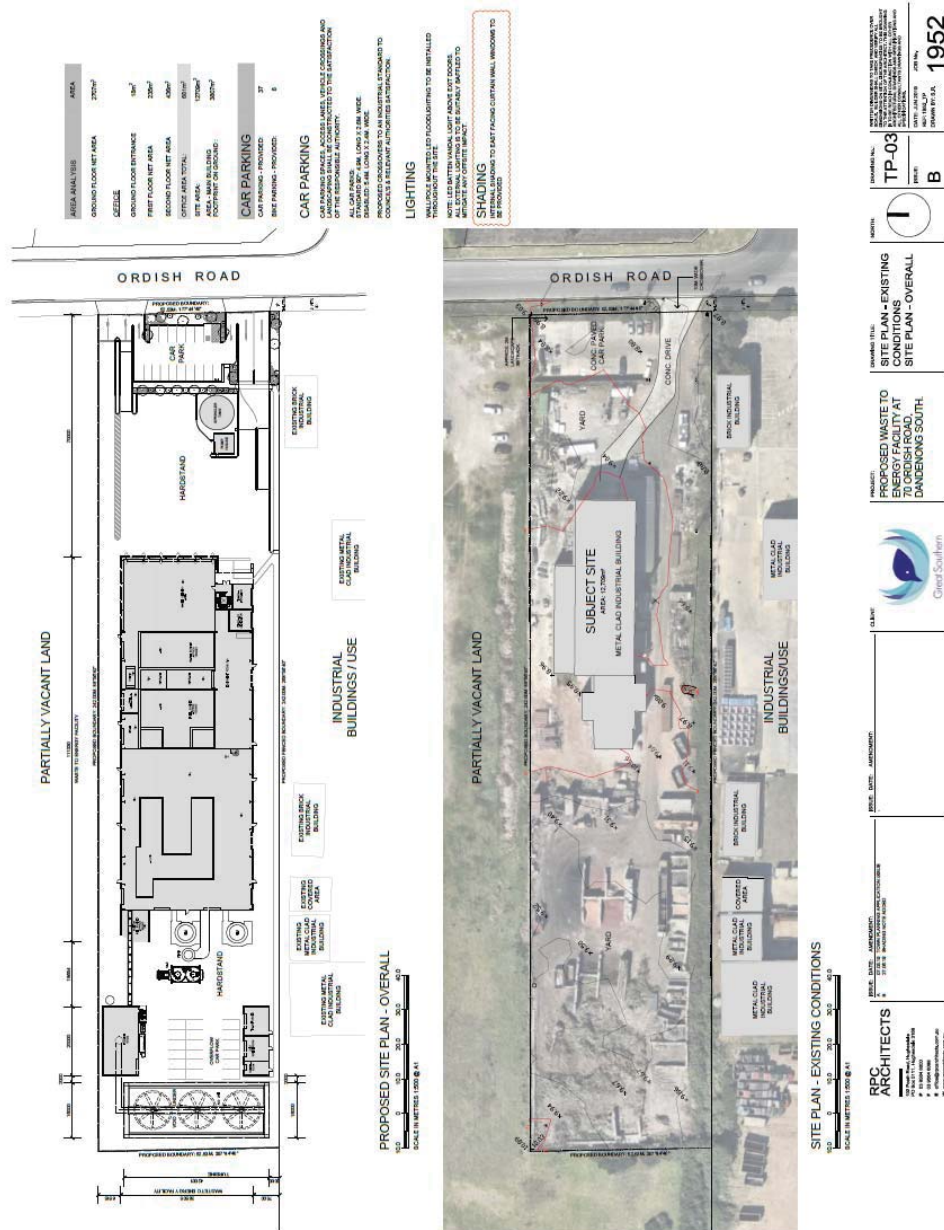
ATTACHMENT 1

SUBMITTED PLANS

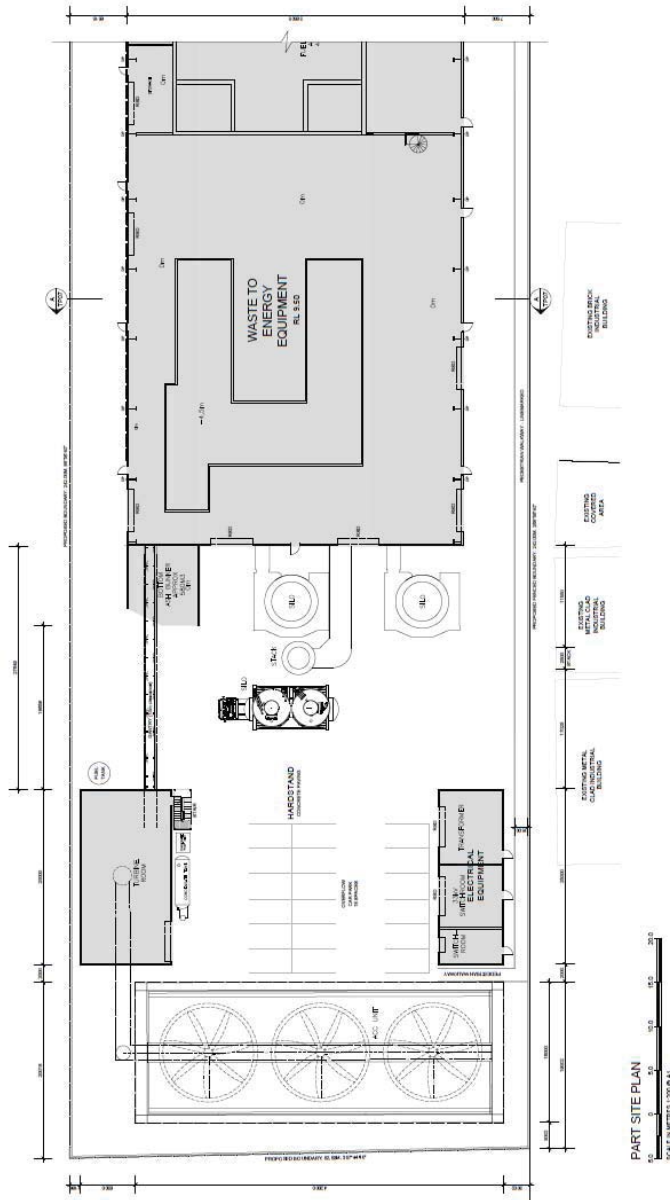
PAGES 10 (including cover)

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.)



RPC ARCHITECTS
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PROPOSED WASTE TO ENERGY EQUIPMENT AT 70 ORDISH ROAD, DANDENONG SOUTH

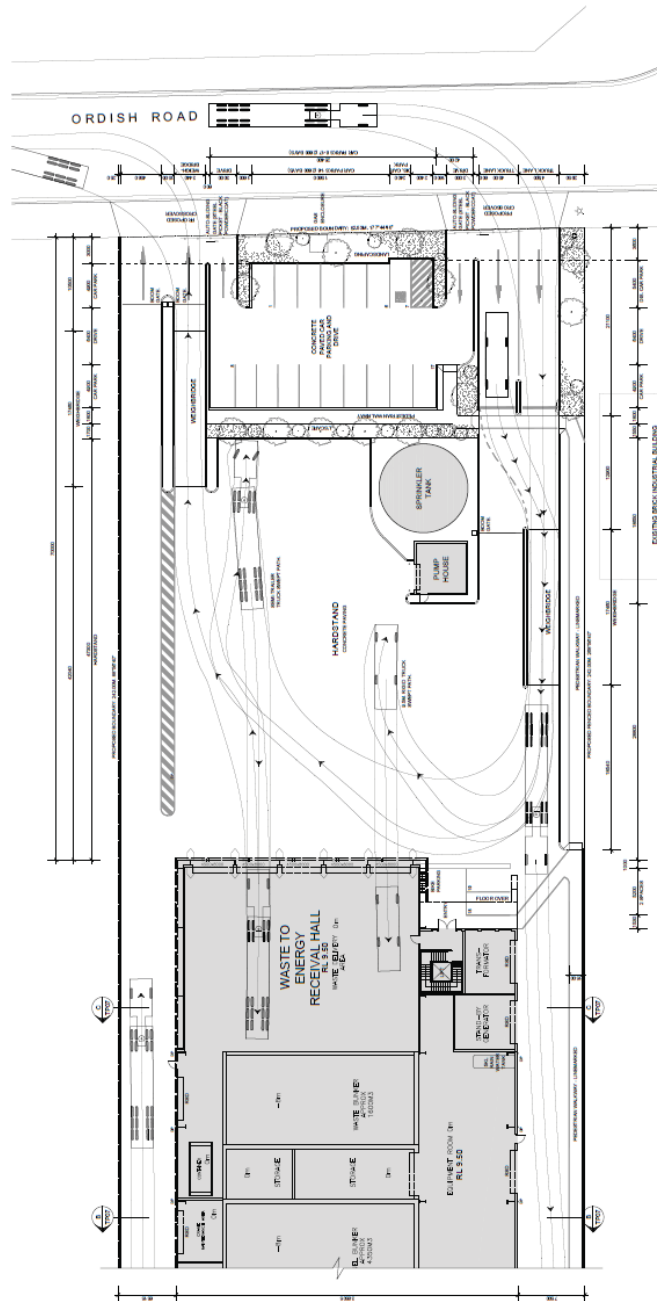
SITE PLAN - PART WEST

TP-04
B

1952

1952

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



RSC ARCHITECTS 101 Dandenong Road Dandenong VIC 3175 P 03 9594 8888 E info@rscarchitects.com.au W www.rscarchitects.com.au	PREPARED BY: RSC ARCHITECTS DATE: 10/05/2019 DRAWN BY: RSC ARCHITECTS CHECKED BY: RSC ARCHITECTS APPROVED BY: RSC ARCHITECTS	PREPARED BY: RSC ARCHITECTS DATE: 10/05/2019 DRAWN BY: RSC ARCHITECTS CHECKED BY: RSC ARCHITECTS APPROVED BY: RSC ARCHITECTS	PREPARED BY: RSC ARCHITECTS DATE: 10/05/2019 DRAWN BY: RSC ARCHITECTS CHECKED BY: RSC ARCHITECTS APPROVED BY: RSC ARCHITECTS		PROJECT: PROPOSED WASTE TO ENERGY FACILITY AT 70 ORDISH ROAD, DANDENONG SOUTH.	DRAWING NO: TP-05 SHEET: B DATE: 10/05/2019	1952

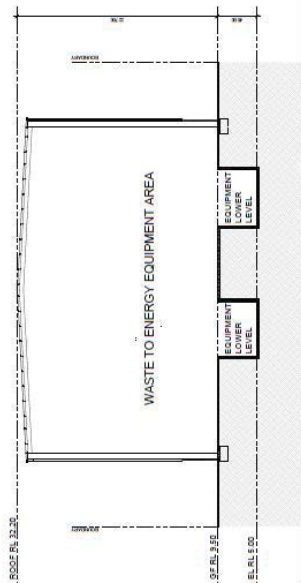
2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)



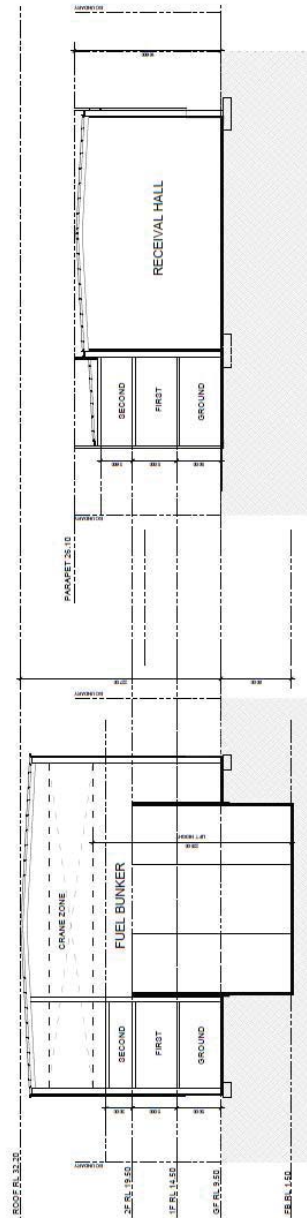
2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)



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



SECTION A
SCALE 1 : 200



SECTION B
SCALE 1 : 200

SECTION C
SCALE 1 : 200

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City of Dandenong

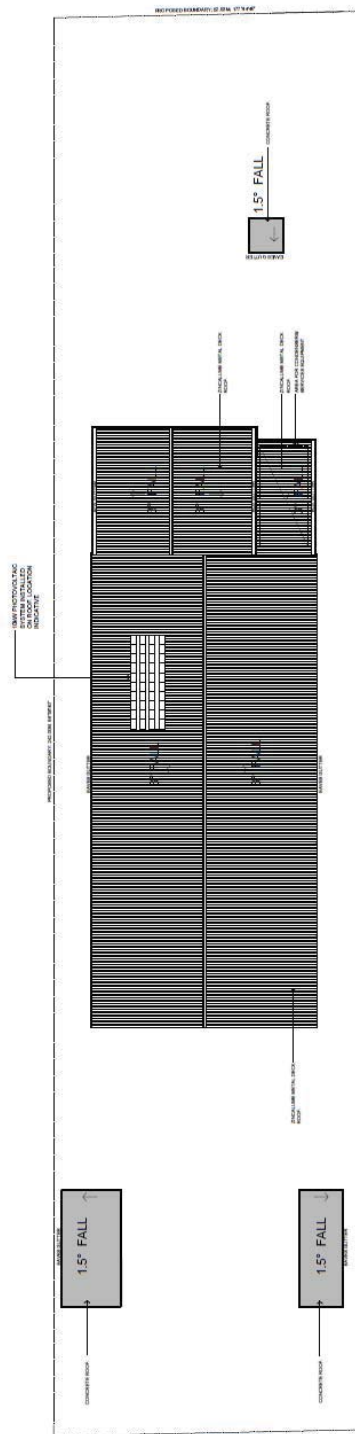
TP-08
1
B

1952

PROPOSED WASTE TO ENERGY EQUIPMENT AREA AT 70 ORDISH ROAD, DANDENONG SOUTH

SECTIONS

ORDINARY COUNCIL MEETING - MINUTES

2.3.4 Town Planning Application - No. 70 Ordish Road Dandenong South (Planning Application No. PLN19/0257) (Cont.)ROOF PLAN
SCALE 1:300

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PROJECT: PROPOSED WASTE TO ENERGY PLANT AT 70 ORDISH ROAD, DANDENONG SOUTH

CLIENT: CLM

DATE: 10/05/2020

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/05/2020	ISSUED FOR PERMIT

TP-09

B

1952

City of Greater Dandenong

[illegible]

[illegible]

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.)



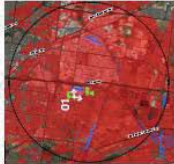
VIEWPOINT 1 - Existing conditions



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. Chen (City of Dandenong)

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/Authority.

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.)



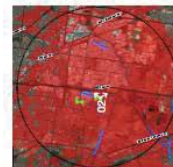
VIEWPOINT 2 - Existing conditions



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: 27/05/2018 | Revision: B
SMEC Project Reference: 3004-10881 | Drawing: L-1002
Drawing by: M. King, C. Woodhouse, V. Lumb

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NOTE:
The location of this stack is indicative only, corresponding to the
visual case, however, not subject to detailed design.



3 QUESTION TIME - PUBLIC

Question

Gaye Guest, Keysborough

Late last year CIP works started in Keysborough to replace footpaths, guttering, etc. It finished for the festive season and has been so long restarting that the original paintwork to indicate work needed doing has now faded and has disappeared. One morning early last week, four pavers over the road were removed and replaced. The next day further up at the intersection, some more work happened and it looks like the workers have moved on. Has the work been scaled back and not all identified replacement work will be replaced in this particular area not completed?

The half-circle at Ross Hetherington facing Kingsclere at the garden bed is dangerous. Some pavers have been asphalted and another is now depressed. A small foot or mobility device would get twisted in the depression. The pavers just need to be lifted and relaid to make it safe. When will these repairs be undertaken?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

I would like to thank the questioner for the particular issues that have been raised. I can advise as follows and will also ensure that the person requesting the information will get a copy of this in writing as well.

The Footpath Renewal Program is informed by Council's footpath condition assessments. The assessments conducted last year indicated that a significant amount of footpath reinstatement work was required in and around the Keysborough area. In the interest of ensuring that the available budget was directed to the most areas of need, these results were reviewed. It was determined that not all the identified works needed to be undertaken immediately. Whilst there will be some sections of footpath that remain marked and not replaced in the short-term, this will ensure that the finite funds available are spent prudently on areas of high risk to pedestrians. There are outstanding footpath renewal works scheduled for the Keysborough area up until the end of this financial year so we should see some more works being completed in the coming weeks.

With regards to the matter raised on Ross Hetherington paving, Council officers will undertake an assessment of this, will arrange for the necessary works to occur and will be in contact with the questioner on that as well.

Question

Gaye Guest, Keysborough

A month ago, I sent this question through and it appears to have been lost in cyberspace. Further to my question at a recent Council meeting about the Keysborough Uniting Church at 176 Chapel Road, Keysborough, it has become evident that this church was designed by John Beswicke, a heritage architect and son of Elizabeth Keys. Mr Beswicke also designed the Dandenong Town Hall, Hawthorn Town Hall in 1889 and many of the beautiful homes in Harcourt Street, Hawthorn, in which he and his family lived to name a few. These homes are heritage listed. The Facebook page and Change.org petition have been set up to save the historic Keysborough Uniting Church. Both are gathering

3 QUESTION TIME - PUBLIC (Cont.)

momentum and another person has had contact and discussion with a representative of UCPT over this precious building. That person has been told that the church does have historical relics in it. Moving forward, what discussions can Council have with the UCPT to secure the longevity of the following:

- (1) the building;
- (2) a list of what relics are in the church apart from the heritage-listed window;
- (3) where is the World War I honour board; and
- (4) why has Council not prepared a document for Heritage Victoria to protect this 1877 building?

It is the only remaining relic of early Keysborough pastoral history. We cannot afford to allow this building to disintegrate any further.

Response

John Bennie PSM, Chief Executive Officer

I will refer the question to Mr Jackson, but I would add at the outset that I have a clear recollection that this question was raised in this Chamber a little while ago. I received this late today and I have not had time to check our records but I feel sure that we have addressed it or responded. Mr Jackson has only received this in the last half an hour himself so we will see if he has anything more to add to that at the moment but we will otherwise, take it on notice.

Response

Brett Jackson, Acting Director City Planning, Design and Amenity

I can advise that Council officers have written to the Uniting Church some time ago raising their concerns and offering to assist in ways to preserve the building. We will follow that up and can provide further information to the resident once we receive a response.

Question

Gaye Guest, Keysborough

A month ago, I sent in a question that must have finished up in the ether. Has the Minister for Local Government formalised how our Council Wards will look for the upcoming Council elections yet? While there was a lengthy debate in the Council Chamber pre-COVID-19, if the elections go ahead as planned, what precautions and social distancing will be needed should Council insist on implementing the model they debated on? Even logical well-informed people are saying moving forward they will be considering what events they attend and who they mix with. Will Council revise their approach to Council elections soon or wait to see if we do indeed have a second wave of this pandemic?

3 QUESTION TIME - PUBLIC (Cont.)

Response

Mick Jaensch, Director Corporate Services

Yes, we did receive from the Minister on Thursday last week a split-up of the 11 individual Councillor Wards. We will check whether that information can be made public and if it can, we will put it on Council's website this week so that all members of the community can see how the 11 Wards have been determined. I can also further add that the Minister has requested that Council determines the names of the Wards. That is going to be an exercise that needs to be done quite quickly as we have been given until 25 May 2020 to provide suggested names for the Wards.

In terms of Gaye's other substantive question about the method of election, Council only really gets one go at this under the legislation that existed at the time. We had until 25 February 2020 for Council to determine its preferred method of election. Council no longer has any jurisdiction over this decision. Since this point, the new Local Government Act has been passed and we would expect that the Minister for Local Government will dictate the 2020 election should it proceed that postal voting will be mandated. I think the concerns that Gaye is expressing about going to and attending this election in October this year I think, are likely to be alleviated before that point.

Comment

John Bennie PSM, Chief Executive Officer

The final question tonight is from John Homewood of Dandenong South. John Homewood requests that he read out this question but I am not aware that we have that capacity in this closed meeting so I will read it on his behalf. It relates to 70 Ordish Road, Dandenong South.

Question

John Homewood, Dandenong South

How does the proposed plant planned to segregate the wastes correctly? For example, waste containing heavy metals, i.e. batteries, which are mixed as part of the municipal solid waste normally contain trace amounts of heavy metals. How does the proposed plant, plan to segregate out these heavily contaminated wastes as these waste types cannot be safely incinerated?

Response

Brett Jackson, Acting Director City Planning, Design and Amenity

As this item was discussed earlier and Councillor Kirwan raised the issue that the Environmental Protection Authority (EPA) is currently dealing with the works approval application which is the application that deals with the environmental impacts resulting from this proposed development, any issues that are raised in this question will be dealt with through the EPA works approval and should form part of their decision in due course.

Cr Zaynoun Melhem left the Chamber at 7.21pm.

4 OFFICERS' REPORTS - PART TWO

4.1 CONTRACTS

4.1.1 Contract No. 1920-62 Wachter Reserve Wetland Reconstruction

File Id:	qA415843
Responsible Officer:	Director Business, Engineering & Major Projects
Attachment:	Tender Information (CONFIDENTIAL)

Report Summary

This report outlines the tender process undertaken to select a suitably qualified and experienced contractor for Wachter Reserve Wetland reconstruction

Recommendation Summary

This report recommends that Council award Contract No. 1920-62 Wachter Reserve Wetland Reconstruction to JNR Civil Pty Ltd for fix Lump Sum Five Hundred & Seventy Four Thousand, Eight Hundred & Sixty Five Dollars and Nine Cents (\$574,865.09) including GST of \$52,260.46.

4.1.1 Contract No. 1920-62 Wachter Reserve Wetland Reconstruction (Cont.)

Introduction

This contract is for the reconstruction of the Wachter Reserve Wetland. The works will see the existing wetland extended to improve its ability to treat storm water run-off from the adjacent catchments. The new wetland will be lined with a layer of low permeability clay to reduce the amount of water that infiltrates into the ground.

This work was identified as part of the Wachter Reserve masterplan and has been designed to integrate with future landscape improvements and planting within the reserve.

Tender Process

The tender was advertised on 15 February 2020 in The Age newspaper, Vendor Panel and Council's website. The tender closed at 2:00pm on 10 March 2020.

At the close of the tender advertising period, submissions were received from Ten (10) contractors, being:

1. JNR Civil Pty Ltd
2. Ground Technique Pty Ltd
3. LincRoads Pty Ltd
4. Shamrock Civil
5. 2Construct Pty Ltd
6. Optimal Stormwater Pty Ltd
7. Entracon Civil Pty Ltd
8. Gearon Civil Pty Ltd
9. CDN Constructors Pty Ltd
10. Drouin Concrete Pipes & Products Pty Ltd (Non-Conforming)

Tender Evaluation

The tender evaluation panel comprised of the Coordinator Civil Projects, Coordinator Open Space Projects, Graduate Engineer and Contracts & Administration Officer.

The Tenders were evaluated using Council's Weighted Attributed Value Selection Method. The advertised evaluation criteria and the allocated weightings for evaluation are as follows

	Evaluation Criteria	Weighting
	Price	45%
	Relevant Experience and Past Performance	25%
	Project Plan and Program	15%
	Social Procurement	5%

4.1.1 Contract No. 1920-62 Wachter Reserve Wetland Reconstruction (Cont.)

	Local Industry	5%
	Environmental	5%

Points were awarded on a scale 0 – 5 based on the score parameters listed below.

Score	Description
5	Excellent
4	Very Good
3	Good, better than average
2	Acceptable
1	Marginally Acceptable
0	Not Acceptable

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

The nine (9) submissions were assessed and weighted attribute points scores resulting from the assessment are shown in the following table:

Tenderer	Price Points	Non-Price Points	Total Score	OHS	EMS
JNR Civil Pty Ltd	1.99	1.23	3.22	Pass	Pass
Ground Technique Pty Ltd	1.64	1.53	3.17	No Assessed	
LincRoads Pty Ltd	1.34	0.95	2.29	No Assessed	
Shamrock Civil	1.17	1.96	3.03	No Assessed	
2Construct Pty Ltd	1.08	1.66	2.74	No Assessed	
Optimal Stormwater Pty Ltd	1.05	0.96	1.91	No Assessed	
Entracon Civil Pty Ltd	0.88	1.65	2.53	Registered with Rapid Global	
Gearon Civil Pty Ltd	0.66	1.86	2.52	No Assessed	
CDN Constructors Pty Ltd	0.09	1.20	1.29	No Assessed	

4.1.1 Contract No. 1920-62 Wachter Reserve Wetland Reconstruction (Cont.)

The company noted “JNR Civil is a capable and adaptable civil construction firm that enables us to work on a broad range of Civil Construction and Infrastructure projects including Bulk earthworks, Wetland developments, Subdivisions and Commercial and residential plumbing and drainage works”.

Relevant Experience:

- Bloomdale Estate Stage 29 & 30 Wetland Construction Diggers Rest
- Aurora Treatment Plant Craigieburn and Epping
- Annual Capital Maintenance Works - \$500k annually to 2021 - Moreland City Council
- Car Park Asphaltting, Crossover, Kerb and Channel and Barrier Kerb - \$350k - Procon Developments

Note 1: The higher the price score – lower the tendered price.

Note 2: The higher the non-price score – represents better capability and capacity to undertake the service.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

The funding requirement associated with this report is \$600,000.00 ex GST, which is within the current available budget

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

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

Social Procurement

Social Procurement was considered when assessing tender responses

Local Industry

The preferred Tenderer will spend 10% material within City of Greater Dandenong

4.1.1 Contract No. 1920-62 Wachter Reserve Wetland Reconstruction (Cont.)**Environmental**

The preferred Tenderer is ISO 14001 certified and is committed to continual improvement of its environmental performance by identifying, evaluating and managing the environmental risks associated with our business operations. This company will continue to monitor the impacts its activities have on the environment, and by applying an approach of avoid, minimise and mitigate. It will achieve compliance with relevant environmental legislation.

Consultation

During the tender evaluation process and in preparation of this report, relevant Council Officers from Risk Management and OHS were consulted

Conclusion

The evaluation panel is satisfied that the tenderer recommended for appointment have the relevant experience and resources to carry out the works in a timely and efficient manner.

At the conclusion of the tender evaluation process the evaluation panel agreed that the tender submission from **JNR Civil Pty Ltd** represented the best value outcome for Council and should be accepted due to:

1. Their conforming tender.
2. The very good references received.
3. The demonstrated level of experience undertaking similar works.
4. Comprehensive construction program and material supply

Recommendation**That Council:**

1. **awards Contract No. 1920-62 Wachter Reserve Wetland Reconstruction to JNR Civil Pty Ltd for fix Lump Sum Five Hundred & Seventy Four Thousand, Eight Hundred & Sixty Five Dollars and Nine Cents (\$574,865.09) including GST of \$52,260.46; and**
2. **signs and seals the contract documents when prepared.**

4.1.1 Contract No. 1920-62 Wachter Reserve Wetland Reconstruction (Cont.)

MINUTE 1439

Moved by: Cr Tim Dark

Seconded by: Cr Matthew Kirwan

That the item be deferred to the next Ordinary meeting of Council on 25 May 2020.

CARRIED

4.1.1 Contract No. 1920-62 Wachter Reserve Wetland Reconstruction (Cont.)

CONTRACTS

**CONTRACT NO. 1920-62 WACHTER RESERVE WETLAND
RECONSTRUCTION**

ATTACHMENT 1

**TENDER INFORMATION
(CONFIDENTIAL)**

PAGES 2 (including cover)

Under Section 39(2)(h) 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.

4.2 POLICY AND STRATEGY

4.2.1 Q3 Council Quarterly Performance Report

File Id:

Responsible Officer:

Director Corporate Services

Attachments:

Council Plan Quarterly Report 1 January – 31
March 2020

Financial Report 1 July 2019 - March 2020

Report Summary

This report details Council's progress for the period 1 January to 31 March 2020 against performance targets outlined in the Council Plan 2017-21 and the approved Mid Year Budget 2019-20.

Recommendation Summary

This report recommends that Council notes the achievements against the Council Plan indicators and the approved Mid Year Budget for the period ending 31 March 2020.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Background

Council adopted the new Council Plan 2017-21 on Monday 26 June 2017, the Annual Plan 2019-20 on Tuesday 11 June 2019, and the approved Mid Year Budget on Monday 9 December 2019.

The Council Plan 2017-21 outlines the vision and objectives of the current Council over the four years of its term in office. This document guides service delivery, innovation and good governance, and provides the foundation for the corporate planning framework for all business activities. The Council Plan also guides the budget, service delivery priorities and the continuous improvement of our services.

The Council Plan 2017-21, Annual Plan 2019-20 and Annual Budget 2019-20 are made available to residents through the Customer Service Centres, libraries and on Council's website at www.greaterdandenong.com

Progress against performance targets for the period 1 January to 31 March 2020 is outlined in two components of this report:

Part 1 – The Quarterly Performance Report details the achievements for the Council Plan Indicators from the Council Plan 2017-21.

Part 2 – The Financial Report is designed to inform Councillors of the results of operations for the period 1 July 2019 to 31 March 2020 including financial performance against the Mid-Year Budget adopted by Council on Monday 9 December 2019.

Part 1 and Attachment 1: Quarterly Performance Report for the period 1 January to 31 March 2020

Performance highlights against the Council Plan strategic objectives include:

A vibrant, connected and safe community

- Cinema in the Square attracted over 1,000 people, 70 per cent of whom were from the local area.
- The Australia Day Festival attracted 12,000 people to Dandenong Park, 55 per cent of whom were from the local area.
- 84 applications were submitted for the Community Partnership Funding and Sponsorship program requesting over \$7.5 million in multi-year funding support.
- Council's Volunteer Program engaged over 200 volunteers in 16 different service areas.
- No major interruptions or downtime was experienced in the Safe City CCTV system.
- Family Support provided 2,167 contact hours of support.

A creative city that respects and embraces diversity

- A rainbow flag raising ceremony has been planned for 18 May to mark the International Day Against Homophobia, Biphobia, Intersexism and Transphobia (IDAHOBIT). The working group is investigating options for online broadcasting.
- 30 community event applicants were provided with support and guidance.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

- Six exhibitions were presented across Walker Street Gallery, Heritage Hill and the Garnar Lane Lightboxes.
- 19 community arts opportunities were provided.
- Visits to the Civic collection on eHive increased to 8,034 page views from 7,391 in the previous quarter.

A healthy, liveable and sustainable city

- Five sessions were delivered to primary and secondary schools as part of the Waste Education Program reaching 50 students.
- \$200,000 was received in additional grant funding for tree planting and associated works through the Federal Government's Community Environment Program.
- 19 audits were conducted of material recycling premises.

A city planned for the future

- Works at the Springvale Community Hub are progressing with a likely completion of building works in May.
- Council owned land on the corner of Chapel Road and Villiers Road (Tatterson Park) has been confirmed as the site for the Keysborough South Community Hub.
- The draft Open Space Strategy has been developed and is out for community consultation until mid May.
- Stage 4 of the Indian Cultural Precinct works is underway with shop front and business signage progressing with approximately 12 shops in the north east section.

A diverse and growing economy

- The Future of Manufacturing Group continues to meet in an online format with the focus of discussions in March on the COVID-19 pandemic and the challenges and opportunities being presented to businesses.
- The 19th CGD-Industry 'Take a Swing for Charity' golf day was held on 26 February with 100 people in attendance. The event raised approximately \$50,000 which will be shared amongst the Taskforce Community Agency, Bushfire Appeal and others.
- The International Women's Day event held on 7 March attracted 110 participants. Guests heard Annabelle Chaucy OAM speak to this year's theme of #EachforEqual which speaks to individual action for maximum impact for all women.

An open and effective Council

- Social media channels continued to grow by 2.2 per cent.
- Advocacy work continues with Council recently declaring a 'Climate and Ecological Emergency', supporting the 'Raise the Rate' campaign which is a federal focus on raising minimum payments for the unemployed, and participating in the '16 Days of Activism' campaign against Family Violence.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

- Work continues on a new digital framework and IT Strategy that will take the organisation to 2025. This will respond to a digital environment which is ever changing and evolving particularly at the moment with the COVID-19 pandemic.
- Council's second Urban Screen has now been installed at the Springvale Community Hub and will be activated at the building opening.

Part 2 and Attachment 2: Financial Report for the period 1 July 2019 to 31 March 2020

The attached financial report is designed to inform Councillors of the results of operations for the period 1 July 2019 to 31 March 2020 including financial performance against the Mid Year Budget adopted by Council on 9 December 2019.

The financial report incorporates a set of Financial Statements and a Directorate Analysis of financial performance by Business Unit. The following are contained in the Attachment:

- Income Statement
- Balance Sheet
- Cash Flow Statement
- Capital Expenditure Statement
- Capital Expenditure report
- Investment Report
- Directorate Analysis

Whilst the Financial Statements are prepared in accordance with Australian Accounting Standards, they contain several items which are "non-cash" in nature such as depreciation on assets and the written down (book) value of assets sold. They also exclude capital expenditure, new borrowings and loan repayments and as such, these Statements do not provide an accurate indication of the surplus/deficit cash position within a financial year.

The table on the following page provides a management accounting summary of the financial performance for the period 1 July 2019 to 31 March 2020 which removes non-cash items and adds back cash items that are excluded from the financial statements.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Management Accounting Summary for the period 1 July 2019 to 31 March 2020

Description	YEAR TO DATE			FULL YEAR			ORIGINAL BUDGET \$'000
	ACTUAL \$'000	MID YEAR BUDGET \$'000	VARIANCE Fav (unfav) \$'000	MID YEAR BUDGET \$'000	FORECAST \$'000	VARIANCE Fav (unfav) \$'000	
Income Statement							
Income	159,094	156,203	2,891	222,228	225,263	(3,035)	224,728
Expenditure	133,453	141,647	8,194	195,512	198,722	3,210	187,808
Net surplus - ongoing operations	25,641	14,556	11,085	26,716	26,541	175	36,920
Management Accounting reconciliation							
<i>Add back (less) non cash items</i>							
Depreciation	22,925	22,925	-	30,816	30,816	-	29,816
Contributions non-monetary assets	(3,273)	(3,273)	-	(15,000)	(15,000)	-	(15,000)
Prior year capital expenditure unable to be capitalised	1,897	-	1,897	-	-	-	-
Written down value of assets sold/disposed	179	240	(61)	300	300	-	300
Sub total	22,336	19,892	2,444	16,116	16,116	-	15,116
Net operating surplus	47,977	34,448	13,529	42,832	42,657	175	52,036
<i>Add/less non operating cash items</i>							
Capital expenditure	40,190	53,230	13,040	93,823	96,919	3,096	69,289
Net transfers to (from) reserves	(14,747)	(15,784)	(1,037)	(22,154)	(23,350)	(1,196)	(15,749)
Loan repayments	7,676	7,676	-	8,634	8,634	-	8,496
Loan proceeds	-	-	-	(10,000)	(10,000)	-	(10,000)
Sub total	33,119	45,122	12,003	70,303	72,203	1,900	52,036
Cash surplus (deficit)	14,858	(10,674)	25,532	(27,471)	(29,546)	2,075	-
Accumulated surplus brought forward	-	-	-	27,471	27,471	-	-
Surplus (deficit) position	14,858	(10,674)	25,532	-	(2,075)	2,075	-

Results for the period 1 July 2019 to 31 March 2020

The overall management accounting result (after removing non-cash items) for the period 1 July 2019 to 31 March 2020 shows a favourable variance between the budget and actual of \$25.53 million. The variance is mainly due to lower than anticipated capital expenditure to date and a favourable surplus from ongoing operations (mainly lower than anticipated operating expenditure).

Capital expenditure is \$13.04 million lower than the year to date budget (with a further \$13.41 million committed at 31 March 2020). Most of the delayed expenditure relates to property and infrastructure projects.

Full year forecast and the COVID-19 pandemic

A review of the 2019-20 full year forecast is currently underway. Preliminary forecast amounts have been included in this report. Council is currently forecasting to complete 2019-20 with an accumulated deficit outcome of \$2.08 million. The 2019-20 forecast is subject to ongoing review through to the end of the financial year. A more detailed review of the impacts of the COVID-19 pandemic will be

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

conducted during April and May and the final forecast cash result will be adjusted for these impacts. Overall, it is anticipated that the final cash result for 2019-20 will be a breakeven result as discretionary expenditure is deferred and potential savings are identified.

INCOME

Income for the period ended 31 March 2020 is favourable against budget. This is primarily due to the following:

Other income (\$1.19 million favourable) – Favourable variance due to better than anticipated interest return on investments, Civic Facilities rental income, insurance recoveries and asset protection reinstatement income (Corporate Services \$800,000 and Engineering Services \$330,000). Most of this favourable variance is not expected to be permanent.

Contributions – monetary (\$778,000 favourable) – Favourable variance due to unbudgeted income received from developers in lieu of future maintenance responsibilities at Logis and Somerfield Offset Reserves (Engineering Services \$314,000) and better than anticipated income from public open space contributions to date (Non Directorate \$442,000). Both favourable income variances will be transferred to reserves.

Grants – operating (\$611,000 favourable) – Favourable variance mainly due to additional funding received for Family Day Care (\$480,000), which will be offset by higher service delivery costs and an unbudgeted grant for the Communities Environment Program which will be offset by associated project expenditure (Parks \$200,000).

Rates and waste charges (\$384,000 favourable) – The favourable variance is due to higher than anticipated supplementary rates, interest on rates and Keysborough maintenance levies (the favourable supplementary rates variance and Keysborough maintenance levy are transferred to reserves) (Corporate Accounting \$373,000). The favourable interest on rates variance is not expected to be permanent. No further interest on rates will be levied in 2019-20 and is part of the COVID-19 community relief package.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

These favourable variances are partly offset by unfavourable variances in:

Statutory fees and fines (\$414,000 unfavourable) – Unfavourable variance due to lower than anticipated income from sub-divisions and plan checking fees to date (Civil Development and Design \$235,000) and lower planning applications, local laws, health and food infringements (Building and Compliance Services \$166,000 and Planning and Design \$120,000). An unfavourable variance of \$278,000 has been factored in to the full year forecast.

User fees (\$284,000 unfavourable) – Mainly due to lower than expected income from food registration renewals, on-street parking ticket machines/meters, building permits, asset protection permit fees and Drum Theatre box office and programming income (City Planning, Design and Amenity \$124,000, Engineering Services \$87,000 and Community Services \$83,000). An unfavourable variance of \$297,000 has been factored in to the full year forecast.

EXPENDITURE

The actual expenditure at 31 March 2020 against the year to date budget is favourable by \$8.19 million. The major variances are in materials and services and employee costs.

Materials and services (\$5.99 million favourable) – The major items contributing to this variance are:

- Contract services (\$4.01 million) – timing of works and invoicing particularly in relation to Spring Valley landfill rehabilitation works, parks maintenance, waste management costs, cleansing, roads and drains (Engineering Services \$4.15 million).
- Consultants, professional services (\$575,000) – timing of commencement of grant funded projects mainly relating to Drug Strategy, New Directions – Mothers and Babies, Community Hub Early Years and Child First (Community Services \$519,000).
- Utilities (\$542,000) – mainly due to delay in commencement of the street lighting LED replacement program and the timing of invoices (Engineering Services \$372,000 and Corporate Services \$111,000).
- Materials, maintenance and services (\$524,000) – timing of building maintenance works, most of which are reactive (Engineering Services \$251,000), delay in commencement of grant funded projects combined with lower than anticipated Community Care meal costs (Community Services \$163,000).
- Administration costs (\$458,000) – lower than anticipated expenditure to date across a range of accounts including promotions, postage/courier, printing/stationery, Council publications, fuel, Australia Post charges, advertising and events (Corporate Services \$201,000, Community Services \$140,000 and Greater Dandenong Business \$109,000).

Employee costs (\$4.22 million favourable) – This favourable variance is mainly because of staff recruitment occurring later than planned and a delay in commencement of grant funded projects (Community Services \$2.77 million, City Planning, Design and Amenity \$802,000, Corporate Services \$284,000 and Engineering Services \$264,000). Of the \$2.77 million favourable variance in Community Services, \$1.59 million relates to grant funded programs which require an acquittal. Any unspent grant funds relating to these programs will be carried forward to the 2020-21 financial year.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Other expenses (\$329,000 favourable) – The majority of this favourable variance is due to delay in processing grant funding and contribution payment to Friends of Refugees (Community Services \$106,000), a delay in adjacent temple contribution works at Spring Valley landfill (Engineering Services \$78,000) and a delay in receipt of invoices (Corporate Services \$81,000 and Greater Dandenong Business \$41,000).

These favourable variances are partly offset by:

Prior year capital expenditure unable to be capitalised (non-cash) (\$1.90 million unfavourable) – This unfavourable variance is due to works in progress (prior year capital expenditure) that is not able to be capitalised to the asset register because it is not capital in nature, does not meet the capitalisation threshold or relates to non-Council owned assets (Corporate Accounting \$1.90 million). This is a non-cash entry that does not impact on Council's cash position. Examples of non-capital expenditure includes asset relocation, asset removal/demolition, operating services, projects cancelled, repairs and maintenance expenditure, studies/surveys and concepts.

Capital expenditure

Total capital expenditure at 31 March 2020 was \$40.19 million. A further \$13.41 million was committed at the end of March. The capital works program comprises of asset renewal, expansion, upgrade and the investment in new assets.

Proposal

That Council notes the progress against performance targets outlined in the Council Plan 2017-21 and Annual Plan 2019-20 for the period 1 March to 31 March 2020 and the Financial Report for the period 1 July 2019 to 31 March 2020.

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

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

Community Plan 'Imagine 2030'

People

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

Place

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

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

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

Opportunity

- *Education, Learning and Information* – Knowledge
- *Jobs and Business Opportunities* – Prosperous and affordable
- *Tourism and visitors* – Diverse and interesting experiences
- *Leadership by the Council* – The leading Council

Council Plan 2017-2021

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

People

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

Place

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

Opportunity

- A diverse and growing economy
- An open and effective Council

Related Council Policies

This report is in accordance with Council's policy of providing regular information and feedback to Council and the community about Council's financial position.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

The financial position of the Council will be monitored against the approved Mid Year Budget to ensure that Council achieves its financial goals.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Consultation

The Chief Executive Officer, Directors and staff responsible for reporting were consulted against the performance targets. Council's Finance Department has prepared the financial statements and all other attachments with feedback from all Business Unit Managers.

Conclusion

Greater Dandenong City Council provides a performance report against organisational objectives on a quarterly basis. The reporting procedures and systems in place provide Councillors and the community with the opportunity to monitor progress against Council Plan Indicators and the Annual Budget. This ensures that all resources are managed effectively and accountably. Council will be kept informed of the financial position on a quarterly basis, as is the current practice.

Recommendation

That Council notes the progress against the performance targets outlined in the Council Plan 2017-21 and Annual Plan 2019-20 for the period 1 January to 31 March 2020 and the financial report for the period 1 July 2019 to 31 March 2020.

MINUTE 1440

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

That Council notes the progress against the performance targets outlined in the Council Plan 2017-21 and Annual Plan 2019-20 for the period 1 January to 31 March 2020 and the financial report for the period 1 July 2019 to 31 March 2020.

CARRIED

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

POLICY AND STRATEGY

Q3 COUNCIL QUARTERLY PERFORMANCE REPORT

ATTACHMENT 1

**COUNCIL PLAN QUARTERLY REPORT 1
JANUARY – 31 MARCH 2020**

PAGES 51 (including cover)

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

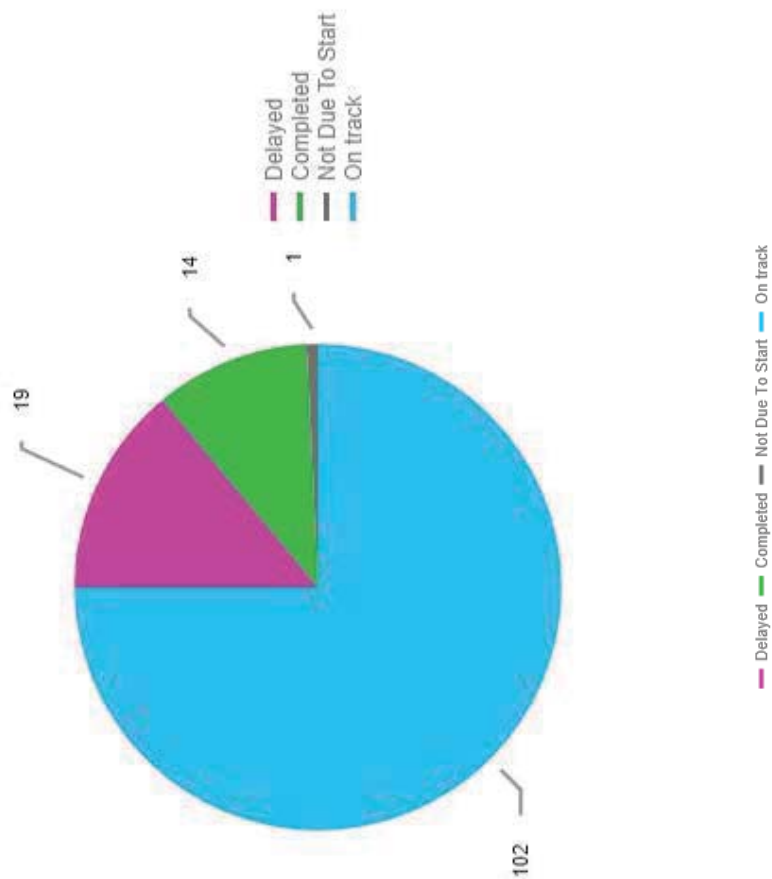
4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Council Plan Performance Report Q3 2019-20




4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Q3 Performance – January to March 2020







4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Strategic Objective 1: A vibrant, connected and safe community *A city with high community participation*

Priority	Action	Progress	Status
Advocate for increased employment opportunities, particularly for vulnerable community groups	Deliver initiatives which enhance the employment capability of young people	<p>Youth and Family Services partnered with the Chisholm Skills and Jobs Centre to deliver a resume writing workshop at Dandenong Library (total 11 contacts).</p> <p>The February 2020 Greater Dandenong Youth Network meeting focused on education and employment pathways for vulnerable young people (total 70 contacts).</p> <p>An IMPACT youth volunteering program was scheduled for March 2020 to support young people in developing employability skills - this has been postponed due to the COVID-19 pandemic.</p>	

 Delayed
  Completed
  Not Due To Start
  On Track



4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
Increase community participation in physical activity through our leisure, recreation and sports services	Develop and deliver a program of festivals and events across the City that are accessible and inclusive, financially and environmentally sustainable and contribute to the creativity and vibrancy of Greater Dandenong	<ul style="list-style-type: none"> - The Australia Day Festival was delivered on Sunday 26 January attracting 12,000 people, 55 per cent of whom were from the local area. Satisfaction levels were recorded as 83 per cent. New attractions included the Sand Play Area and the Make Your Move Sports Zone. The event benefited from Dandenong Park's new infrastructure including a permanent stage, sports play area and new permanent toilets. - Cinema in the Square was delivered from 7-13 March, attracting over 1,000 people, 70 per cent of whom were from the local area. Satisfaction levels were recorded as 86 per cent. The event provided resident cafe Sunny & Thor with exclusive access as the sole food and beverage provider. The final screening scheduled for Fri 20 March was cancelled due to the COVID-19 pandemic. - Keysborough's Big Picnic was scheduled for Sunday 29 March but did not proceed due to the COVID-19 pandemic. 	
	Implement female physical activities and sporting opportunities as part of the 'Make Your Move' initiative	<p>This Girl Can is now on hold due to the COVID-19 pandemic however a physical activity handbook guide is being created to support this program whilst it is on hold.</p> <p>A Gender Equity Guide for sporting clubs is in draft.</p>	
Provide quality and affordable community facilities to enable effective programs and activities for all	Investigate the gaps and demand for alternative sporting and physical activity opportunities in the City of Greater Dandenong to inform the new Sports and Active Recreation Strategy	This task is now complete and forms part of the Draft Make Your Move Physical Activity Strategy.	
	Manage the new permanent Pop Up Park (constructed by Development Victoria)	Council is awaiting the Certificate of Compliance for goals prior to formalising a licence agreement with Development Victoria. The park is currently closed due to the COVID-19 pandemic.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)




Priority	Action	Progress	Status
Support agencies, schools, neighbourhood houses and community groups to work collaboratively to build resilience and social connectedness	Implement the new Community Partnership and Sponsorship Funding Program and review the Community Support and Response Grants policy	<p>The Community Partnership Funding and Sponsorship program was open for applications from 3 February to 10 March. A total of 84 applications were submitted, requesting over \$7.5 million in multi-year funding support (\$3.5million in 2020-21).</p> <p>The Community Support Grants Program opened for applications on March 10.</p> <p>All programs have been temporarily suspended due to the COVID-19 pandemic.</p>	
	Support young people to participate in civic and community activities which enhance leadership and personal development	<p>This quarter, Youth and Family Services have delivered the following leadership programs:</p> <ul style="list-style-type: none"> - Freeza Committee (8 sessions, 153 contacts) - Holiday Activities Committee (4 sessions, 37 contacts. The program ceased early due to the COVID-19 pandemic) - Young Leaders program: 16 interviews have been conducted as part of the recruitment for the 2020 program. <p>In addition, Youth and Family Services have worked with young people and community partners to deliver a range of community events/activities (Including 2K20 Soccer Tournament, Youth Sports Fest, King of Concrete and Australia Day Youth Stage). Total contacts = 7,655.</p>	
Support and promote volunteering through the Council volunteer program, Greater Dandenong Volunteer Resource Service and community groups	Increase opportunities for volunteering across different programs of Council and through the Greater Dandenong Volunteer Resource Service	Council's Volunteer Program continued to engage over 200 volunteers in 16 different service areas and new volunteering opportunities were being explored with the Drum Theatre. COVID-19 restrictions have limited these and other volunteering discussions and will be resumed in due course.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)






A safe community

Priority	Action	Progress	Status
Advocate for increased police resources for our city to assist with reducing crime	Assist Victoria Police with targeted enforcement of speeding and hoon behaviour, through ongoing liaison and data provision	Council assisted Victoria Police to tackle anti-social driving behaviour by the utilisation of the SAM trailer. Hooning & excessive speeding issues raised by the public were passed onto Victoria Police for enforcement.	
	Establish additional working groups to focus on the implementation of actions from the Community Safety Plan 2015-22	<p>A Police and Council Hotspots Response Group formed under the Community Safety Advisory Committee continues to address crime and anti-social behaviour in hotspots. Actions include coordinating stakeholder responses on the impacts of squatting in derelict houses and partnering with Police and Neighbourhood Watch to address negative media coverage regarding crime and anti-social behaviour in central Dandenong.</p> <p>Stakeholders of the Homelessness Working Group continue to respond to rough sleeping incidents. A review of the Group determined that due to the high number of overlapping stakeholders, issues, and actions in common with the Police and Council Hotspots Response Group, the two groups would amalgamate.</p> <p>enliven and Council have developed an action plan with Casey and Cardinia councils for a local Alcohol Policy and Management Working Group. The plan meets the objectives of Council's Community Safety Plan and will support collective advocacy to reduce alcohol-related harm in the region.</p>	
Develop safe and well-designed public spaces which encourage public access	Implement the Domestic Animal Management Plan 2017-20	The actions deliverable via the DAMP are on track including inspections of dog premises, reviews of policies and procedures, ongoing subsidised de-sexing for pets of low/fixed income residents, education programs and promoting responsible pet ownership through social media messages.	

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES




4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
	Maintain the Safe City CCTV system in accordance with specified performance standards	The Safe City CCTV system has been maintained in accordance with specified performance standards with no major interruptions or downtime.	
	Review the Municipal Emergency Management Plan as part of ongoing continuous improvement activities	Reviews are being done as part of the regular MEMPC meetings.	
	Review the Youth Strategy 2016-19 and develop a new Youth and Family Plan	The project management group continued to meet this quarter. The consultant has commenced preparing the background document, including literature review. The project management group completed a review of the initial draft of the integrated Child, Youth and Family Strategy in March 2020.	
Increase cyber safety awareness in the community	Maintain eSmart Libraries accreditation to equip libraries and connect communities with the skills needed for smart, safe and responsive use of technology	eSmart accreditation has been maintained with eSmart messages incorporated in digital literacy Library programming and information has been provided to the community and staff.	
Provide information on road laws and ensure road safety messages are culturally sensitive and available in languages other than English	In association with RoadSafe South East, continue to advocate for and promote the implementation of programs that address road laws and highlight the impact that alcohol and drugs (legal and illegal), fatigue, speed, hoon behaviour and distractions have on driving abilities	There was no uptake of programs this quarter.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)






Priority	Action	Progress	Status
	Provide ongoing funds for local road safety treatments to address priority locations, where the greatest road safety risks are identified (via Council's Local Area Traffic Management prioritisation program)	Construction of Local Area Traffic Management treatments in Keysborough South on Perry Rd, Westwood Blvd and Church Rd have commenced and are anticipated to be completed by the end of June. The treatment for Heyington Cr is out to tender and is also expected to be completed by the end of June.	
Support those experiencing family violence and work with agencies and Victoria Police to address the causes	Deliver support services for vulnerable families, including those experiencing or at risk of, family violence	During this quarter, Family Support engaged 89 families and 201 children, providing 2,167 contact hours of support.	
	Host the 2019 Walk Against Family Violence	Another successful walk against family violence was organised and conducted in November 2019. Planning will commence shortly for the 2020 walk event.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)




A well informed and connected community with improved health and wellbeing

Priority	Action	Progress	Status
Enhance the health and wellbeing of our community through key initiatives of the Community Wellbeing Plan	In conjunction with Monash Health work with clubs to ensure the provision of healthy club environments through the implementation of programs such as the responsible service of alcohol, healthy eating and the promotion of smoke free environments	The team have attended all project meetings and promotion continues to occur with sporting clubs. This will be an ongoing project where Council connects and communicates the strategy with clubs.	
	Maintain food safety - inspect all registered food premises annually and report outcomes	A total of 390 (28 per cent) of the 1,412 food premises registered in CGD received their annual inspection.	
	Maintain food safety and public health standards - interact with other local authorities, Environmental Health Professionals Australia (EHPA), Municipal Association of Victoria (MAV), and State Government departments	The Public Health Unit continues to represent Council on the State Wide Policy Working Group. The team continued to participate in professional development by attending the EHPA Regional Meeting hosted by CGD, EHOA Food Special Interest Group, a food safety workshop regarding the proposed amendments to the Food Act and the DHHS Climate Change Workshop.	
	Monitor adolescent immunisation rates and report on the number of adolescents immunised according to the National Immunisation Program (NIP) Secondary School Program	The reporting process has been delayed due to the required response to the COVID-19 pandemic. Data for Q3 will be available in May 2020.	
	Monitor immunisation rates and report on the number of children and adolescents under 20 years of age immunised according to the National Immunisation Program (NIP)	The reporting process has been delayed due to the required response to the COVID-19 pandemic. Data for Q3 will be available in May 2020.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)


Priority	Action	Progress	Status
	Report on services and initiatives targeting vulnerable people in the community who may be at risk of being unimmunised or under immunised	The reporting process has been affected due to the required response to the COVID-19 pandemic. The current COVID-19 response has seen the initiation of an appointment based immunisation service with social distancing, appropriate hygiene procedures and time limited appointments. This program includes services to refugees, asylum seekers and the socially disadvantaged.	
	Review the Reconciliation Action Plan 2017-19 and develop a new four year Action Plan	Reconciliation Australia were formally notified of Council's intention to develop an Innovate RAP for the period 2020-22. Terms of Reference have been drafted to guide the RAP Working Group and subsequent RAP development. A proposed timeline for development and a draft operational framework have been submitted to Reconciliation Australia. Alternatives to normal community consultation activities are being sought in response to COVID-19 restrictions.	
	Support vulnerable families and children through the delivery of the expanded Enhanced Maternal and Child Health Program	This process has been delayed due to the required response to the COVID-19 pandemic.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Enhanced partnerships with agencies and stakeholder groups to deliver quality services




Priority	Action	Progress	Status
Provide community funding programs to increase capacity of strategic partners and community groups	Assist organisations, funded through the existing Partnership Funding Program, transition to the new grant programs	Officers have regularly communicated and met with current Partnership Funding recipients to offer advice and support to submit applications under the new Community Partnership Funding Program. The majority of organisations were effectively supported to submit multiple applications under different streams, with officers reviewing and providing advice on applications. Officers provided this support and advice to a large number of non-current recipients. Three current funding recipients did not submit applications and will be offered support to develop applications for the Community Support Grants program.	
	Work with key stakeholders to develop an Improved Community Transport Program for older frail residents and residents with a disability to foster greater social connectedness and health and wellbeing	Council was updated about the progress of the transport review in March 2020. Further work is currently on hold as the bus service is severely impacted by the COVID-19 pandemic and is supporting individual members of the community with shopping support.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Strategic Objective 2: A creative city that respects and embraces its diversity
A city well known for working together with its community

Priority	Action	Progress	Status
Provide community members of all abilities and backgrounds with access to community and council information, services and events	Host a Disability Expo to promote opportunities for engagement in sport and physical activity	Council hosted an all abilities sporting event in line with International Day of Persons with Disabilities at Noble Park Aquatic and Leisure Centre on 18 November. 60 people with disabilities were in attendance, participating in swimming and leisure activities. A BBQ was also provided on the day.	
	Implement Year Three actions of the Disability Action Plan 2017-23	Medium Term actions of the Disability Action Plan have been prioritised and actions commenced with a particular focus on employment. Council has been successful in two grant opportunities through the Municipal Association of Victoria (MAV) that will allow for the employment of up to four students with disabilities to gain experience in paid work across a variety of areas of Council. One project focuses on social procurement practices with a planned forum, hosted by the City of Greater Dandenong, designed for Local Government CEOs to learn more about how to implement procurement practices that encourage diversity in employment particularly disability. The second project focuses on the consolidation of the seven disability employment projects that the City of Greater Dandenong currently participates in. Both of these projects are currently on hold due to the COVID-19 pandemic and funding will be reallocated to 2020-21.	
	Implement Year Three actions of the Positive Ageing Strategy 2017-25	Medium Term actions of the Positive Ageing Strategy 2017-25 have been prioritised and actions commenced with a particular focus on social isolation. The trial outing program is currently on hold due to the COVID-19 pandemic and alternate forms of assisting the community with social isolation concerns are in place.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES



4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
	Monitor and analyse the recommendations of the Aged Care Quality and Safety Royal Commission to advise Council of the possible impacts for older residents of Greater Dandenong into the future	The Positive Ageing Advisory Committee has commenced a response to the Aged Care Quality and Safety Royal Commission particularly focusing on the initial recommendations and potential solutions to the issues raised. The Royal Commission is currently on hold due to the COVID-19 pandemic.	
Provide programs and events for people to participate in community activities and civic life	Continue to prototype collective impact grant program	<p>The Material Aid Collective Impact Program has continued successfully. Learning from the program has contributed to a proposal to continue the material aid program and develop an Anti-Poverty Strategy over a two-year period from July 2020 - June 2022.</p> <p>The collective impact program has also been critical for increasing Council's support for the community during the COVID-19 pandemic. This approach has initial support from Council and will see an increase in the number of organisations supported through Council-led coordination.</p>	

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES



4.2.1 Q3 Council Quarterly Performance Report (Cont.)

<i>A harmonious community that celebrates diversity</i>			
Priority	Action	Progress	Status
Advocate against all forms of discrimination	Continue to review and implement approaches for LGBTQI inclusion in Council programs and services	<p>A rainbow flag raising ceremony has been planned to mark the International Day Against Homophobia, Biphobia, Intersexism and Transphobia (IDAHOBIT) on Monday 18 May 2020. Council's LGBTQIA+ Working Group is investigating options to broadcast the event online, with speakers to share stories of lived experience.</p> <p>An Arts and Culture LGBTQI Working Group has been established to develop an LGBTQI Arts Festival, a two-day event in November 2020 that delivers a diverse array of events and programming that supports LGBTQI artists, and broader LGBTQI communities.</p> <p>Officers have prepared an LGBTQI Inclusive Statement to be endorsed by Council. An external LGBTQI Support Group will be organising fortnightly meet ups for adults at the Dandenong Library.</p> <p>Council officers are also investigating possible options and feasibility for a Rainbow Road/Crossing to be installed within the Greater Dandenong municipality, similar to what Port Phillip Council and City of Greater Geelong have implemented.</p>	
Advocate for and assist Asylum Seekers and Refugees living in the community	Deliver the Home exhibition and program that features artists from refugee backgrounds including people seeking asylum	<p>The HOME exhibition was launched on 5 October with over 100 people attending throughout the day. In total the exhibition attracted over 900 visitors, an increase on the 2018 attendance. Almost 200 people participated in the community activity run by HOME artists and delivered at IKEA Springvale.</p> <p>The exhibition attracted broad media attention with six print/online articles, six radio appearances and a number of print and online event listings.</p>	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)


Priority	Action	Progress	Status
	Implement Year Two of the Greater Dandenong People Seeking Asylum and Refugee Action Plan 2018-21	<p>Eight actions from Part B are completed/ongoing actions, thirteen actions have commenced, and nine have not commenced. Advisory Committee members were encouraged to investigate options to initiate all actions. Greater focus has also been placed on developing a Terms of Reference document for the Multicultural Leaders Network (Action 1.3).</p> <p>As Chair of the Local Government Mayoral Taskforce Supporting People Seeking Asylum, Greater Dandenong officers are working in collaboration with the Refugee Council of Australia on joint advocacy and to engage Taskforce Councils to address the lack of baseline support for people seeking asylum with their respective Federal ministers.</p>	
Celebrate diversity through a range of cultural activities	Provide support and guidance to community organised festivals, events and cultural celebrations	A total of 30 community event applicants were provided with support and guidance in Q3. Of these, 17 events were cancelled due to the COVID-19 pandemic.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)


Increased participation in creative and cultural activities

Priority	Action	Progress	Status
Provide community arts participation for artists, residents and businesses through performances, exhibitions and programs	Deliver at least 12 arts and cultural heritage exhibitions and supporting programs annually through cultural facilities	<p>Six exhibitions were presented:</p> <ul style="list-style-type: none"> - Two at Walker Street Gallery - Two Art Exhibitions at Heritage Hill - One Heritage Exhibition at Heritage Hill - One at Garnar Lane Lightboxes <p>NOTE: The above number of exhibitions have been affected by the COVID-19 pandemic which closed venues and caused the postponement of planned exhibitions. Accordingly visitor numbers have also been significantly affected by this scenario.</p>	
	Deliver the 2019 Short Cuts Film Festival	<ul style="list-style-type: none"> - The Short Cuts Film Festival was held in October 2019 with 334 people attending, the most in the event's history. -The Shorter Cuts Film Festival for a younger audience was presented at the Little Day Out as part of the Children's Festival. -The Short Cuts Production Programs, delivered in partnership with Youthworx, engaged with 16 local young people over three months to produce three new short films about life in CGD. -Festival Director Richard Moore was featured in interviews about the festival on both Artshub and Screenhub as well as RRR FM. -Radio promotion through both Smooth FM and RRR was undertaken and 10 different articles and listings appeared in local newspapers. 	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES



4.2.1 Q3 Council Quarterly Performance Report (Cont.)

	Implement Year Four actions of the Greater Dandenong Arts and Cultural Heritage Strategy 2016-26	<p><u>Community Connection:</u></p> <ul style="list-style-type: none"> - Community consultation was completed in relation to the Hemmings Street Public Art project. - The Community Connections working group met. <p><u>Cultural Destination:</u></p> <ul style="list-style-type: none"> - All Festivals and events have been postponed as a result of the COVID-19 pandemic. <p><u>History and Heritage:</u></p> <ul style="list-style-type: none"> - Content for a publication capturing the history of the City of Greater Dandenong is in the process of being completed. <p><u>Cultural Venues:</u></p> <ul style="list-style-type: none"> - The scheduled "Get Creative Open Day" has been postponed due to the COVID-19 pandemic. - Cultural content and exhibition presentations have been moved online to provide cultural engagement opportunities for the community during isolation. <p><u>Partnerships and Evaluation:</u></p> <ul style="list-style-type: none"> - A series of consultation events have been held to steer the strategic direction of Arts & Culture in the city including discussions with the Arts Advisory Board, Community Connections Working Group and Public Art Working Group. - In-kind commitment to an ARC Linkage project in partnership with Deakin University (subject to grant approval) has been initiated. 	
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  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES




4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
	Present a season of professional performances consisting of varied genres for the Encore seniors program, family and children's program as well as general programming with broad appeal	<p>The Drum Theatre 2020 program was formally launched in February with a diverse range of performances: local artist Terence Vivian (AKA Trilagy) from the monthly Our Beat; Cabaret artist Jude Perl earned some new admirers; and favourite music theatre star, Michael Cormick.</p> <p>The Drum Theatre presented a range of theatre events including: Pavarotti, King of the High Cs; Australian classic play, Summer of The Seventeenth Doll; Classical International guitarist, Johannes Moller; American Song by Joanna Murray Smith; comedian Ross Noble; and Community Youth music theatre company Masquerade with their production of Wicked.</p> <p>Cancellations due to the COVID-19 pandemic were: a musical performance by international artist Toni Childs; Shades of Buble; the Encore program Sun Rising - The Songs That Made Memphis; a screening of the 2040 Documentary; and two large dance school presentations.</p>	
	Promote and support artists locally through engagement, networking, residency and development activities	<ul style="list-style-type: none"> - The 'Our Beat' monthly performance platform was presented at The Drum to promote collaboration and development among local artists. - Five Artists in Residence were housed at Heritage Hill. - A remote Artist in Residency initiative EOI was released to continue to support artists in isolation. 	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES



4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
	Promote greater artist engagement through The Drum's programs, performances and workshops	<p>Artist engagement and community participation continued with 'Our Beat', growing in numbers and vibrancy each month. 25 artists and 85 participants attended the first two months of the year.</p> <p>Weekly workshops continued with the local devised production Our Story, involving two artists and 40 young people.</p> <p>Partnerships have been developed with SANGAM festival and pathways project for South Indian Arts, involving letters of support for future workshops and festival development at The Drum.</p>	
	Provide 20 community arts participation opportunities for artists, residents and businesses through performance and exhibition programs and other projects	<p>Nineteen opportunities were provided:</p> <ul style="list-style-type: none"> - Life Drawing (4 - the course was originally scheduled for eight weeks and was reduced due to the COVID-19 pandemic) - Additional Get Creative workshop offerings (4) - Four artists participated in SHE Reads program (4) - Seven HOME artists past and present participated in a professional development forum hosted by CGD including speakers such as NGV's Senior Curator Simon Maidment 	
Provide opportunities for children and young people to participate in civic and community activities	Host the 2019 Children's Forum	The annual Children's Forum was held on 24 October, 80 primary school students from 14 schools attended. The forum for 2020 is being planned for October.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES





4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
Record, protect and promote local heritage including support of the historical societies and Cultural Heritage Advisory Committee	Enhance Council's ability to store and protect its heritage collection	<p>Future options to expand Council's Civic Archive capacity have continued to be explored in consultation with the Cultural Heritage Advisory Committee.</p> <p>Visits to the Civic collection on eHive increased to 8,034 page views compared to 7,391 from the previous quarter.</p>	
	Publish and launch the History of the City of Greater Dandenong (1994-2019)	The third draft of the book has been received and is currently in the process of being assessed. The publication is expected to be launched later in 2020.	

 Delayed
  Completed
  Not Due To Start
  On Track

4.2.1 Q3 Council Quarterly Performance Report (Cont.)




Strategic Objective 3: A healthy, liveable and sustainable city *A city that delivers a clean and healthy environment for people to enjoy*

Priority	Action	Progress	Status
Engage with the community to increase their awareness of the environment and sustainability	Develop and deliver a 2019-20 Waste Education Program	<p>The 2019-20 Waste Education Plan has been developed and approved.</p> <p>Key highlights to date include:</p> <ul style="list-style-type: none"> - Primary and Secondary School delivery - 5 sessions to 50 students, YTD 31 sessions to 960 students - Early Learning Centre Engagement - 21 sessions to 322 students, YTD 65 sessions to 1,061 students - Community Engagement activities delivered to 10 residents, YTD 1,116 residents - CALD Engagement to residents, YTD 330 <p>The Waste Education Plan will be reviewed due to the current COVID-19 pandemic. The Waste Services team is currently reviewing opportunities around delivery through interactive webinars and the development of new video material.</p>	
	Finalise and implement the Greater Dandenong Plastics Policy	Officers are proceeding with the implementation of the Single Use Plastics Policy and liaising with various departments as per the recommendations of the policy.	
	Finalise the approach for a Community Environment/Sustainability Centre	A CIP Bid for 2020-21 has been prepared for the establishment of a mobile Community Environment Centre as per the recommendation of the Council report.	
	Implement Year Four of the Greater Dandenong Sustainability Strategy 2016-30	Council continues to implement and report on the priorities and objectives outlined in the Sustainability Strategy.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES



4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
	Undertake the Sustainability Festival and awards	The 2020 Sustainability Festival was to occur on 19 April at the Dandenong Market. The planning and final preparations for the festival were completed in February. Due to the COVID-19 pandemic, Greater Dandenong Council regretfully had to cancel the Sustainability Festival for 2020. The launch of the Sustainability Awards for 2020 will also be postponed until further notice.	
Improve diversion from landfill rates	Investigate, in conjunction with the Metropolitan Waste and Resource Recovery Group, and report on alternate waste treatments to increase resource recovery and remove the reliance on landfill	<p>1. A plan is now in place for the introduction of Food Organics Garden Organics (FOGO) in 2021.</p> <p>2. An Expression of Interest (EOI) to industry was advertised by the Metropolitan Waste & Resource Recovery Group in March 2020 on behalf of councils in South-East Metropolitan Melbourne to consider the introduction of Advanced Waste Processing Services. Council officers have actively participated in the workshops in support of this procurement in the past quarter. The EOI is now closed and council officers will also participate on the evaluation panel to assess these submissions.</p> <p>3. The procurement processes for the Landfill & Transfer Station Services (Melbourne Metro) Contract is progressing whilst the Recyclables, Receivables & Sorting (Melbourne Metro) Contract has been deferred due to the COVID-19 pandemic impacts.</p>	
Protect and enhance the ecological value of land within the municipality	Commence the development of the Urban Forest Strategy	The development of the Urban Forest Strategy has commenced and progress was reported to Council prior to the end of December. A further discussion with Councillors on this strategy occurred in January 2020. Further development of the strategy is being undertaken which will be presented to Council in Q4.	

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES


4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
	Implement Year Five actions of the Greater Dandenong Green Wedge Management Plan 2015-35	A year five review of the actions and outcomes of the Greater Dandenong Green Wedge Management Plan 2015-35 Action Plan has been reported to Council. The annual newsletter will shortly be sent to Green Wedge residents advising of the outcomes.	
	Implement Year Two of the Urban Tree Strategy 2018-23	<p>Year Two of the strategy is currently underway. Key activities completed in the last quarter include:</p> <ul style="list-style-type: none"> - maintenance of the trees planted in 2018 and 2019 - worked with the activity centres team to identify planting opportunity sites and develop a planting plan in line with the street and park species list - developed tree planting and protection guidelines for distribution (for example to developers) - successfully sought \$200,000 in additional grant funding for tree planting and associated works through the federal government Community Environment Program for a number of specific parks across the municipality - continued to work with LXRA to minimise tree impacts where possible in their upcoming projects - development of the 2020 Electric Line Clearance Management Plan (ELCMP) and completed delivery of the 2019 ELCMP 	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES


4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
Provide proactive waste 'pick up' throughout the municipality combined with a public education campaign	Implement Year Five of the Urban Waste and Litter Strategy 2015-20	<p>Further activities across the 2019-20 Waste & Litter Strategy Action Plan continue with key activities in the last quarter including:</p> <ul style="list-style-type: none"> - Participation in industry forums and consultation associated with the introduction of a Container Deposit Levy and a fourth bin for glass - Participation in workshops for the introduction of Advanced Waste Processing - Advertising of a Landfill Services contract inclusive of Transfer Station options - A Service Improvement Workshop conducted with hard waste collections contractor WM Waste Management - A review of Waste Education service delivery exploring alternate delivery options to overcome the Coronavirus isolation barriers - Continued extensive bin auditing targeting recycling contamination - Assessment of public place recycling bins and initiating an installation program for the three key CBD locations and district parks 	
	Monitor materials recycling and green waste processing sites across the municipality	There were a total of 19 audits conducted on material recycling premises. Planning Compliance are continuing joint investigations in collaboration with Victoria Police specifically targeting vehicular scrap metal recyclers. A further audit was conducted on a green waste facility.	

 Delayed
  Completed
  Not Due To Start
  On Track

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

A city that prepares for climate change


Priority	Action	Progress	Status
Develop and complete a Climate Change Strategy	Develop the draft Climate Change Strategy	Community consultation on the draft Climate Change Strategy occurred from 23 February to 20 March. Council officers are reviewing all feedback received and preparing an updated draft Climate Change Strategy and an Action Plan in response to the consultation.	
Work regionally with the South East Councils Climate Change Alliance (SECCCA)	Publish the annual report on the Sustainability Strategy	Council staff are currently preparing the Annual Sustainability Report.	

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

A network of quality parks, reserves and sportsgrounds

Priority	Action	Progress	Status
Upgrade Council parks and reserves through the implementation of the Capital Improvement Program	Undertake Dandenong Park improvements as per the Dandenong Park Masterplan 2017	<p>The planned works for this financial year consist of the following elements in the Northern Precinct of the park:</p> <ul style="list-style-type: none"> - Construction of a new "tan running track" - Upgrade and renewal of the Foster Street interface including the "Rotary Wheel" and other general park and landscape improvement - The tender process for the planned Northern Precinct package of work is nearing completion, construction and on ground work is expected to commence in early May. 	

 Delayed
  Completed
  Not Due To Start
  On track

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

A range of quality streetscapes and public places that build pride






Priority	Action	Progress	Status
Implement graffiti management and hard rubbish dumping initiatives	Deliver Graffiti Clean Up Day	The 2020 Community Clean Up Day event has been delayed due to the COVID-19 pandemic.	

Delayed Completed Not Due To Start On track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Infrastructure that supports people and business




Priority	Action	Progress	Status
Increase the length and coverage of the shared path network	Deliver Council's Capital Works Program	The program is progressing well with 80 per cent of projects completed, under construction or in procurement.	
	Develop a policy framework for increased social activity on local streets, for example street parties and temporary playgrounds	An internal working group is meeting on an ongoing basis. Council public liability to cover such events will be procured through risk. Draft guidelines and application forms will be drafted and trials, showcase and a launch are anticipated in 2020-21.	
	Implement the Active Transport Infrastructure Priority Program improving pedestrian and cycling infrastructure	Projects budgeted for 2019-20 have commenced construction and designs for construction projects in the 2020-21 program have commenced.	
	Undertake the road resurfacing program	Road renewal works are still underway.	
	Undertake the stormwater renewal projects program	Drainage works are progressing well.	

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Strategic Objective 4: A city planned for the future
An adequate supply of residential, commercial and industrial development







Priority	Action	Progress	Status
Appropriately zone sufficient land for ongoing industrial growth and development in the city	Develop the Sandown Master Plan in conjunction with the Victorian Planning Authority and Melbourne Racing Club	Council is currently liaising with the Victorian Planning Authority and Melbourne Racing Club (MRC) on the development of a Sandown Master Plan. The MRC planning scheme amendment submitted to Council has been reviewed by DELWP and referred back to the proponent for provision of further detail. MRC continue to refine the planning scheme amendment to meet the requirements of DELWP.	
	Support the organisation's town planning activities by dealing with department referrals in a timely manner, in compliance with the Subdivision Act	Total Applications received = 203, with a total of 153 completed within timeframe. Percentage completed = 75	
	Translate the existing Local Planning Policy Framework and Municipal Strategic Statement to the Planning Policy Framework in conjunction with DELWP	This is a DELWP led project. DELWP has advised that it will commence a policy neutral review, in collaboration with Council officers, of the Greater Dandenong Planning Scheme using the new format Planning Policy Framework in Q4.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Assets planned to meet future community needs

Priority	Action	Progress	Status
Advocate for improved transport options	Develop a Multi Modal Transport Infrastructure Plan for Noble Park Activity Centre	Discussions are ongoing with State Government. Sections not requiring State Government input have been partially drafted.	
	Finalise a Multi Modal Transport Infrastructure Plan for Dandenong Activity Centre	Some internal work has been undertaken. Discussions with the Department of Transport are ongoing.	
	Launch the Public Transport Advocacy Statement and advocate in accordance with the Statement	The Statement is scheduled to be presented to Councillors at a Councillor Briefing Session in May.	
Investigate the development of a municipal wide developer contributions plan for application to new development across the city	Continue advocacy for the proposed 'Team 11' stadium in central Dandenong and an A League team for Dandenong and the south east	Liaison and advocacy for the Stadium with State and Federal government representatives is ongoing. Work to secure a professional football team in south east Melbourne as a major tenant of the Stadium is also continuing.	
	Deliver the second part of stage two of the Springvale Community Precinct project including the construction of the Springvale Community Hub and Library	Works are progressing with a likely completion of building works in May.	
	Finalise the acquisition of land for the Keysborough South Community Hub and undertake detailed design works for the facility	Council owned land on the corner of Chapel Road and Villiers Road (Tatterson Park) has been confirmed as the site for the Community Hub. Architectural firm Group GSA has been appointed to prepare design and documentation for the Community Hub and this process is underway.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES


4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
	Finalise the Aquatic Strategy and commence implementation of priority actions, including detailed planning for the replacement of Dandenong Oasis and expansion of NPAC	<p>The Aquatic Strategy was adopted in September 2019. Implementation of priority actions is underway, including:</p> <p>1) A detailed Feasibility Study for NPAC Gymnasium/stage 1 redevelopment - complete;</p> <p>2) Partnerships Investigation for the new Dandenong Aquatic and Leisure Centre (DALC) - complete.</p> <p>Project specifications for the new Dandenong Aquatic and Leisure Centre for the new DALC are underway and the project is expected to commence in May.</p>	
	Review and implement the Municipal Early Years Infrastructure Plan	The Keysborough South Community Hub design is underway. Department of Education and Training 3 year old LGA data has been returned and Council is awaiting the suburb breakdown of data.	

 Delayed
  Completed
  Not Due To Start
  On track



4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Increased sustainability of residential, commercial, industrial and Council developments

Priority	Action	Progress	Status
Ensure that both private and new developments are site responsive, innovative, and achieve high quality urban design and environmentally sustainable outcomes	Meet with social housing providers to investigate and facilitate local opportunities	<p>A Social Housing report was submitted to Council re a proposal to activate Council owned land at 2-4 Hemmings Street, Dandenong through engagement with Housing Choices Australia (HCA). In February, a brochure detailing how homeowners and vacant land owners in Greater Dandenong could make their properties available for social and affordable housing was sent with the rates notices. Over 60 homeowners have responded and their details have been passed on to social housing service providers.</p> <p>Council has been advocating for increased funding from the State Government for social housing through discussions with the Housing Division of the Department of Health and Human Services and through the Inter-Council Affordable Housing Forum. Council has made a submission to the Victorian Parliamentary Inquiry into Homelessness and is one of the 14 Councils represented on the Regional Local Government Charter - Social Housing and Homelessness.</p>	

Delayed Completed Not Due To Start On Track

4.2.1 Q3 Council Quarterly Performance Report (Cont.)




Quality public open space provided across the city			
Priority	Action	Progress	Status
Increase supply of open space in areas currently deficient and achieve policy benchmark of 4.5ha per 1000 head of population for each of the areas outlined in the Greater Dandenong Open Space Strategy	Complete the revised Open Space Strategy	The draft Open Space Strategy has now been developed and presented to Councilors. The draft is now out for community consultation until mid May.	
	Implement Open Space Acquisition Targets	Officers continue to identify opportunities to acquire properties that assist in delivering more open space in gap areas. Additional potential purchases were presented to Councilors.	

Delayed Completed Not Due To Start On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)






Revitalised activity centres

Priority	Action	Progress	Status
Amend the Greater Dandenong Planning Scheme to include and update policy provisions for Noble Park and Springvale Activity Centres	Complete the Planning Scheme Amendments for Springvale and Noble Park Activity Centre Structure Plans in preparation for public exhibition	<p>The Draft Noble Park Activity Centre Structure Plan will be on public exhibition from late April and any submissions from this exhibition will be reported to Council. The outcome of Council's consideration will enable the preparation of a Planning Scheme Amendment (PSA) for public exhibition for the inclusion of the Noble Park Activity Centre Structure Plans in the Greater Dandenong Planning Scheme.</p> <p>The Springvale Activity Centre Structure Plan PSA was publicly exhibited in accordance with the requirements of the Planning & Environment Act 1989, with the closing date for submissions being the first week in December. The submissions have been reported to Council and the Minister for Planning has been requested to authorise a Planning Panel to hear submissions and review the amendment. The Panel will commence in late April.</p>	
	Finalise the C182 (Residential Zones Review) Part 2	The new Planning Scheme Amendment (PSA) number designated to replace PSA C182 Part 2 was accepted and authorised by the Minister for Planning as PSA C213. PSA C213 was exhibited and in accordance with the Council resolution referred to a Planning Panel for consideration. The Planning Panel report has been reported to Council which has resolved to send the PSA to the Minister for Planning for approval, which is expected to be late in Q4.	
Deliver a collaborative approach to creating, enhancing and managing great people focused places that	Advocate for phase two of the Revitalising Central Dandenong project	This has been delayed to 2020-21 pending some strategic engagement with industry experts, which is underway, and is timed to continue post the COVID-19 pandemic.	

 Delayed
  Completed
  Not Due To Start
  On Track


ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
respond to and respect the unique qualities of the activity centres	Implement staged delivery of the Afghan Bazaar Cultural Precinct streetscape	Civil works (Stage 3B) in the Afghan Bazaar Cultural precinct were completed in December including new pavements, realigned curbs, new street trees and street furniture. Quotations have been received and are under assessment for the final stage of power undergrounding. A project brief was issued in December seeking a RFQ for design refinement of the final stage of civil works. This design refinement work has been postponed until a budget is secured.	
	Implement staged delivery of the Springvale Boulevard Project	Tender for construction will close on 14 April, followed by tender evaluation. Prospective tenderers were invited to a site meeting held on 26 March - several were in attendance. The VicRoads final approval process is underway - final construction drawings will be issued once VicRoads final feedback is received.	
	Implement the Indian Cultural Precinct Framework	Stage 4 - Shop front and business signage improvement is progressing (manufacturing underway) involving approximately twelve shops in the north east section of the precinct. Most tenants have signed off their designs. A Marketing Plan for the Indian Precinct has been developed with input from traders and is ready for launch and commencement of implementation. The Indian Cultural Precinct Taskforce continues to meet and oversee the State Government grant expenditure.	
	Monitor the 10 year Infrastructure Plan for the Activity Centres	Projects for delivery in 2019-20 have been planned and are underway. 2020-21 bids have been lodged via the CIP program and are currently under review as part of the budget process.	
	Monitor, implement and promote Activity Centre parking changes	The Lonsdale Street Notice of Motion is a key focus with a strategy to enhance ongoing visitation to central Dandenong being explored. The tender for PODS closed and is under review. Marketing strategy brief quotations are under assessment.	

 Delayed
  Completed
  Not Due To Start
  On Track

4.2.1 Q3 Council Quarterly Performance Report (Cont.)




Priority	Action	Progress	Status
	Redevelop the Masonic Hall Art Gallery	The construction tender has closed and is under assessment. A Communication Plan is in preparation and a planning permit is under assessment. An additional land purchase is progressing.	

Delayed Completed Not Due To Start On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Strategic Objective 5: A diverse and growing economy
A city that is connected to the global economy





Priority	Action	Progress	Status
Continue to promote opportunities for businesses to compete and participate in the global economy	Deliver activities to business and industry that provide awareness and exposure to global trends and markets	Whilst discussions were held early February with SEMMA in relation to a potential trade visit to the Netherlands, further work on this and other export-related activities have been put on hold due to the COVID-19 pandemic. The consequential changing face of globalisation will be considered and future activities reviewed over the coming months.	
	Promote grant, trade mission and business development programs and facilitate local business participation	Online programs, eg. webinars are being promoted. Council is collaborating closely with external stakeholders to ensure as many businesses as possible are being reached and helped during the COVID-19 pandemic eg. SEM, SEMMA, and the Greater Dandenong Chamber of Commerce.	
	Support the Future of Manufacturing (FoM) program and the development of the Manufacturing Connectivity Centre	The FoM Group met in both February and March, with the latter being held online as will all sessions for the foreseeable future. The March session focused on the impacts of the COVID-19 pandemic and how companies were managing both the challenges and opportunities presented. Most participants indicated a busy first quarter for 2020 with some members anticipating a slow down from the end of May. There is no further update on the SEM Cities project outcomes and nothing to report on FoM Group #2.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)


A city that supports the economic contribution, strength and diversity of its industries

Priority	Action	Progress	Status
Market business and investment success stories	Develop an Activity Centre's investment prospectus	This has been delayed until 2020-21 pending some strategic engagement with industry experts, which is underway, and is timed to continue post the COVID-19 pandemic.	
Support the economic sustainability of activity centres by attracting appropriate government, business and community investment	Deliver a minimum of eight events as part of a small business workshop series	One workshop was completed this quarter bringing the total number of workshops conducted this financial year to eight. Another four were postponed due to the COVID-19 pandemic. These workshops are set to be rescheduled at a later date. If physical workshops are not able to be conducted due to the continuing pandemic crisis the Economic Development Unit will be exploring webinar options to facilitate these training sessions.	
	Deliver a minimum of five food manufacturers collaborative network events	This was on schedule, but now on hold until the COVID-19 restrictions are lifted. Work is in progress to deliver Webinar style workshops for business during this current environment.	
	Host the annual Real Estate and Developer Forum	Due to the current economic situation this event has been postponed. Preparatory work is being completed to prepare for a network/forum that engages regularly when the situation improves. This network will be an extension of the past, successful, one off annual real estate and developer forum events.	

 Delayed
  Completed
  Not Due To Start
  On Track

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

A city where business and community work together




Priority	Action	Progress	Status
Support, promote and facilitate local social enterprises	Develop and deliver a program for social enterprises	The program has been developed and delivery begun. There has been a delay in delivery due to staff resourcing and the recent COVID-19 pandemic. The original program has however been updated to include social enterprises in EDU's communication to all businesses re assistance with the COVID-19 pandemic and social enterprises continue to be engaged with and assisted.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)


A great place for business

Priority	Action	Progress	Status
Support businesses through education, awareness, collaboration, networking and trade opportunities	Host the CGD-industry "Take a Swing" golf day event to raise funds in support of local charities	Taskforce Community Agency, the Bushfire Appeal and others will share in approximately \$50,000 raised from the 11th Council-Industry Take a Swing for Charity golf day held on 26 February. More than 100 golfers took part and the 2020 event was one of the most successful held thanks to the continued generosity of key sponsors and the dedication and commitment of the SEBN team. Funds disbursed will be reported on when finalised.	
	Monitor and report the number of network activities conducted with a target of 50	No activities were held in January. Despite delivery interruption due to the COVID-19 pandemic, services are continuing through on-line forums. The total number of network activities for this quarter was 12 (Total YTD 51), which includes events (2); programs (3 sessions); and networks (7). Additional activities for the quarter incorporating businesses, 2 (total YTD 21), included the launch of the "This is IT" Schools Laptop program and One Percent/Community Revitalisation.	
	Provide activities that encourage opportunities for women and promote women in business	International Women's Day was held on 7 March in partnership with the Chamber of Commerce with more than 110 participants hearing how Annabelle Chauncy OAM embodied this year's International Women's Day campaign theme #EachforEqual, which speaks to individual action for maximum impact for all women. Annabelle is Founding Director and CEO of the School for Life Foundation and shared her inspirational story which has seen her Foundation use education as a tool to address Uganda's appalling levels of poverty, building two rural primary schools and a secondary college. Starting her own international NGO at 21, Annabelle is well-versed in the challenges facing women in business and in life.	

 Delayed
  Completed
  Not Due To Start
  On track

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



A resilient employment hub

Priority	Action	Progress	Status
Work collectively with and across government, industry, service providers and educational organisations to facilitate long term solutions to both the supply and demand of employment	Deliver a key event for secondary school students that promotes diversity of career opportunities	SEBN's annual 'Lunch with the Winners', in partnership with SELLEN, was held on September 3 at Springvale Town Hall and attended by 155 students and teachers from Greater Dandenong Schools. Preparation for the 2020 event has been put on hold due to the current environment however, the new 'This is IT' initiative providing laptops from industry to local secondary schools for selected students was formally launched in February 2020.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES



4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
	Oversee and implement the One Per Cent project and focus on continuing to develop the capacity of the disadvantaged/disengaged jobseekers in our community	<p>The quarterly One Percent project Jobs Match Campaign was conducted in partnership with Adecco, who interviewed 10 jobseekers, with seven referred for second interviews for Adecco placement. Outcomes are to be advised.</p> <p>The Employment Readiness Scale (ERS) project which resulted from the CEAV program continues to gather momentum with participating agencies having 12 months access to the ERS Assessment tool. The Department of Jobs, Precincts and Regions have extended the project until December to allow time to gather the maximum amount of data.</p> <p>Disruption to intended activities, due to the COVID-19 pandemic, prompted diverse innovative responses to enable continued progress. Activities continue online with access to student focus groups via schools' remote learning platforms being explored.</p> <p>With the unemployment rate rising vulnerable jobseekers will be further disadvantaged by competition from a larger, more experienced pool of jobseekers when business again seeks to recruit. Our priority jobseekers will require ongoing support in this competitive environment.</p>	
	Publish four editions of 'Talking Business' magazine and relevant e-newsletters	The June edition is currently being prepared. Weekly newsletters are also being delivered to help keep businesses informed during the COVID-19 pandemic. EDU is planning to leverage off Council's LinkedIn & Instagram accounts to strengthen council's reach with local businesses during the pandemic.	

 Delayed
  Completed
  Not Due To Start
  On Track

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

A tourist destination attracting new visitors




Priority	Action	Progress	Status
Undertake effective marketing, events and tourism activities to promote Greater Dandenong	Host 15 cultural and food tours across Dandenong and Springvale	Food tours have been cancelled due to the COVID-19 pandemic. These will be resumed when the pandemic situation changes.	
	Implement a visitor attraction marketing program to attract visitors and keep local residents aware of activities and events	This plan continues to be implemented and EDU is currently working with the Placemaking team to undertake a 'Visitor Attraction Plan' specifically for Dandenong.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Strategic Objective 6: An open and effective Council*A Council connected with the community, providing an effective voice on their behalf*

Priority	Action	Progress	Status
Continue to be a strong advocate on issues of community importance which are beyond Council authority	Achieve an index score of 62 or higher for community consultation and advocacy (Community Satisfaction Survey)	The results for the 2020 Community Satisfaction Survey are expected to be released in June.	
	Maintain a detailed advocacy register on Council's website and prepare an updated advocacy document for distribution to local Members of Parliament	A detailed advocacy register is available on Council's website, and is checked and updated at least monthly. The most recent addition was Greater Dandenong Council's declaration of a 'Climate and Ecological Emergency', which includes advocacy to State and Federal Governments to also declare a climate emergency and take action to mitigate. Other updates this year include the addition of information about Council supporting the 'Raise the Rate' campaign, a federal initiative to raise minimum payments for the unemployed in light of high living costs; and Council's participation in the global '16 days of Activism' campaign against Family Violence.	
	Facilitate Community Forums as requested by Councillors	The forum scheduled for Tuesday 24 March was cancelled due to the COVID-19 pandemic.	

 Delayed
  Completed
  Not Due To Start
  On track


ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
Undertake proactive communication on key issues to foster community understanding	Grow Council's social media following by 10 per cent from a base figure of 19,000	<p>Total quarterly growth (Facebook, Twitter, Instagram, YouTube and LinkedIn CGD Official Channels combined) = 2.2 per cent</p> <p>Facebook – 13,643 total followers, 173 posts sent, 21,985 engagements, 241,600 post reach (organic and paid). Total growth = 2.7 per cent</p> <p>Twitter – 4,543 total followers, 55 tweets sent, 284 engagements, 76 link clicks, 23 retweets. Total growth = 1 per cent</p> <p>Instagram – 3,426 total followers, 56 posts, 1,147 engagements, 31 comments, 20 average engagements per post. Total growth = 3.3 per cent</p> <p>YouTube – 138 total subscribers, 22,285 views, 27,176 minutes watched. Total growth = 51 per cent</p> <p>LinkedIn – 5,075 followers, 26 posts, 1,033 engagements, 789 clicks. Total growth = 10 per cent</p>	
	Implement and promote the new Community Engagement Framework	The new Community Engagement Framework is now complete and available on Council's website. Council has also promoted this to staff via the Staff Induction process, intranet and the internal Community Engagement Roundtable. A new Community Engagement Toolkit is also available internally to staff.	

Delayed
 Completed
 Not Due To Start
 On track

4.2.1 Q3 Council Quarterly Performance Report (Cont.)








Priority	Action	Progress	Status
	Review and continue implementing the Language and Communication Action Plan	All actions of the Language and Communications Action Plan have been initiated. Six actions have been completed and nine actions relate to ongoing work. One action on investigating a language aide program for volunteers and staff working with CALD communities has not been completed. This action will be evaluated during the review of the Language and Communications Framework and incorporated into the next action plan if required.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)







A well-managed and high performing Council

Priority	Action	Progress	Status
Continually review service delivery methods and quality incorporating feedback from the community	Complete and implement the outcomes of the Council's Service Reviews	Council completed its initial Service Review process in July 2019. Quarterly updates against these review items are provided as part of the CEO KPO's report.	
	Enhance the Pulse risk management system across Council for improved performance reporting, risk identification and mitigation	The review of Council's risk register continues. Council has a good opportunity to conduct a holistic review of the entire risk register with the view of consolidating or theming up risks and removing the duplication of similar risks.	
	Ensure Local Government Act general compliance across the organisation through the ongoing management of the legislative compliance system	A report was provided to the Executive team in December for direction on the ongoing management of Council's in-house legislative compliance system which is yet to be determined. A range of other internal audit recommendations continue to be implemented to solidify Council's legislative compliance framework.	
Maintain and annually review Council's Long Term Financial Strategy to ensure financial sustainability	Review and update the Audit Advisory Committee Charter	The Audit Advisory Committee will review its charter now the Local Government Act 2020 is in place and according to its new timelines.	
	Develop a Revenue and Rating Strategy	Following the adoption of the new Local Government Act, work will commence on this project in October 2020.	
	Maintain sound financial practices by completion of the Annual Financial Statements for the year ended 30 June 2019 and receive full audit clearance by the legislated time frame of 30 September (including compliance with the Model Financial Report)	The 2018-19 Annual Financial Statements were completed on time and received full audit clearance by the legislated time frame of 30 September.	
	Review the Long Term Financial Strategy and seek Council adoption of the revised framework	The proposed Long Term Financial Strategy (LTFS) was presented to Council in February and the final LTFS will be updated as part of the 2020-21 Budget process.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)





Priority	Action	Progress	Status
Maintain Council as an employer of choice and provide a safe work environment	Complete a Workforce Management Plan	The updated LGA has now been finalised. Guidance material is starting to be received by the sector and work will commence on developing the CEO Remuneration Policy and Workforce Plan once the COVID-19 pandemic settles down.	
	Complete the development of a CEO remuneration policy	The updated LGA has now been finalised. Guidance material is starting to be received by the sector and work will commence on developing the CEO Remuneration Policy and Workforce Plan once the COVID-19 pandemic settles down.	
	Develop a professional development and training program for Councillors	No further progress has been made on this action in this quarter.	
Provide high quality, timely customer service	Achieve an index score of 76 or higher for customer satisfaction (Community Satisfaction Survey)	The results for the 2020 Community Satisfaction Survey are expected to be released in June.	
	Maintain all public registers required in accordance with the Local Government Act and associated regulations	All public registers have been maintained and updated as required in accordance with the Local Government Act 1989 and associated regulations.	
Seek to establish and maintain strategic partnerships and alliances which enhance Council performance	Manage the effective leasing of Council's commercial property portfolio including seeking new lease opportunities for spaces which are currently vacant	The management of the effective leasing of Council's commercial property portfolio has been completed this quarter with all lettable commercial properties being occupied. Commercial Property along with Community Property will also investigate options for an EOI for the leasing of an additional 'surplus to Council requirements' property being the former Yarraman Kindergarten and Early years offices.	

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

An innovative and technologically connected Council







Priority	Action	Progress	Status
Implement the Digital Strategy	Complete Stage 3 of Council's intranet and corporate website redevelopment	Work on the new website and intranet is progressing well. The corporate website has been gradually populated as content is reviewed and edited, and integration with Council's document management system has been a key focus over the past couple of months. The COVID-19 pandemic has certainly had a negative impact on the project but the team is working hard to make up lost time.	
	Continue to develop on-line digital forms to supplement current manual processes and promote these products to the community	Further development has been made to the MyApps portal to support the increased need for staff to work remotely. Online Forms completed this quarter include Petty Cash Reimbursement, Customer Service Immunisation Booking, Customer Service Syringe Bin Delivery, and the JobSeeker Rebate Application.	
	Continue to implement the Digital Strategy 2016-20 and undertake a review of progress to inform the development of a new strategy in 2020	The Digital Strategy is now in its final few months, and will soon be superseded by a new Digital Framework and IT Strategy that will take the organisation into 2025. These will respond to a digital environment which is constantly changing and evolving, never more so than in the unprecedented pandemic situation the world is currently faced with. This has highlighted the need for Council to innovate quickly to meet the needs of a growing online community with projects such as Libraries and Arts online. Others such as the new website and intranet and Better Approvals project are helping Greater Dandenong be a leading digital first Council.	
	Deliver a second Urban Screen as part of the Springvale Community Precinct project	The screen has been installed and will be activated at the building opening.	

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Decision making which is transparent and accountable

Priority	Action	Progress	Status
Continue to implement mechanisms that enhance community access and understanding of Council decision making and the role of Council	Achieve an index score of 61 or higher for making decisions in the interest of the community (Community Satisfaction Survey)	The results for the 2020 Community Satisfaction Survey are expected to be released in June.	
	Review the Council Plan 2017-21 and develop the Annual Plan 2020-21	The review of the Council Plan 2017-21 and the drafting of the Annual Plan 2020-21 have commenced. Draft documents will be presented to Council for consideration in April prior to being placed on public exhibition from 30 April until 28 May for community comment.	
	Undertake community consultation for the Annual Budget 2020-21	All consultation activities for the Annual Budget 2020-21 have been completed. Council received 31 responses from residents and one response from a non-resident. The Draft Budget 2020-21 will be placed on public exhibition for further comment in May.	
Ensure compliance with the Local Government Act and Councillor/Staff Codes of Conduct	Continue planning preparations for the 2020 Council election including the completion of an electoral review of Council's ward structure in partnership with the VEC	While continued requests have been received by the VEC for the CEO's List, no work could be done on voters rolls until a decision has been made on ward composition.	
	Finalise the review of the Meeting Procedure Local Law	New Governance Rules will need to be considered under the Local Government Act 2020.	
	Produce and adopt the Annual Budget by 30 June 2020 in line with the new requirements of the Local Government Act	The budget process is on track and this action is expected to be completed during the last quarter of the financial year.	

 Delayed
  Completed
  Not Due To Start
  On Track

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

POLICY AND STRATEGY

Q3 COUNCIL QUARTERLY PERFORMANCE REPORT

ATTACHMENT 2

**FINANCIAL REPORT 1 JULY 2019 – 31
MARCH 2020**

PAGES 51 (including cover)

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

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



4.2.1 Q3 Council Quarterly Performance Report (Cont.)

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4.2.1 Q3 Council Quarterly Performance Report (Cont.)

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4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

CGD – Operating Result

For the period 1 July 2019 - 31 March 2020

	Note	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income	B1							
Rates and charges		110,491	110,107	384	145,942	144,283	(1,659)	145,942
Statutory fees and fines		6,473	6,887	(414)	9,163	8,885	(278)	9,333
User fees		5,853	6,137	(284)	8,546	8,248	(298)	8,435
Grants - operating		19,147	18,536	611	24,598	25,983	1,385	29,453
Grants - capital		3,174	2,677	497	3,843	4,498	655	2,794
Contributions - monetary		2,779	2,001	778	4,113	7,309	3,196	2,829
Contributions - non-monetary		3,273	3,273	-	15,000	15,000	-	15,000
Net gain (loss) on disposal of property, infrastructure, plant and equipment		382	253	129	317	317	-	317
Other income		7,522	6,332	1,190	10,706	10,740	34	10,623
Total income		159,094	156,203	2,891	222,228	225,263	3,035	224,726
Expenses	B2							
Employee costs		57,290	61,506	4,216	83,346	82,988	358	80,417
Materials and services		44,249	50,234	5,985	71,755	74,057	(2,302)	67,851
Prior year capital expenditure unable to be capitalised (non-cash)		1,897	-	(1,897)	-	-	-	-
Bad and doubtful debts		572	741	169	1,299	1,535	(236)	1,299
Depreciation and amortisation		22,925	22,925	-	30,816	30,816	-	29,816
Borrowing costs		2,322	2,322	-	3,058	3,058	-	3,414
Asset write offs		608	-	(608)	-	-	-	-
Other expenses		3,590	3,919	329	5,238	6,268	(1,030)	5,009
Total expenses		133,453	141,647	8,194	195,512	198,722	(3,210)	187,806
Net surplus (deficit)		25,641	14,556	11,085	26,716	26,541	(175)	36,920

Overview

The surplus at 31 March 2020 is favourable to budget by \$11.09 million. This is largely due to lower expenditure to date across the organisation in:

- Materials and services (Engineering Services \$4.88 million).
- Employee costs (Community Services \$2.77 million, City Planning, Design and Amenity \$802,000, Corporate Services \$284,000 and Engineering Services \$263,000).

Favourable other income (\$1.19 million), contributions – monetary (\$778,000), operating grants (\$611,000), capital grants (\$497,000) and also contribute to the favourable result.

Partly offsetting these favourable variances is the non-cash item – prior year capital expenditure unable to be capitalised of \$1.90 million which is difficult to predict and not budgeted.

Full year forecast

A review of the 2019-20 full year forecast is currently underway. Preliminary forecast amounts have been included in this report. Council is currently forecasting to complete 2019-20 with an accumulated deficit outcome of \$2.08 million. The 2019-20 forecast is subject to ongoing review through to the end of the financial year. A more detailed review of the impacts of the COVID-19 pandemic will be conducted during April and May and the final forecast cash result will be adjusted for these impacts. Overall, it is anticipated that the final cash result for 2019-20 will be a breakeven result as discretionary expenditure is deferred and potential savings are identified.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Balance Sheet

As at 31 March 2020

	Note	2019-20 ACTUAL 31 Mar 2020 \$'000	2018-19 ACTUAL 30 Jun 2019 \$'000	2019-20 MID YEAR BUDGET \$'000	2019-20 ORIGINAL BUDGET \$'000
ASSETS					
Current assets	C1				
Cash and cash equivalents		153,894	162,637	112,330	119,349
Financial assets ¹		2,000	-	2,000	-
Trade and other receivables ²		51,721	22,791	23,161	20,092
Other assets		725	4,444	2,702	2,320
Total current assets		208,340	189,872	140,193	141,761
Non-current assets	C2				
Property, infrastructure, plant and equipment		2,154,469	2,136,615	2,214,322	2,280,489
Investment property		12,827	12,827	12,827	11,330
Other financial assets		230	230	230	230
Trade and other receivables		325	325	325	325
Total non-current assets		2,167,851	2,149,997	2,227,704	2,292,374
Total assets		2,376,191	2,339,869	2,367,897	2,434,135
LIABILITIES					
Current liabilities	C3				
Trade and other payables		7,339	26,299	24,837	24,822
Prepaid rates ²		35,756	-	-	-
Trust funds and deposits ³		37,087	35,069	37,069	44,013
Provisions		17,166	17,296	16,725	17,016
Interest-bearing loans and borrowings		958	8,634	3,126	2,894
Total current liabilities		98,306	87,298	81,757	88,745
Non-current liabilities	C4				
Provisions		1,679	1,537	1,516	846
Trust funds and deposits		431	900	900	1,287
Interest-bearing loans and borrowings		49,891	49,891	56,765	57,135
Total non-current liabilities		52,001	52,328	59,181	59,268
Total liabilities		150,307	139,626	140,938	148,013
NET ASSETS	C5	2,225,884	2,200,243	2,226,959	2,286,122
EQUITY					
Accumulated surplus		916,310	875,922	924,792	941,100
Asset revaluation reserve		1,241,807	1,241,807	1,241,807	1,290,865
Reserves		67,767	82,514	60,360	54,157
TOTAL EQUITY		2,225,884	2,200,243	2,226,959	2,286,122

1. Financial assets represent investments with a maturity term of greater than three months and classified as financial assets in accordance with Australian Accounting Standards. Relates to green bonds.
2. Rate revenue (excluding supplementary rates) is accrued evenly over the year, although cash is received in quarterly instalments, nine direct debit payments or a lump sum, depending on how the ratepayer chooses to pay. Rate revenue in the Income Statement is a monthly accrual of the rates determined for the year in July.
3. Trust funds and deposits include fire services property levies collected by Council on behalf of the State Government. These monies are remitted to the State Revenue Office 28 days after each quarterly rate instalment date. The majority of the trust funds and deposits balance relates to Development Contribution Plan levies totalling \$28.85 million at 31 March 2020.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Cash Flow Statement

	2019-20 ACTUAL 31 Mar 2020 Inflows/ (Outflows) \$'000	2019-20 ANNUAL MID YEAR BUDGET Inflows/ (Outflows) \$'000	2019-20 ANNUAL ORIGINAL BUDGET Inflows/ (Outflows) \$'000
Cash flows from operating activities			
Rates and charges	116,003	145,942	145,643
Statutory fees and fines	4,752	7,494	7,731
User fees	5,295	9,401	9,129
Grants - operating	21,656	26,487	31,195
Grants - capital	3,727	3,843	2,794
Contributions	3,045	4,113	2,829
Interest	1,624	2,220	2,001
Trust funds and deposits taken	24,950	35,000	34,500
Other receipts	5,984	9,397	9,541
Net GST refund	7,476	13,427	10,705
Employee costs	(57,865)	(83,346)	(79,714)
Materials and services	(59,921)	(88,625)	(78,307)
Trust funds and deposits repaid	(22,265)	(33,000)	(32,500)
Other payments	(3,838)	(5,762)	(5,510)
Net cash provided by operating activities	50,623	46,591	60,037
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment	(47,890)	(93,823)	(69,289)
Proceeds (payments) for other financial assets	(2,000)	(2,000)	-
Proceeds from sale of property, plant and equipment	561	617	617
Net cash used in investing activities	(49,329)	(95,206)	(68,672)
Cash flows from financing activities			
Finance costs	(2,361)	(3,058)	(3,414)
Proceeds from interest-bearing loans	-	10,000	10,000
Repayment of interest-bearing loans	(7,676)	(8,634)	(8,496)
Net cash provided by (used in) financing activities	(10,037)	(1,692)	(1,910)
Net increase (decrease) in cash	(8,743)	(50,307)	(10,545)
Cash and cash equivalents at the beginning of the year	162,637	162,637	129,894
Cash and cash equivalents at the end of the period	153,894	112,330	119,349
Represented by:			
Operating cash	30,675	(3,921)	2,374
Restricted cash	123,219	116,251	116,975
Total	153,894	112,330	119,349

- Details regarding Council's cash movements are contained in **Note D - Cash Flow Statement**.
- The dissemination of Council's restricted and operating cash is provided in the graph "Restricted and Unrestricted Cash" in **Appendix 2 Investment Analysis** in this report.
- Cash inflows and outflows are inclusive of GST where applicable.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

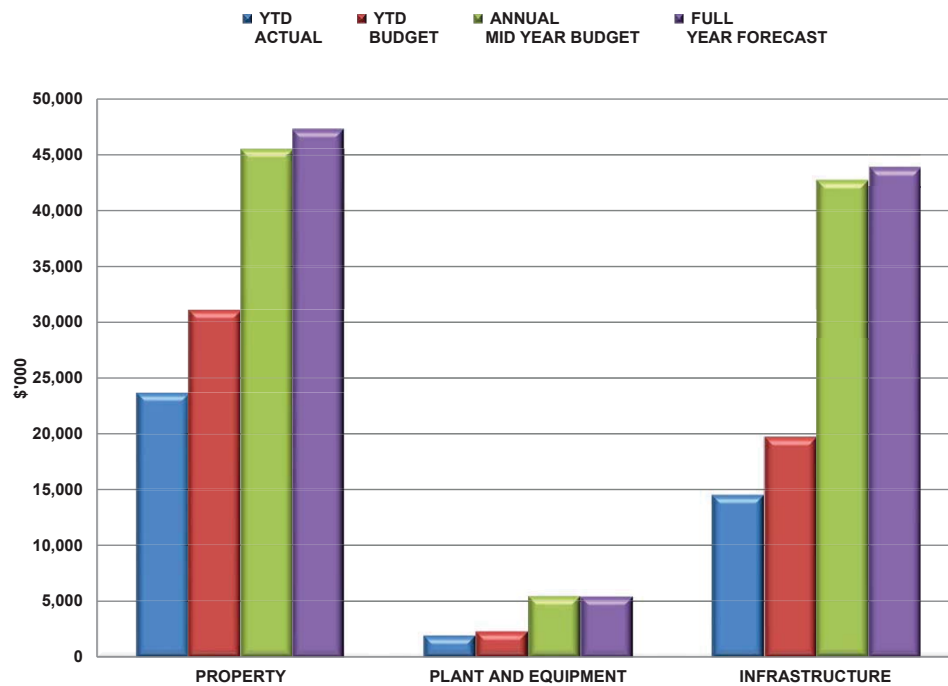


Financial Report for the period 1 July 2019 – 31 March 2020

Capital Expenditure Statement

The detailed program under each of the capital groups is contained in **Appendix 1 – Capital Expenditure**.

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	COMMIT \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	ANNUAL ORIGINAL BUDGET \$'000
PROPERTY	23,631	31,075	7,444	5,363	45,522	47,350	33,950
PLANT AND EQUIPMENT	2,032	2,420	388	1,645	5,557	5,566	5,195
INFRASTRUCTURE	14,527	19,736	5,209	6,402	42,745	44,003	30,144
TOTAL EXPENDITURE	40,190	53,230	13,040	13,410	93,823	96,919	69,289



4.2.1 Q3 Council Quarterly Performance Report (Cont.)Financial Report for the period 1 July 2019 – 31 March 2020

Notes to the Financial Statements**A. Accounting Policy Notes**

The financial report is prepared on the principles of accrual accounting. Accrual accounting recognises income when earned and expenditure when incurred, regardless of whether cash settlement has taken place. The basis of recognition of major income and expenditure in these statements are defined below.

1. **Rate revenue:** Rate revenue (excluding supplementary rates) is accrued evenly over the year, although cash is received in quarterly instalments or a lump sum, depending on how the ratepayer chooses to pay. Rate revenue in the Income Statement is a monthly accrual of the rates determined for the year in July.
2. **Grants revenue:** Council receives two types of grants, namely a General Purpose Grant (from the Victoria Grants Commission) which is not tied to any programs and Special Purpose Grants for various programs. All grants are recognised as income when cash is received. Grants comprise of operating and capital (recurrent and non-recurrent in nature).
3. **Fees and charges:** Most fees and charges are recognised when cash is received. Where Council raises a debtor's invoice, income is recognised at the point of the invoice and not when cash is received.
4. **Contributions - cash:** Cash contributions are essentially from developers towards open space works. These monies are treated as income when received. Council is obligated to spend these monies for the purpose for which they are given by the developers. Council also receives external contributions for other capital projects. Cash contributions received are held in reserves and treated as "restricted cash" until they are spent (see **note 9** below).
5. **Employee costs:** Salaries expenditure is based on fortnightly salaries paid and accruals for salary on-costs such as leave entitlements, superannuation and workcover.
6. **Capital expenditure:** The two broad areas of capital are the capital improvement program (CIP) (which includes infrastructure and major projects) and 'other' which includes fleet, computers, plant and furniture. Expenditure is recognised as capital if it is significant in value and results in assets which have a useful life in excess of at least one year.
7. **Budget information:** The Original Budget information contained in the report is the budget approved by Council on 11 June 2019. The year to date budget in this report reflects the Mid Year Budget as adopted by Council on 9 December 2019. The Mid Year Budget represents the adopted budget incorporating net carry forward capital and operating amounts from 2018-19 and any adjustments identified since the 2019-20 Original Budget was approved in June 2019. The Mid Year Budget represents the latest financial position for Council.
8. **Cash Flow Statement:** Reflects the actual cash movements during the year.
9. **Restricted cash:** These are monies set aside for specific purposes and are not readily available for day to day operations or general capital works. They include funds set aside towards meeting long service leave commitments (required by government regulations), statutory reserves (eg. open space contributions) and other funds that are committed towards specific purposes.

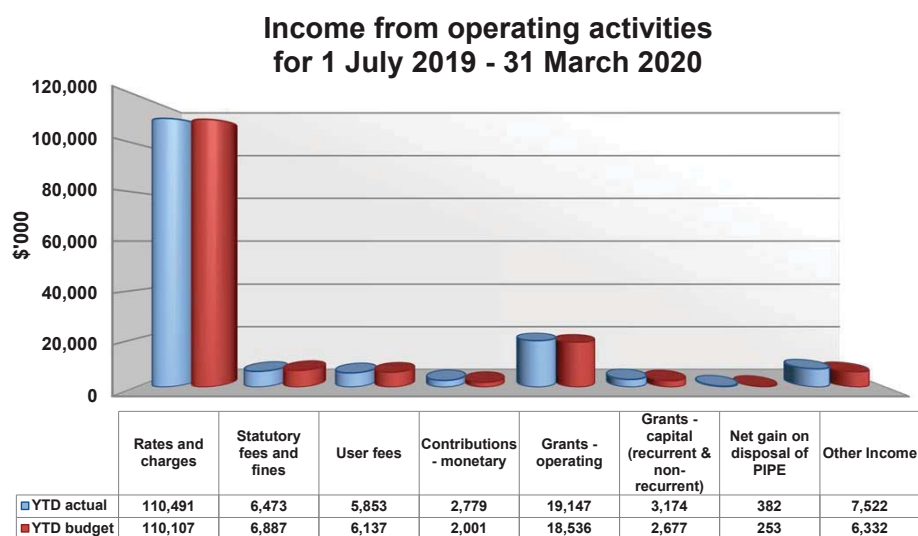
4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

B1. Operating Income

The chart below shows the categories of operating income against their respective budgets (excludes non-monetary contributions or gifted assets which represent non-cash accounting entries).



Income for the period ended 31 March 2020 is favourable against budget. This is primarily due to the following:

Other income (\$1.19 million favourable) – Favourable variance due to better than anticipated interest return on investments, Civic Facilities rental income, insurance recoveries and asset protection reinstatement income (Corporate Services \$800,000 and Engineering Services \$330,000). Most of this favourable variance is not expected to be permanent.

Contributions – monetary (\$778,000 favourable) – Favourable variance due to unbudgeted income received from developers in lieu of future maintenance responsibilities at Logis and Somerfield Offset Reserves (Engineering Services \$314,000) and better than anticipated income from public open space contributions to date (Non Directorate \$442,000). Both favourable income variances will be transferred to reserves.

Grants – operating (\$611,000 favourable) – Favourable variance mainly due to additional funding received for Family Day Care (\$480,000), which will be offset by higher service delivery costs and an unbudgeted grant for the Communities Environment Program which will be offset by associated project expenditure (Parks \$200,000).

Rates and waste charges (\$384,000 favourable) – The favourable variance is due to higher than anticipated supplementary rates, interest on rates and Keysborough maintenance levies (the favourable supplementary rates variance and Keysborough maintenance levy are transferred to reserves) (Corporate Accounting \$373,000). The favourable interest on rates variance is permanent however no further interest on rates will be levied in 2019-20 due to the COVID-19 pandemic.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)Financial Report for the period 1 July 2019 – 31 March 2020

These favourable variances are partly offset by unfavourable variances in:

Statutory fees and fines (\$414,000 unfavourable) – Unfavourable variance due to lower than anticipated income from sub-divisions and plan checking fees to date (Civil Development and Design \$235,000) and lower planning applications, local laws, health and food infringements (Building and Compliance Services \$166,000 and Planning and Design \$120,000). An unfavourable variance of \$278,000 has been factored in to the full year forecast.

User fees (\$284,000 unfavourable) – Mainly due to lower than expected income from food registration renewals, on-street parking ticket machines/meters, building permits, asset protection permit fees and Drum Theatre box office and programming income (City Planning, Design and Amenity \$124,000, Engineering Services \$87,000 and Community Services \$83,000). An unfavourable variance of \$297,000 has been factored in to the full year forecast.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

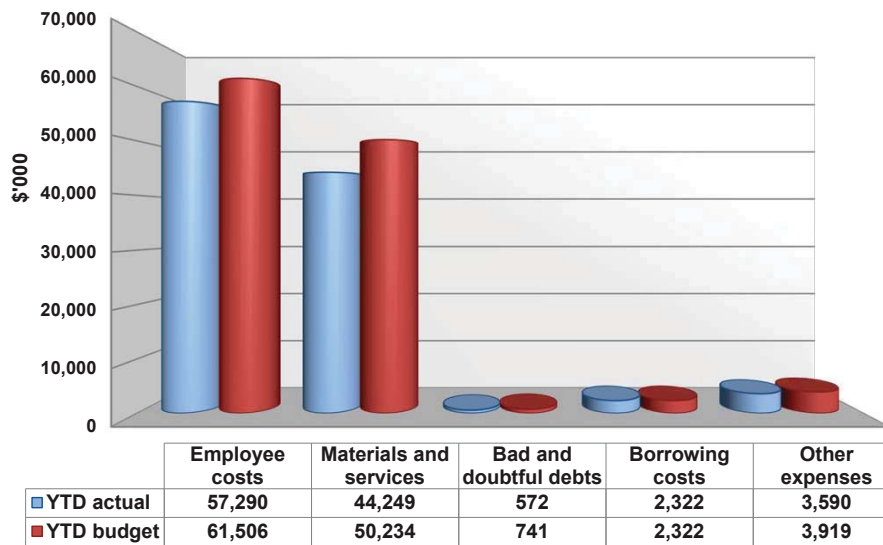


Financial Report for the period 1 July 2019 – 31 March 2020

B2. Operating Expenditure

The chart below shows the categories of operating expenditure against their respective budget (excludes depreciation, asset write offs and prior year capital expenditure unable to be capitalised which represent non-cash accounting entries).

**Expenditure from operating activities
for 1 July 2019 to 31 March 2020**



The actual expenditure at 31 March 2020 against the year to date budget is favourable by \$8.19 million. The major variances are in materials and services and employee costs.

Materials and services (\$5.99 million favourable) – The major items contributing to this variance are:

- Contract services (\$4.01 million) – timing of works and invoicing particularly in relation to Spring Valley landfill rehabilitation works, parks maintenance, waste management costs, cleansing, roads and drains (Engineering Services \$4.15 million).
- Consultants, professional services (\$575,000) – timing of commencement of grant funded projects mainly relating to Drug Strategy, New Directions – Mothers and Babies, Community Hub Early Years and Child First (Community Services \$519,000).
- Utilities (\$542,000) – mainly due to delay in commencement of the street lighting LED replacement program and the timing of invoices (Engineering Services \$372,000 and Corporate Services \$111,000).
- Materials, maintenance and services (\$524,000) – timing of building maintenance works, most of which are reactive (Engineering Services \$251,000), delay in commencement of grant funded projects combined with lower than anticipated Community Care meal costs (Community Services \$163,000).
- Administration costs (\$458,000) – lower than anticipated expenditure to date across a range of accounts including promotions, postage/courier, printing/stationery, Council publications, fuel, Australia Post charges, advertising and events (Corporate Services \$201,000, Community Services \$140,000 and Greater Dandenong Business \$109,000).

4.2.1 Q3 Council Quarterly Performance Report (Cont.)Financial Report for the period 1 July 2019 – 31 March 2020

Employee costs (\$4.22 million favourable) – This favourable variance is mainly because of staff recruitment occurring later than planned and a delay in commencement of grant funded projects (Community Services \$2.77 million, City Planning, Design and Amenity \$802,000, Corporate Services \$284,000 and Engineering Services \$264,000). Of the \$2.77 million favourable variance in Community Services, \$1.59 million relates to grant funded programs which require an acquittal. Any unspent grant funds relating to these programs will be carried forward to the 2020-21 financial year.

Other expenses (\$329,000 favourable) – The majority of this favourable variance is due to delay in processing grant funding and contribution payment to Friends of Refugees (Community Services \$106,000), a delay in adjacent temple contribution works at Spring Valley landfill (Engineering Services \$78,000) and a delay in receipt of invoices (Corporate Services \$81,000 and Greater Dandenong Business \$41,000).

These favourable variances are partly offset by:

Prior year capital expenditure unable to be capitalised (non-cash) (\$1.90 million unfavourable) – This unfavourable variance is due to works in progress (prior year capital expenditure) that is not able to be capitalised to the asset register because it is not capital in nature, does not meet the capitalisation threshold or relates to non-Council owned assets (Corporate Accounting \$1.90 million). This is a non-cash entry that does not impact on Council's cash position. Examples of non-capital expenditure includes asset relocation, asset removal/demolition, operating services, projects cancelled, repairs and maintenance expenditure, studies/surveys and concepts.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

C. Balance Sheet

Council's net assets are valued at \$2.23 billion at the end of March 2020.

C1. Current assets (cash and other assets that can be readily converted to cash)

Cash and cash equivalents (\$153.89 million) – This represents the amount held by Council in cash or term deposits. Please note that this amount includes \$123.22 million of funds "restricted" for various purposes. These are detailed in the notes to the cash flows that follow in **section D** and a graphical presentation in **Appendix 2**.

Funds are invested in accordance with Council's Investment Policy. The policy requires Council to invest with prudence, consideration of acceptable risks and relevant legislation.

The details of Council's investments are contained in **Appendix 2**. In selecting investment products, Council has paid due consideration to risk by investing in products that have a minimum Standard and Poor's (S&P) rating of "A".

Financial assets (\$2.00 million) – represents investments placed in Green Tailored Deposits with maturity term of greater than three months.

Trade and other receivables (\$51.73 million) – This balance includes:

- Rate debtors of \$37.36 million at the end of March. Rate revenue (excluding supplementary rates) is accrued evenly over the year, although cash is received in quarterly instalments, nine direct debit payments or a lump sum, depending on how the ratepayer chooses to pay. Rate revenue in the Income Statement is a monthly accrual of the rates determined for the year in July.
- Infringement debtors of \$8.93 million (net of provision for doubtful debts).
- General debtors \$5.44 million (net of provision for doubtful debts).

Other assets (\$725,000) – This balance includes:

- Accrued income \$514,000 – income earned but cash not yet received at 31 March 2020.
- Other deposits \$188,000 – represents \$75,000 deposit for Metropolitan Resource Recovery organic waste processing contract and \$113,000 deposit paid for acquisition of property at 50 Halpin Way and 235 Lonsdale Street, Dandenong.
- Prepayments \$23,000 - expenses prepaid at 31 March 2020.

C2. Non-current assets

Non-current assets (\$2.17 billion) – Includes \$2.15 billion of Council roads, drains, buildings, plant and other fixed assets. These values are reflected after recognising the depreciation allowed against each asset.

Investment property (\$12.83 million) is separately classified from 'Property, infrastructure, plant and equipment' in accordance with Australian Accounting Standards. Any adjustment to the fair value of these assets is recorded in the Comprehensive Income Statement and these assets are not depreciated.

Other non-current debtors include:

- Trade and other receivables - \$252,000 for Council's share of funds held in trust by Whitehorse City Council relating to the former Narre Warren landfill site and \$73,000 refundable deposit paid to Community Chef for the supply of meals to Council's Meals on Wheels operation.
- Other financial assets - \$230,000 shares relating to Regional Kitchen Pty Ltd.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

C3. Current liabilities (debts due to be repaid within 12 months)

Trade and other payables (\$7.34 million) - Comprises trade creditors arising from operations and capital works.

Trust funds and deposits (\$37.09 million) – Trust funds and deposits includes other refundable monies in respect of:

- Development Contribution Plans (DCP) (\$28.85 million).
- Other deposits (\$2.95 million).
- Road deposits (\$2.45 million).
- Fire services property levy funds collected but not yet paid on to the State Revenue Office (\$1.30 million). These amounts are due to be remitted to the State Revenue Office in accordance with legislative timeframes.
- Landscape deposits (\$805,000).
- Open space contributions (\$737,000).

Provisions (\$17.17 million) – This balance represents the provision for employee entitlements and landfill restoration works.

- Employee entitlements:
 - Long service leave entitlements - \$10.23 million.
 - Annual leave entitlements - \$5.87 million.
 - Rostered days off (RDO) - \$473,000.
- Landfill provision - \$592,000 - provision for the restoration and aftercare management of the former Spring Valley landfill site (closed). The former closed landfill is owned by the Council and is used as recreational open space. Council's share is 19.88% of the total future estimated costs.

Interest-bearing loans and borrowings (\$958,000) – Represent the remaining repayment of long term borrowings during 2019-20.

C4. Non-current liabilities (debts due to be repaid in future years)

Provisions (\$1.68 million) – Represents the provisions estimated to be paid beyond the 2019-20 financial year and comprises long service leave entitlements for employees (\$1.36 million) and landfill provision for restoration of Spring Valley landfill site (\$319,000) (Council's share is 19.88% of the total future estimated costs).

Trust funds and deposits (\$431,000) – Represents deposits that are payable beyond the 2019-20 financial year and comprises landscape deposits of \$327,000 and contractor deposits of \$104,000.

Interest-bearing loans and borrowings (\$49.89 million) – Comprises the amount of outstanding borrowings to be repaid beyond the next 12 months.

C5. Net assets and equity

Net assets - Represents the difference between total assets and total liabilities. It is the Council's net worth to the City's ratepayers.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)Financial Report for the period 1 July 2019 – 31 March 2020

Reserves – Includes both statutory reserves (S) and discretionary reserves (D). The statutory reserves apply where funds are gained from the application of legislative requirements to contribute – and where expenditure of the funds is not entirely discretionary (i.e. the funds need to be used for certain expenditure only). The reserves listed below are explained in the notes to the cash flows that follow.

The discretionary reserves are:

- Major projects reserve
- Insurance fund reserve
- Council funded – Development Contribution Plans reserve
- Spring Valley landfill rehabilitation reserve
- Springvale Activity Precinct – Parking and Development reserve
- Dandenong Activity Precinct – Parking and Development reserve
- Native re-vegetation reserves
- Keysborough South Maintenance Levy reserve
- General reserve (Aged Care)
- Grants in Advance reserve

The statutory reserves are:

- Open space – planning, development and improvements
- Open space – land acquisitions
- Keysborough South Community Infrastructure Levies

D. Cash Flow Statement

Cash and investment holdings total \$153.89 million as at 31 March 2020 which has decreased by \$8.74 million since 30 June 2019. Total cash and investment holdings are made up of operating cash (\$30.67 million) and restricted cash (\$123.22 million).

Please refer to the next page for a detailed listing of Restricted Cash which is set aside for specific purposes.

Cash flows from operating activities – net inflow of \$50.62 million. The major inflows are rates \$116.00 million, trust funds and deposits taken \$24.95 million, grants \$25.38 million, user fees \$5.30 million and statutory fees and fines \$4.75 million. The major outflows are employee costs \$57.87 million, materials and services \$59.92 million and trust funds and deposits repaid \$22.27 million. Trust funds and deposits taken and repaid mainly relate to developer contribution funds and fire services property levies. The remittance of the fire services property levy (FSPL) and FSPL levy interest amounts are made to the State Revenue Office (SRO) in four payments in accordance with Section 41(1) of the FSPL Act. An instalment is due and payable to the Commissioner of State Revenue 28 days after the due date of rates instalments. Council collects FSPL on behalf of the State Government.

Cash flows from investing activities – are a net outflow of \$49.33 million and include:

- \$47.89 million for capital works expenditure. The detailed capital works schedule is included in this report as **Appendix 1**. Please note the difference between the two capital expenditure amounts is due to the movement in capital trade creditors at the start and end of the reporting period. Appendix 1 is on an accrual basis.
- \$2.00 million of funds invested in Green Tailored Deposits with maturity of greater than three months.
- \$561,000 proceeds on asset sales mainly relating to the fleet replacement program.

Cash flows from financing activities – is an outflow of \$10.04 million. Council incurred \$2.36 million in finance costs on its borrowings and repaid \$7.68 million of existing loans (\$4.90 million relates to repayment of the Local Government Funding Vehicle (LGFV) in November 2019).

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Restricted cash - Restricted cash represents funds that are set aside for specific purposes, as detailed in the following tables.

Type	31 Mar 2020 \$'000	Notes
Reserve funds		
Council funded Development Contribution Plans (DCP) reserve	16,392	Reserved for specific expenditure in accordance with the published DCP.
Open space – planning, development and improvements	11,212	Reserved for enhancing the City's open space by planning, development and improvements.
Open space – acquisitions	4,300	To fund acquisitions of new open space land.
Major projects reserve	26,856	Holds funds realised from the sale of Council's property assets or surplus Council funds that will be utilised for investing in other properties or funding future major projects.
Keysborough South Maintenance Levy	2,270	Reserved for specific maintenance expenditure relating to this area.
Keysborough South Community Infrastructure Levies	1,540	This reserve fund relates to Community Infrastructure Levies received in relation to the Keysborough South Development Contributions Plan.
Spring Valley landfill rehabilitation	900	This reserve is for the rehabilitation of the Spring Valley landfill site.
Re-vegetation reserves	423	These funds are to meet native re-vegetation requirements on Council's reserves.
Insurance fund reserve	1,021	This fund has been created to meet large and unexpected policy excesses on multiple insurance claims.
Springvale Activity Precinct Parking and Development reserve	236	This reserve is to fund development in the Springvale Activity Centre.
Dandenong Activity Precinct Parking and Development reserve	694	This reserve is to fund development in the Dandenong Activity Centre.
General reserve (Aged Care)	703	Funds set aside for the aged care reforms.
Grants in Advance reserve	1,220	Funds set aside for capital grants received in advance of the financial year to which the project works will occur.
Total reserve funds	67,767	

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Type	31 Mar 2020 \$'000	Notes
Employee provisions		
Long service leave	11,594	Funds set aside to meet long service leave commitments.
Annual leave and other	6,340	Funds set aside to meet annual leave and rostered days off (RDO) commitments.
Employee provisions	17,934	
Trust funds and deposits		
Development Contribution Plans	28,849	Pending completion of works.
Fire services property levy collected and due	1,298	Payable to State Revenue Office – legislative requirement.
Open space contributions	737	Pending completion of works.
Landscape deposits	1,132	Pending completion of works.
Road deposits	2,447	Pending completion of works.
Other trust funds and deposits	3,055	Refundable upon finalisation of programs.
Total trust funds and deposits	37,518	
Total restricted cash	123,219	

4.2.1 Q3 Council Quarterly Performance Report (Cont.)Financial Report for the period 1 July 2019 – 31 March 2020

Statement of Capital Works

Total capital expenditure at 31 March 2020 was \$40.19 million. A further \$13.41 million was committed at the end of March. The above **CIP Expenditure Report** (commencing on page 17) contains the expenditure status of each of the approved capital projects.

The timing of cash outflows and project completion can differ for capital projects. Commentary on the status of each project with major year to date variances is provided below (i.e. variances greater than \$300,000). Please note that the variances detailed below are the total of all asset classes by capital project whereas the Capital Expenditure report details the variances separately by asset class and capital project.

Property

- **3043 Springvale Community Precinct (\$7.57 million favourable)** – The Springvale Community Precinct project remains on track for completion in the second quarter of 2020 for the main building and the third quarter of 2020 for the western landscape which includes the customer service and library demolition. Currently, builders are working on finishing details including laying carpets and painting and will soon commence the installation of fit out and furniture. Authorities have connected their services and Council IT has begun their commissioning to the network. The Northern landscape progresses with paving, installation of rubberoc, soft fall mulch and garden beds. Planting is expected to commence in the next few weeks. The program is susceptible to any potential delays due to the COVID-19 pandemic due to material shortages and resource depletion. The builder is also able to claim provisional delays (i.e. inclement weather), therefore the practical completion dates are subject to change.
- **2114 12-14 Stuart Street, Dandenong (\$1.89 unfavourable)** – Unbudgeted strategic property acquisition funded by a transfer from the Major Projects Reserve.
- **3219 Thomas Carroll Pavilion (\$406,000 favourable)** – A staged delivery has been implemented for this continuing project. The proposed re-design using the basic floor plan will now be adopted and re-documented in a conventional construction mode. The remaining balance of \$2.46 million will be carried over to the next financial year and construction tendering conducted with an anticipated commitment and construction commencing in the next financial year.

Infrastructure

- **1796 Wal Turner Reserve Master Plan (\$768,000 favourable)** – Project on hold, pending further direction from Council.
- **3752 Local Road Rehabilitation Program Implementation R2R (\$659,000 unfavourable)** – Works on roads are funded and are acquitted quarterly to the Federal Government. Additional funding has been received and expenditure has been reflected in the full year forecast.
- **3631 Dandenong Park Master Plan (\$544,000 favourable)** – Procurement process completed, on ground works expected to commence in May.
- **3933 Sports Lighting Plan Implementation (\$484,000 favourable)** – Light pole footings have been completed for Dandenong Park, Coomoora Reserve and Alex Reserve due to be completed in April. Currently there is no delivery date for light poles being imported from China.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)Financial Report for the period 1 July 2019 – 31 March 2020

- **3849 Frederick Watcher Reserve Master Pan (\$481,000 favourable)** – Tender assessment process currently in progress.
- **3418 Municipal Wide, Local Area Traffic Management (LATM) Post Audit (\$445,000 favourable)** – Tenders have been awarded for the Keysborough Area LATM. Tenders have closed for the Heyington Crescent LATM and will be awarded shortly.
- **3854 Burden Park Reserve Master Plan Implementation (\$393,000 favourable)** – Concept plan and detailed design are completed. The fitness station component is currently out to tender.
- **3129 Drainage Program (\$341,000 favourable)** – This program involves three projects. Catchment 11 has been completed. The final drainage project to be completed under this program is Wimpole Street drainage upgrade. This will be tendered in the final quarter of the year.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Appendix 1

Capital Expenditure

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

CIP Expenditure Report

	YTD ACTUAL \$	YTD BUDGET \$	YTD VARIANCE \$	COMMIT \$	ANNUAL MID YEAR BUDGET \$	FULL YEAR FORECAST \$	ANNUAL ORIGINAL BUDGET \$
PROPERTY							
Buildings							
3043. Springvale Community Precinct	17,401,220	24,971,244	7,570,024	2,533,091	27,092,646	27,092,646	22,105,652
3177. Dandenong Civic Ctr-HVAC Gas Boiler	13,989	-	(13,989)	-	-	13,989	-
3219. Thomas Carroll Pavilion	83,551	489,762	406,211	11,400	2,543,572	2,543,572	-
3255. Yarraman Oaks Primary NEYLF	1,543	-	(1,543)	-	-	1,543	-
3548. Keysborough South Community Hub Dev	10,840	11,800	960	1,172	1,000,000	1,000,000	1,000,000
3740. Drum Theatre Improvements	-	75,000	75,000	129,032	75,000	75,000	-
3792. Dandenong Mkt Back of House-Coolrm	381,091	485,765	104,674	1,377,390	1,558,798	1,558,798	1,200,000
3802. Building Energy Efficiency Program	89,614	200,751	111,137	1,218	281,347	281,347	235,218
3803. Building Capital Program Minor Work	12,495	98,956	86,462	9,520	160,000	160,000	160,000
3804. CCTV/Security Capital Program	106,912	106,000	(912)	12,271	106,000	106,412	106,000
3805. Municipal Early Years Infrast. Plan	4,836	39,565	34,729	3,000	65,000	65,000	65,000
3806. Drum Theatre - Motorise Light Bars	846	176,000	175,154	1,050	176,000	176,000	-
3807. Drum Theatre - Auditorium Chairs	262,729	349,424	86,695	29,192	349,424	349,424	150,000
3811. Walker St Multi-deck Car Pk Roof	144,340	150,000	5,660	-	150,000	150,000	-
3813. Shalimar Kindergarten MCH	16,200	30,000	13,800	22,770	30,000	30,000	-
3814. D'ngong Nth Senior Citizen Ctr Latha	15,373	130,435	115,062	3,717	500,000	500,000	500,000
3817. Civic Archive Extension of Building	10,805	30,100	19,295	1,818	30,100	30,100	-
3818. Rowley Allan Res Football Pavilion	19,905	19,200	(705)	121,669	38,390	38,390	-
3873. Building Renewal Prg - DDA	-	12,174	12,174	-	20,000	20,000	20,000
3874. Building Renewal Prg - HVAC	36,991	90,087	53,096	13,635	130,000	130,000	130,000
3876. Building Renewal Prg - Bathroom	309,859	346,870	37,011	-	422,000	422,000	422,000
3877. Building Renewal Prg - Flooring	105,737	114,435	8,698	3,182	188,000	188,000	188,000
3878. Building Renewal Prg - Lift Refurb.	267,990	377,391	109,401	363,315	620,000	620,000	620,000
3879. Building Renewal Prg - Minor Works	279,142	304,724	25,583	135,420	460,176	460,176	460,176
3880. Building Renewal Prg - Roof	77,391	70,000	(7,391)	36,349	115,000	115,000	115,000
3883. Building Renewal Prg - Kitchen & Eq	149,631	194,591	44,960	63,798	313,000	313,000	313,000
3902. Ross Reserve Pavilion	-	-	-	-	300,000	300,000	-
3903. D'ngong Mkt - 10 Yr Plan Imp	32,416	42,609	10,192	-	70,000	70,000	70,000
3904. Building Renewal Prg - Theatre	20,082	191,948	171,865	7,584	312,000	312,000	312,000
3905. Building Renewal Prg - Window	80,715	108,348	27,633	371,300	178,000	178,000	178,000
3906. Greater D'ngong Gallery of Art	40,364	45,565	5,201	13,400	5,000,000	5,000,000	5,000,000
3907. Warner Reserve Toilet (North)	84,667	109,565	24,898	66,517	200,000	200,000	200,000
3908. Oasis/NPAC Design Devt	66,816	109,861	43,045	20,747	300,000	300,000	300,000
Leasehold Improvements							
3819. Police Paddocks Res. Concept Plan	22,560	22,600	40	-	100,000	100,000	-
3941. Police Paddocks Res. Grandstand	27,000	28,696	1,696	-	400,000	400,000	100,000
Land							
2114. 12-14 Stuart Street Dandenong	1,891,418	-	(1,891,418)	-	-	1,800,000	-
2116. 77 Herbert Street Dandenong	865,647	865,694	47	-	865,694	865,694	-
2117. 89 Douglas Street Noble Park	657,794	646,925	(10,869)	-	646,925	659,515	-
3548. Keysborough South Community Hub Dev	38,382	28,500	(9,882)	9,700	129,077	129,077	-
3988. DCP - 845 Taylors Road (LRO6b)	-	-	-	-	194,670	194,670	-
3989. DCP - 875 Taylors Road (LRO6b)	-	-	-	-	400,867	400,867	-
Total property	23,630,888	31,074,585	7,443,697	5,363,256	45,521,686	47,350,220	33,950,045
PLANT AND EQUIPMENT							
Plant, machinery and equipment							
1445. Fleet Purchases	956,911	1,004,391	47,481	1,083,258	2,302,000	2,302,000	2,262,000
3517. Community Transport Bus	-	-	-	-	210,000	210,000	-
3909. Drum Theatre Manlift	-	5,217	5,217	-	12,000	12,000	12,000
Library books							
3104. Library Resources	721,916	708,565	(13,351)	329,214	973,828	973,828	973,828

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

CIP Expenditure Report

	YTD ACTUAL \$	YTD BUDGET \$	YTD VARIANCE \$	COMMIT \$	ANNUAL MID YEAR BUDGET \$	FULL YEAR FORECAST \$	ANNUAL ORIGINAL BUDGET \$
Computers and telecommunications							
3516. Officer Safety Radio Network Upgrad	-	-	-	-	73,500	73,500	-
3910. Security Software (Priority 1&2)	-	86,957	86,957	-	200,000	200,000	200,000
3911. Dandenong Stadium Wi-Fi	-	5,217	5,217	-	10,000	10,000	10,000
3912. Noble Park Civic Optic Wi-Fi	-	95,652	95,652	99,585	220,000	220,000	220,000
3913. People Counters Installation	-	24,000	24,000	-	46,000	46,000	46,000
3914. Asset Management System	3,171	-	(3,171)	180	701,818	701,818	820,735
3915. MCH (ADSL to Radio)	-	14,609	14,609	9,450	28,000	28,000	28,000
3916. Multi-Media/Broadcast Prg	205,583	185,532	(20,051)	-	196,458	205,583	196,458
3917. Procurement (IT) System	-	20,870	20,870	-	40,000	40,000	40,000
3918. Drum Theatre Ticketing System	-	13,044	13,044	-	137,161	137,161	30,000
3919. Digital Infrastructure (Website)	97,513	143,304	45,792	54,687	256,000	256,000	256,000
Fixtures, fittings and furniture							
3314. Public hall equipment	46,678	62,261	15,583	39,646	100,000	100,000	100,000
3825. Living Treasures Tribute	-	50,130	50,130	28,640	50,130	50,130	-
Total plant and equipment	2,031,771	2,419,749	387,977	1,644,660	5,556,895	5,566,019	5,195,021
INFRASTRUCTURE							
Parks, open space and streetscapes							
1747. Barry Powell Reserve Master Plan	951	60,870	59,918	-	100,000	100,000	100,000
1748. Spring Valley Reserve Master Plan	-	8,696	8,696	25,582	50,000	50,000	50,000
1796. Wal Turner Reserve Master Plan	6,409	774,348	767,939	1,500	1,005,000	1,005,000	500,000
3065. Public Place Recycling Bin Instal.	-	71,217	71,217	77,500	117,000	117,000	117,000
3141. Thomas St Precinct Enhance(Afghan)	342,294	359,805	17,511	52,200	359,805	380,505	-
3192. Douglas st. s/scape improv.proj.	-	-	-	-	886,212	886,212	-
3248. DCP Keysb. Sth Industrial Buffer	26,551	87,758	61,207	-	295,758	295,758	-
3258. Robert Booth Reserve Baseball Light	198,627	177,162	(21,465)	11,044	177,162	197,072	-
3272. Indigenous Public Art SCP	3,680	30,000	26,320	-	100,000	100,000	-
3406. Fotheringham Reserve	-	-	-	3,000	3,500	3,500	-
3454. Dogs off leash program	7,740	-	(7,740)	36,045	41,000	41,000	-
3490. Springvale Road Boulevard	95,056	201,000	105,944	106,376	4,177,196	4,177,196	1,000,000
3498. Walker St D'rong-Streetscape	99,776	100,000	224	39,160	100,000	100,000	-
3631. Dandenong Park Master Plan	508,757	1,052,657	543,899	59,661	2,017,457	2,017,457	1,500,000
3835. Park Signage Renewal Program	45,591	109,565	63,974	79,980	180,000	180,000	180,000
3848. Hemmings SC Streetscape	17,717	200,110	182,393	10,145	342,440	342,440	300,000
3849. Frederick Watcher Res. Master Plan	49,739	530,834	481,094	110,227	1,089,094	1,089,094	1,000,000
3852. Warner Res. Master Plan Impl.	12,000	79,373	67,373	51,750	79,373	79,373	-
3853. Parkfield Res. Master Plan Impl.	232,912	355,591	122,679	99,949	572,369	572,369	200,000
3854. Burden Park Res. Master Plan Impl.	21,353	414,783	393,430	31,284	924,789	924,789	450,000
3867. Keysborough Bowls Club Floodlight	2,340	-	(2,340)	-	-	2,340	-
3892. LXRA CCTV Works	-	-	-	-	60,000	60,000	-
3896. Fotheringham Resv. Addition Interpr	980	-	(980)	-	-	980	-
3900. Ross Reserve Plaza/Play/Oval/Path	371,280	411,204	39,924	162,867	1,050,000	1,050,000	930,000
3929. Act Crt Strat Plan Imp - D'rong	22,662	99,348	76,686	123,239	500,000	500,000	500,000
3930. Act Crt Strat Plan Imp - N'Park	-	62,609	62,609	-	360,000	360,000	360,000
3931. Guardrail Upgrade Program	16,365	104,348	87,983	-	200,000	200,000	200,000
3932. Open Space Infra Renewal Prg	174,068	182,465	8,397	3,340	292,500	292,500	292,500
3933. Sports Lighting Plan Imp.	265,778	749,587	483,809	1,366,394	2,150,000	2,150,000	2,150,000
3934. Parking Sensor Implementation	492	90,000	89,508	-	345,000	345,000	345,000
3936. Glendale Reserve Landscaping	-	26,087	26,087	-	150,000	150,000	150,000
3940. Ross Reserve Comm Ctr Car Park	-	86,957	86,957	-	500,000	500,000	500,000
3943. Keysb Sth Comm Hub Dog Off Leash	-	-	-	4,888	-	300,000	-

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

CIP Expenditure Report

	YTD ACTUAL \$	YTD BUDGET \$	YTD VARIANCE \$	COMMIT \$	ANNUAL MID YEAR BUDGET \$	FULL YEAR FORECAST \$	ANNUAL ORIGINAL BUDGET \$
Recreational, leisure and community facilities							
3029. Playground Improvements	-	219,130	219,130	257,008	360,000	360,000	360,000
3399. Springvale Reserve Cricket Net Repl	171,846	198,500	26,654	-	230,000	230,000	230,000
3420. Lois Twohig Res. Tennis Club BkaCrt	14,149	8,231	(5,918)	-	8,231	14,149	-
3421. Springvale Nth Tennis Club BkaCrt	2,369	2,719	350	-	2,719	2,719	-
3430. Springvale South Tennis Club Bka Crt	8,652	10,000	1,348	11,635	20,000	20,000	-
3433. Burden Park Tennis Bka Crt	14,093	15,000	907	6,188	20,000	20,000	-
3518. Harmony Square Entrance Protection	-	20,000	20,000	-	30,000	30,000	-
3651. Springvale Activity Centre-Laneways	13,255	13,300	45	1,980	195,889	195,889	-
3794. Tatterson Park Masterplan	349,268	372,478	23,210	19,273	810,000	810,000	810,000
3837. Greaves Res. Tennis Court Resurf.	126,002	126,297	295	16,718	230,297	230,297	-
3841. All Abilities Playground Concept	43,247	69,652	26,405	22,775	69,652	69,652	-
3843. Police Paddocks S'ball Dug Out. Shel	-	20,000	20,000	40,694	20,000	20,000	-
3844. Tatterson Park Stage 1A Impl.P'grd	138,925	150,955	12,030	15,200	150,955	150,955	-
3846. George Andrews Res.TRY Build Contal	260,331	277,905	17,574	61,753	312,905	342,905	-
3856. Warner Res. Tennis Club Replace Fen	29,048	34,783	5,734	48,340	100,000	100,000	100,000
3900. Ross Reserve Plaza/Play/Oval/Path	1,200	3,913	2,713	-	2,000,000	2,000,000	2,000,000
3924. Alex Nelson Reserve Fencing	25,000	25,000	-	-	25,000	25,000	25,000
3925. Active Fencing Program	114,014	114,348	334	13,251	200,000	200,000	200,000
3926. Sports Facilities Plan Imp.	589,914	717,630	127,716	206,884	1,185,000	1,185,000	1,058,000
3927. Chandler Rd Reserve Exercise Eq.	50,000	50,000	-	-	50,000	60,500	50,000
3928. Rowley Allan Reserve Netball Crtis	10,500	10,796	296	-	50,000	50,000	50,000
Roads							
1627. Springvale Road Traffic Signals	372,947	372,000	(947)	289,271	750,000	750,000	-
1629. 275 Lonsdale St Dnong-Pedestrian La	-	90,000	90,000	-	90,000	90,000	-
3231. Local Road Upgrade & Reconstruction	168,886	270,478	101,592	94,854	383,306	383,306	-
3373. Municipal wide, Kerb and Channel	351,080	350,639	(441)	288,644	500,000	410,000	500,000
3418. Municipal Wide,LATM post audit	231,740	676,361	444,621	24,978	960,448	960,448	750,000
3752. Local Road Rehab.Prg-Implement R2R	659,419	-	(659,419)	-	-	655,005	-
3753. Local Road Surf./Rehabit. Prg.	1,475,510	1,738,652	263,142	1,049,344	3,325,000	3,325,000	4,425,000
3828. Activity Centre Proj. Mason St	20,755	21,328	573	41,199	521,420	521,420	300,000
3831. Bakers Rd, D'ngong Nth Alter.Cross	-	26,200	26,200	-	26,200	26,200	-
3920. Homeleigh Rd Reconstruction	789,367	794,838	5,471	55,690	794,838	794,838	844,838
3921. Glasscocks Rd Rehab/Sealing	-	-	-	-	30,000	30,000	30,000
3922. Disabled Parking Infra Prg	-	-	-	-	40,000	40,000	40,000
3923. Cheltenham Rd/Chandler Rd	2,600	2,739	139	19,650	250,000	250,000	250,000
3938. Kerb & Channel Resurfacing Program	1,113,981	1,136,000	22,019	281,686	1,400,000	1,400,000	300,000
3942. Black Spot Works Program	85,942	137,300	51,359	21,501	303,996	303,996	-
3990. DCP - Chapel Rd Upg & Traffic Lght	933,210	933,172	(38)	215,880	1,220,597	1,408,834	1,220,597
3991. DCP-Chapel Rd Btw Villiers &Donnici	137,546	151,592	14,046	25,851	151,592	151,592	-
3992. DCP - Perry Road South Upgrade	154,909	155,250	342	59,286	244,399	244,399	-
Bridges							
3185. Municipal Wide - Bridges	-	10,435	10,435	-	20,000	20,000	20,000
3832. Bridge Rectification Works Survey	69,515	69,050	(465)	-	69,050	69,050	-
3993. DCP - Lyndhurst B1 Bridge	-	-	-	-	397,535	397,535	-
Footpath and cycleways							
3174. Active Transport Infra.Priority Pat	293,644	294,720	1,076	17,433	535,456	535,456	350,000
3355. Municipal Wide-Footpath Renewal	1,489,652	1,400,000	(89,652)	105,670	1,400,000	1,489,652	1,400,000
Off street car parks							
3662. Metro 3175	24,794	-	(24,794)	-	-	24,794	-
3794. Tatterson Park Masterplan	88,381	234,164	145,784	22,623	1,943,677	1,943,677	1,836,094
3901. Ross Reserve Access Road	23,688	19,155	(4,533)	81,189	205,155	205,155	-
3937. Car Park Renewal Program	3,200	112,609	109,409	30,665	185,000	185,000	185,000
Drainage							
3019. Major Drainage Renewal Prg.	581,916	582,276	360	3,377	587,059	587,059	200,000
3129. Drainage program	715,281	1,056,523	341,242	411,412	1,763,828	1,763,828	1,435,000
3558. Pit Cover Replacement Program	45,089	60,870	15,780	23,029	100,000	100,000	100,000
3939. Drainage Reactive Renewal Program	208,902	152,174	(56,728)	61,032	250,000	250,000	250,000
Total infrastructure	14,526,884	19,735,535	5,208,650	6,402,092	42,744,859	44,002,895	30,144,029
GRAND TOTAL	40,189,544	53,229,868	13,040,324	13,410,008	93,823,440	96,919,134	69,289,094

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Appendix 2

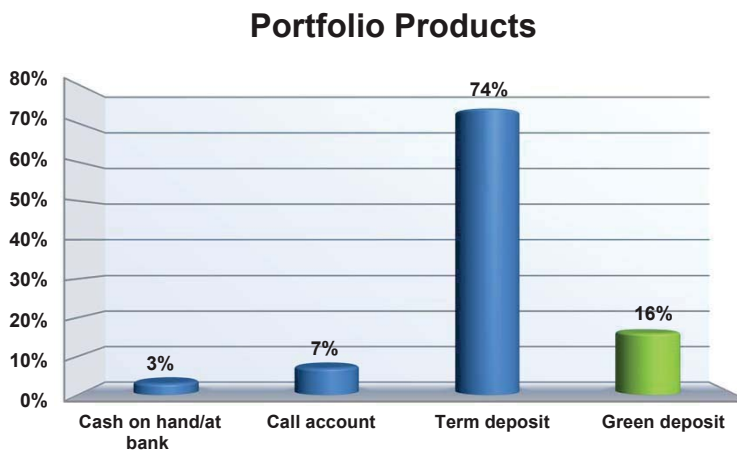
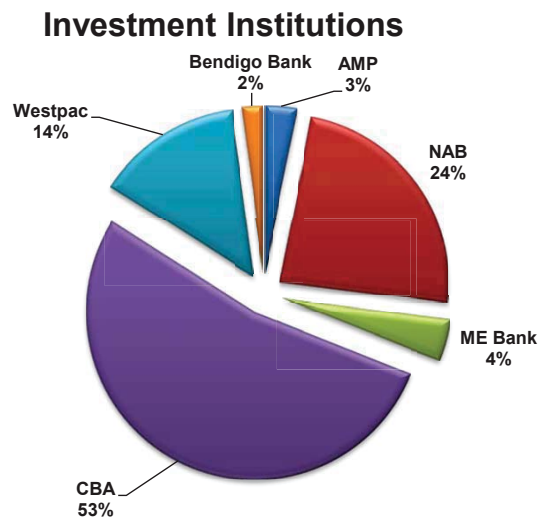
Investment Analysis

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Cash and Investments



Note: Green deposit: 16% (or \$24.5 million) was invested at 31 March 2020. These investments are certified against Climate Bonds Initiative – Climate Bonds Standard, the same certification as green bonds.

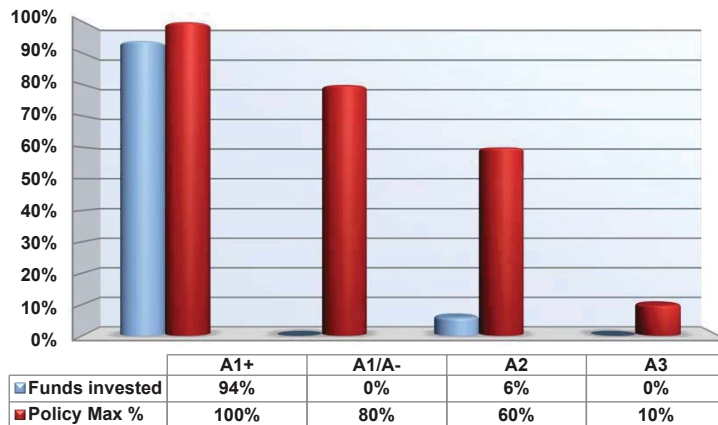
4.2.1 Q3 Council Quarterly Performance Report (Cont.)



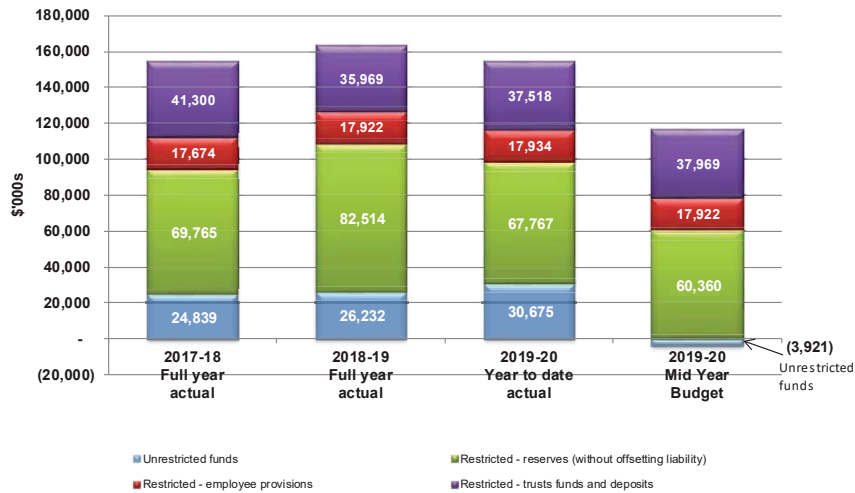
Financial Report for the period 1 July 2019 – 31 March 2020

Cash and Investments

Investment Credit Rating



Restricted and unrestricted cash balances

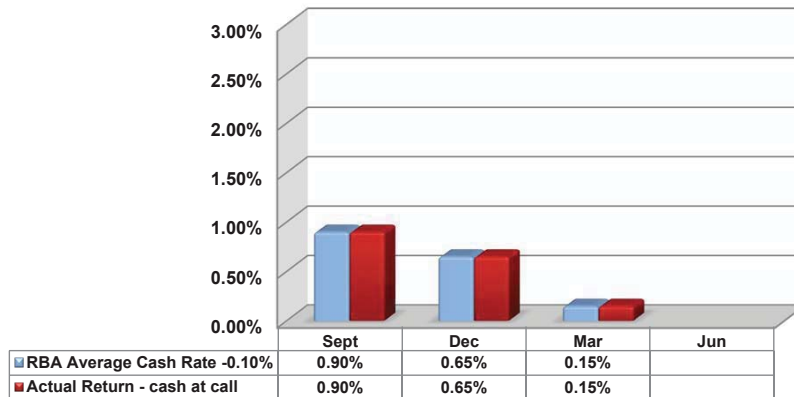


4.2.1 Q3 Council Quarterly Performance Report (Cont.)

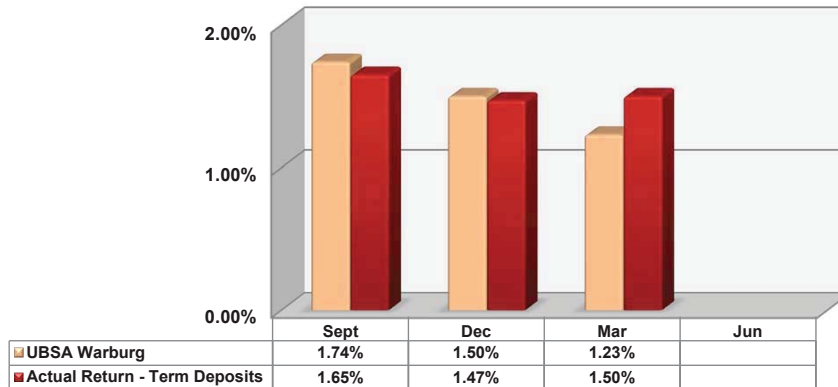


Financial Report for the period 1 July 2019 – 31 March 2020

Benchmark Indicator - Cash at Call



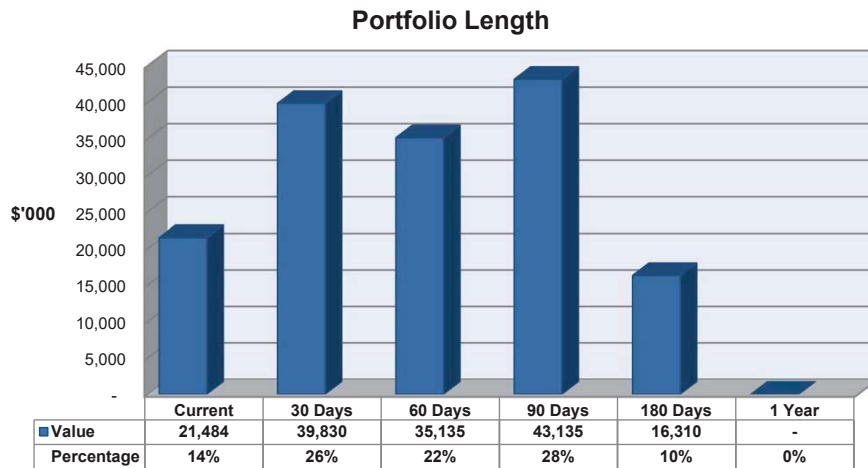
Benchmark Indicator - Term/Green Deposits



4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020



4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Appendix 3

Directorate Analysis

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Total Operating Results

CGD BY DIRECTORATE

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to YEAR FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Chief Executive Office	-	-	-	-	-	-	-
Greater Dandenong Business	283	307	(24)	358	413	55	128
Corporate Services	3,890	3,075	815	4,161	4,100	(61)	4,253
Engineering Services	17,488	16,801	687	24,764	25,580	816	24,744
City Planning Design and Amenity	10,376	10,738	(362)	14,360	14,046	(314)	14,363
Community Services	16,644	16,372	272	22,002	22,653	651	20,867
Non-Directorate ^(a)	107,393	106,443	950	150,928	149,378	(1,550)	157,049
Capital Works Program	3,199	2,677	522	5,955	9,394	3,439	3,622
Total income	159,273	156,413	2,860	222,528	225,564	3,036	225,026
Expenses							
Chief Executive Office	552	544	(8)	708	701	7	668
Greater Dandenong Business	2,817	3,202	385	4,559	4,649	(90)	3,588
Corporate Services	16,389	16,745	356	22,480	22,583	(103)	22,290
Engineering Services	39,285	44,544	5,259	64,069	65,414	(1,345)	63,786
City Planning Design and Amenity	11,630	12,890	1,260	17,765	17,449	316	17,228
Community Services	34,504	37,999	3,495	50,941	51,706	(765)	45,673
Non-Directorate ^(a)	28,455	25,933	(2,522)	35,290	36,521	(1,231)	34,873
Capital Works Program	-	-	-	-	-	-	-
Total expenses	133,632	141,857	8,225	195,812	199,023	(3,211)	188,106
Net surplus (deficit)	25,641	14,556	11,085	26,716	26,541	(175)	36,920

^(a) Non Directorate includes non-attributable items such as rates income, developer's contributions, interest income, non-monetary assets, finance costs and depreciation.

Note. Total income and total expenditure may differ to the operating result on the previous page due to the treatment of proceeds from asset sales and associated written down value.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

CEO DIRECTORATE

OPERATING RESULT

Notes	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Other income	-	-	-	-	-	-	-
Total income	-	-	-	-	-	-	-
Expenses							
Employee costs	418	422	4	568	548	20	568
Materials and services	92	77	(15)	94	107	(13)	94
Other expenses	42	45	3	46	46	-	6
Total expenses	552	544	(8)	708	701	7	668
Net surplus (deficit)	(552)	(544)	(8)	(708)	(701)	7	(668)

BUSINESS UNITS

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
CEO	-	-	-	-	-	-	-
Total income	-	-	-	-	-	-	-
Expenses							
CEO	552	544	(8)	708	701	7	668
Total expenses	552	544	(8)	708	701	7	668
Net surplus (deficit)	(552)	(544)	(8)	(708)	(701)	7	(668)

Notes:

No comments required for this directorate.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

GREATER DANDENONG BUSINESS GROUP

OPERATING RESULT

Notes	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
User fees	-	4	(4)	6	6	-	6
Grants - operating	210	220	(10)	240	230	(10)	10
Other income	73	83	(10)	112	177	65	112
Total income	283	307	(24)	358	413	55	128
Expenses							
Employee costs	1 1,797	1,897	100	2,574	2,651	(77)	2,178
Materials and services	2 953	1,198	245	1,805	1,830	(25)	1,265
Other expenses	67	107	40	180	168	12	145
Total expenses	2,817	3,202	385	4,559	4,649	(90)	3,588
Net surplus (deficit)	(2,534)	(2,895)	361	(4,201)	(4,236)	(35)	(3,460)

BUSINESS UNITS

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Greater Dandenong Business Executive	9	-	9	-	-	-	-
Business Networks	243	258	(15)	290	280	(10)	60
Activity Centres Revitalisation	-	4	(4)	6	6	-	6
Major Projects	28	42	(14)	56	121	65	56
Economic Development	3	3	-	6	6	-	6
Total income	283	307	(24)	358	413	55	128
Expenses							
Greater Dandenong Business Executive	294	257	(37)	345	392	(47)	345
Business Networks	857	911	54	1,210	1,267	(57)	740
Activity Centres Revitalisation	715	935	220	1,403	1,429	(26)	963
Major Projects	164	119	(45)	175	257	(82)	114
Economic Development	787	980	193	1,426	1,304	122	1,426
Total expenses	2,817	3,202	385	4,559	4,649	(90)	3,588
Net surplus (deficit)	(2,534)	(2,895)	361	(4,201)	(4,236)	(35)	(3,460)

4.2.1 Q3 Council Quarterly Performance Report (Cont.)Financial Report for the period 1 July 2019 – 31 March 2020

Greater Dandenong Business Group**Notes:****Expenditure**

Note 1 Employee costs (\$100,000 favourable) – Favourable variance due to delay in recruitment, lower temporary staff costs and extended leave taken (Economic Development \$57,000, Activity Centres Revitalisation \$34,000, Community Revitalisation Project \$29,000 and Business Networking \$16,000). This favourable variance is not expected to be permanent.

Note 2 Materials and services (\$245,000 favourable) – Favourable variance due to delay in receipt of invoices (Economic Development \$102,000, Community Revitalisation Projects \$46,000, Activity Centres Revitalisation \$54,000 and Business Networks Projects \$17,000) and program put on hold as requested by Multicultural Affairs and Social Cohesion (Indian Cultural Precinct \$127,000).

This favourable variance is offset by:

- Unbudgeted consultancy expenditure (Business Networks \$56,000).
- Higher than anticipated consultancy costs caused by a variation in the scope of works relating to Dandenong A-League/W-League stadium (Business, Engineering and Major Projects Executive \$45,000).

Overall, this favourable variance is not expected to be permanent.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

CORPORATE SERVICES DIRECTORATE

OPERATING RESULT

	Notes	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to YEAR FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income								
Statutory fees and fines		80	82	(2)	109	109	-	109
User fees		24	9	15	12	22	10	12
Grants - operating		42	40	2	40	42	2	41
Other income	3	3,744	2,944	800	4,000	3,927	(73)	4,091
Total income		3,890	3,075	815	4,161	4,100	(61)	4,253
Expenses								
Employee costs	4	9,773	10,057	284	13,570	13,499	71	13,552
Materials and services		5,362	5,353	(9)	7,162	7,335	(173)	6,988
Other expenses	5	1,254	1,335	81	1,748	1,749	(1)	1,750
Total expenses		16,389	16,745	356	22,480	22,583	(103)	22,290
Net surplus (deficit)		(12,499)	(13,670)	1,171	(18,319)	(18,483)	(164)	(18,037)

BUSINESS UNITS

		YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to YEAR FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income								
Corporate Services Executive		-	-	-	-	-	-	-
Communications and Customer Service		684	528	156	707	748	41	727
Governance		2,368	2,325	43	3,101	2,436	(665)	3,173
Information Technology		13	-	13	-	6	6	-
Financial Services		410	173	237	301	498	197	301
People and Procurement Services		415	49	366	52	412	360	52
Total income		3,890	3,075	815	4,161	4,100	(61)	4,253
Expenses								
Corporate Services Executive		409	434	25	597	579	18	597
Communications and Customer Service		3,932	4,321	389	5,861	5,697	164	5,855
Governance		2,135	2,353	218	3,173	3,163	10	3,173
Information Technology		3,643	3,722	79	4,974	4,967	7	4,973
Financial Services		2,274	2,014	(260)	2,807	2,996	(189)	2,807
People and Procurement Services		3,996	3,901	(95)	5,068	5,181	(113)	4,885
Total expenses		16,389	16,745	356	22,480	22,583	(103)	22,290
Net surplus (deficit)		(12,499)	(13,670)	1,171	(18,319)	(18,483)	(164)	(18,037)

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Corporate Services Directorate

Notes:

Income

Note 3 Other income (\$800,000 favourable) – The favourable variance is due to:

- An insurance recovery in relation to a fire damaged building at 280 Lonsdale Street, Dandenong (Risk Management \$345,000). The insurance recovery will be mostly offset by \$100,000 insurance excess and \$100,000 for demolition of the fire damaged building. The net balance remaining will be transferred to the Self Insurance Reserve.
- Higher than anticipated recovery of costs to follow up outstanding rates debtors (Property Revenue \$243,000), which will be offset in March by higher legal costs for rate debtors collected.
- Higher than anticipated property management recoveries (Property Management Administration \$42,000) and rental income to date (Civic Facilities \$68,000, Senior Citizen Facilities \$38,000, Jan Wilson Community Centre \$30,000 and The Castle \$14,000).
- Unbudgeted income received from the sale of iPhone and iPads no longer required (Technical Services \$13,000).

Overall, this favourable variance is not expected to be permanent, due mainly to an unfavourable adjustment of \$724,000 expected for Dandenong Market rental income that won't be invoiced due to the COVID-19 pandemic, this coupled with a refund of the same amount for the period 1 July – 31 December 2019 forecast under other expenses.

Expenditure

Note 4 Employee costs (\$284,000 favourable) – The favourable variance is primarily due to vacant positions and a reduction in the use of casuals (Call and Service Centres \$102,000, Financial Services \$42,000 and Southern Screen \$25,000), timing of delivery of programs (Occupational, Health and Safety \$60,000), reduced hours for staff (Governance \$44,000), lower than anticipated training and conferences to date (Members of Council \$16,000) and leave taken (Information Technology \$48,000 and Communications and Customer Service \$19,000).

This favourable variance is partly offset by higher than anticipated temporary agency staff costs (Organisational Development Executive \$48,000) and unbudgeted parental leave (Property Revenue \$35,000).

A favourable variance of \$71,000 has been reflected in the full year forecast.

Note 5 Other expenses (\$81,000 favourable) – The main items contributing to the favourable variance include delay in receipt of invoices for:

- Internal audit fees (Corporate Services Executive \$12,000).
- Contribution to a shared resource (Emergency Management \$35,000).
- Operating lease/rentals (Technical Services \$8,000 and Records Management \$7,000).

This favourable variance is not expected to be permanent.

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

ENGINEERING SERVICES DIRECTORATE

OPERATING RESULT

	Notes	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to YEAR FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income								
Rates and charges		15,056	15,043	13	20,049	20,049	-	20,049
Statutory fees and fines	6	147	382	(235)	509	329	(180)	509
User fees	7	404	491	(87)	655	655	-	655
Grants - operating	8	394	140	254	140	767	627	139
Contributions - monetary	9	315	1	314	1	316	315	1
Asset sales	10	561	463	98	617	617	-	617
Other income	11	611	281	330	2,793	2,847	54	2,774
Total income		17,488	16,801	687	24,764	25,580	816	24,744
Expenses								
Employee costs	12	12,703	12,967	264	17,505	17,535	(30)	17,789
Materials and services	13	26,302	31,185	4,883	46,006	47,315	(1,309)	45,561
Bad and doubtful debts		3	8	5	10	10	-	10
Carrying amount of assets sold		179	210	31	300	300	-	300
Other expenses	14	98	174	76	248	254	(6)	126
Total expenses		39,285	44,544	5,259	64,069	65,414	(1,345)	63,786
Net surplus (deficit)		(21,797)	(27,743)	5,946	(39,305)	(39,834)	(529)	(39,042)

BUSINESS UNITS

		YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to YEAR FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income								
Engineering Services Executive		-	-	-	-	-	-	-
Infrastructure Services		16,528	15,757	771	23,373	24,353	980	23,353
City Projects and Asset Improvement		22	14	8	18	19	1	18
Infrastructure Planning		938	1,030	(92)	1,373	1,208	(165)	1,373
Total income		17,488	16,801	687	24,764	25,580	816	24,744
Expenses								
Engineering Services Executive		66	104	38	127	65	62	418
Infrastructure Services		30,630	35,602	4,972	51,462	52,209	(747)	51,225
City Projects and Asset Improvement		7,052	7,216	164	10,270	11,002	(732)	9,933
Infrastructure Planning		1,537	1,622	85	2,210	2,138	72	2,210
Total expenses		39,285	44,544	5,259	64,069	65,414	(1,345)	63,786
Net surplus (deficit)		(21,797)	(27,743)	5,946	(39,305)	(39,834)	(529)	(39,042)

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Engineering Services Directorate

Notes:

Income

Note 6 Statutory fees and fines (\$235,000 unfavourable) – Unfavourable variance due to lower than anticipated income from sub-divisions and plan checking fees to date (Civil Development and Design \$235,000). A permanent unfavourable variance of \$180,000 has been reflected in the full year forecast.

Note 7 User fees (\$87,000 unfavourable) – Unfavourable variance due to lower than anticipated fee income for asset protection permits and drainage plan approvals (Asset Protection \$65,000).

Note 8 Grants – operating (\$254,000 favourable) – Favourable variance due to receipt of unbudgeted grants for Communities Environment Program, Connecting to Country and Corridors of Green – Yarraman Creek (Parks Services \$239,000) and Feasibility Study Yarraman Railway Station (Strategic Transport Planning \$15,000). These grant funds will be offset by associated project expenditure and have been reflected in the full year forecast.

Note 9 Contributions – monetary (\$314,000 favourable) – Favourable variance due to unbudgeted contribution income from developers in lieu of future maintenance of the Logis native vegetation offset reserve (\$162,000 for six years) and Somerfield native vegetation offset reserve (\$153,000 for five years) (Parks Services). This income will be offset by maintenance expenditure in the current financial year and the remaining balance will be transferred to reserves to fund future maintenance requirements (reflected in the full year forecast).

Note 10 Asset sales (\$98,000 favourable) – Favourable variance due to higher than anticipated proceeds from fleet and plant sales to date (Fleet Management \$98,000). Not expected to be permanent.

Note 11 Other income (\$330,000 favourable) – Favourable variance due to higher than anticipated recovery income for asset protection reinstatements (Asset Protection \$216,000), casual hire fees of sporting ovals and athletic tracks (Parks Services \$47,000), Sergasco royalty income (Waste Management \$18,000) and pavement damage recovery income from utility companies (Roads and Drains \$16,000). Overall, a \$55,000 favourable adjustment has been reflected in the full year forecast.

Expenditure

Note 12 Employee costs (\$264,000 favourable) – Favourable variance due to delay in recruitment (Parks Services \$197,000, Asset Management \$113,000, Civil Development and Design \$103,000, Infrastructure Services Planning Executive \$82,000, Waste Management \$45,000, AMS Implementation \$49,000, Engineering Services Executive \$34,000, Roads and Drains \$31,000 and Asset Protection \$24,000), savings from secondment of a staff member (Transport \$44,000) and a change in staff working conditions (CIP Implementation \$15,000).

This favourable variance is partly offset by higher than anticipated temporary agency staff costs (Cleansing \$297,000 and City Improvement Executive \$132,000) and unbudgeted parental leave (CIP Major Projects \$38,000).

This favourable variance is not expected to be permanent.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)Financial Report for the period 1 July 2019 – 31 March 2020

Note 13 Materials and services (\$4.88 million favourable) – The favourable variance is due to:

- A delay in the commencement of remediation works at Spring Valley Landfill (\$1.42 million).
- Timing of works and delay in receipt of invoices (Parks Services \$833,000, Waste Management \$595,000, Cleansing \$510,000, Building Maintenance \$305,000, Roads and Drains \$521,000, Asset Management \$151,000, Fleet Management \$148,000 and Building Disposal Program \$103,000).
- A delay in the light-emitting diode (LED) street lighting replacement program (Asset Management \$449,000).

These favourable variances are partly offset by unbudgeted professional services costs (City Improvement Executive \$61,000) and higher asset protection reinstatement costs which are offset by higher recovery income received (Asset Protection \$101,000).

This favourable variance is not expected to be permanent.

Note 14 Other expenses (\$76,000 favourable) – Favourable variance is mainly due to delay in commencement of the adjacent temple works (Spring Valley Landfill \$77,000) and delay in receipt of invoices (Civil Development and Design \$7,000 and Transport \$7,000).

This favourable variance is partly offset by higher than anticipated expenditure (Building Maintenance \$5,000, City Improvement Executive \$4,000 and Parks Services \$3,000).

This favourable variance is not expected to be permanent.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

CITY PLANNING, DESIGN & AMENITY

OPERATING RESULT

		YTD	YTD	YTD	ANNUAL	FULL	MYB to	ANNUAL
	Notes	ACTUAL	BUDGET	VARIANCE	MID YEAR	YEAR	FORECAST	ORIGINAL
		\$'000	\$'000	\$'000	BUDGET	FORECAST	VARIANCE	BUDGET
		\$'000		\$'000	\$'000	\$'000	\$'000	\$'000
Income								
Rates and charges		-	-	-	-	-	-	-
Statutory fees and fines	15	6,233	6,423	(190)	8,545	8,433	(112)	8,715
User fees	16	3,653	3,779	(126)	5,240	5,091	(149)	5,130
Grants - operating		482	463	19	494	494	-	437
Other income	17	8	73	(65)	81	28	(53)	81
Total income		10,376	10,738	(362)	14,360	14,046	(314)	14,363
Expenses								
Employee costs	18	8,890	9,692	802	13,026	12,500	526	12,978
Materials and services	19	2,103	2,391	288	3,364	3,557	(193)	2,874
Bad and doubtful debts	20	560	731	171	1,286	1,288	(2)	1,286
Other expenses		77	76	(1)	89	104	(15)	90
Total expenses		11,630	12,890	1,260	17,765	17,449	316	17,228
Net surplus (deficit)		(1,254)	(2,152)	898	(3,405)	(3,403)	2	(2,865)

BUSINESS UNITS

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
City Planning, Design and Amenity Exec.	-	-	-	-	20	20	-
Building Services	1,474	1,821	(347)	2,183	1,984	(199)	2,043
Planning and Design	1,274	1,407	(133)	1,867	1,664	(203)	2,157
Regulatory Services	7,628	7,510	118	10,310	10,378	68	10,163
Total income	10,376	10,738	(362)	14,360	14,046	(314)	14,363
Expenses							
City Planning, Design and Amenity Exec.	357	348	(9)	472	489	(17)	472
Building Services	2,354	2,342	(12)	3,181	3,269	(88)	3,052
Planning and Design	3,406	4,205	799	5,809	5,368	441	5,480
Regulatory Services	5,513	5,995	482	8,303	8,323	(20)	8,224
Total expenses	11,630	12,890	1,260	17,765	17,449	316	17,228
Net surplus (deficit)	(1,254)	(2,152)	898	(3,405)	(3,403)	2	(2,865)

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)

Financial Report for the period 1 July 2019 – 31 March 2020

City Planning, Design and Amenity Directorate**Notes:****Income**

Note 15 Statutory fees and fines (\$190,000 unfavourable) – Unfavourable variance is due to lower than anticipated planning applications (Statutory Planning \$114,000), local law fines (General Law Enforcement \$92,000), health and food infringements (Health \$84,000), planning compliance fines (Planning Compliance \$66,000), court fine recoveries (Regulatory Services Administration \$25,000) and lodgement, permit and fine income (Building and Compliance Services \$16,000).

These unfavourable variances are partly offset by better than anticipated income from parking fines, recovery of collection costs (Parking Management \$192,000) and animal infringements (Animal Management \$19,000).

Overall, an unfavourable variance of \$112,000 has been reflected in the full year forecast.

Note 16 User fees (\$126,000 unfavourable) – Unfavourable variance is due to lower than anticipated parking income for ticket machines and meters (Parking Management \$143,000 and Car Parks \$25,000), building permit applications (Building and Compliance Services \$96,000) and food registration renewal income which is expected to correct in coming months (Health \$33,000).

These unfavourable variances are partly offset by higher than anticipated income from animal registrations (Animal Management \$191,000) which is expected to align with budget during April.

Overall, an unfavourable variance of \$148,000 has been reflected in the full year forecast.

Note 17 Other income (\$65,000 unfavourable) – Unfavourable variance is due to a reclassification of Street trader income to fees and charges, which has been budgeted in Other Income. An unfavourable adjustment of \$55,000 has been reflected in the full year forecast.

Expenditure

Note 18 Employee costs (\$802,000 favourable) – Favourable variance due to delay in recruitment and extended leave taken (Statutory Planning \$398,000, Strategic Design and Sustainability Planning \$183,000, Animal Management \$71,000, General Law Enforcement \$63,000, Regulatory Services Administration \$55,000, Building Services \$49,000, Public Safety and Security \$42,000, Planning Compliance \$36,000 and Parking Management \$17,000).

This favourable variance is offset by higher than anticipated use of temporary staff (Health \$101,000).

Overall, a favourable permanent adjustment of \$526,000 has been reflected in the full year forecast.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)Financial Report for the period 1 July 2019 – 31 March 2020

Note 19 Materials and services (\$288,000 favourable) – Favourable variance due to delay in commencement of projects (Strategic Design and Sustainability Planning \$151,000 and Master Plan Concept Plan Development \$90,000) and receipt of invoices (Parking Management \$114,000, Car Parks \$22,000 and Public Safety and Security \$13,000).

This favourable variance is partly offset by higher than anticipated expenditure for professional services (Animal Management \$30,000, Regulatory Services Administration \$29,000, Statutory Planning \$22,000, Health \$18,000 and Level Crossing Removal Project \$10,000).

This favourable variance is not expected to be permanent.

Note 20 Bad and doubtful debts (\$171,000 favourable) – Lower than anticipated bad debt and provision for doubtful debts expenditure (Parking Management \$143,000). This favourable variance is not expected to be permanent and will align with the annual budget at 30 June.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

COMMUNITY SERVICES DIRECTORATE

OPERATING RESULT

	Notes	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income								
User fees	21	1,772	1,855	(83)	2,633	2,475	(158)	2,633
Grants - operating	22	13,741	13,395	346	17,980	18,747	767	16,789
Contributions - monetary		2	-	2	-	2	2	-
Other income		1,129	1,122	7	1,389	1,429	40	1,445
Total income		16,644	16,372	272	22,002	22,653	651	20,867
Expenses								
Employee costs	23	23,690	26,457	2,767	35,585	35,487	98	32,557
Materials and services	24	9,031	9,658	627	12,807	13,391	(584)	10,554
Bad and doubtful debts		9	3	(6)	3	237	(234)	3
Other expenses	25	1,774	1,881	107	2,546	2,591	(45)	2,559
Total expenses		34,504	37,999	3,495	50,941	51,706	(765)	45,673
Net surplus (deficit)		(17,860)	(21,627)	3,767	(28,939)	(29,053)	(114)	(24,806)

BUSINESS UNITS

		YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income								
Community Services Executive		-	-	-	-	-	-	-
Community Wellbeing		8,236	7,559	677	9,997	10,751	754	8,661
Community Care		6,111	6,339	(228)	9,110	9,078	(32)	9,410
Community Arts, Culture and Libraries		1,745	1,912	(167)	2,274	2,187	(87)	2,178
Community Development, Sports and Recreation		552	562	(10)	621	637	16	618
Total income		16,644	16,372	272	22,002	22,653	651	20,867
Expenses								
Community Services Executive		339	324	(15)	436	440	(4)	486
Community Wellbeing		11,522	13,916	2,394	18,717	19,080	(363)	14,380
Community Care		9,779	10,173	394	13,546	13,974	(428)	13,253
Community Arts, Culture and Libraries		6,898	7,355	457	9,899	9,814	85	9,600
Community Development, Sports and Recreation		5,966	6,231	265	8,343	8,398	(55)	7,954
Total expenses		34,504	37,999	3,495	50,941	51,706	(765)	45,673
Net surplus (deficit)		(17,860)	(21,627)	3,767	(28,939)	(29,053)	(114)	(24,806)

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Q3 Council Quarterly Performance Report (Cont.)Financial Report for the period 1 July 2019 – 31 March 2020

Community Services Directorate**Notes:****Income**

Note 21 User fees (\$83,000 unfavourable) - Unfavourable variance mainly due to lower than anticipated income from box office and programming to date (Drum Theatre \$88,000).

This variance is expected to deteriorate due to the temporary closure of the Drum Theatre due to the COVID-19 pandemic. An unfavourable adjustment of \$158,000 has been reflected in the full year forecast at the end of March.

Note 22 Grants – operating (\$346,000 favourable) - Favourable variance due to:

Additional or grant funding received earlier than anticipated:

- Family Day Care \$480,000 (growth funding that will be offset by service delivery costs)
- Enhanced MCH Program \$37,000
- Access and Quality Systems \$36,000
- Market Street Occasional Care Centre Operational \$33,000
- Children's Support Services \$31,000
- Child First \$27,000
- HACC – Assessment and Team Leaders \$18,000
- Community Funding (Stronger Communities Program) \$14,000
- Maternal and Child Health \$14,000

New (unbudgeted) grant funding received:

- Sleep and Settling Initiative \$29,000

This favourable variance is partially offset by:

Lower than anticipated grant funding based on target achievement for:

- Home and Community Care \$286,000
- Planned Activity Group \$71,000

Delay in receipt of grants for:

- Playgroups Initiative \$30,000

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Expenses

Note 23 Employee costs (\$2.77 million favourable) - Of the favourable year to date employee cost variance in Community Services, \$1.59 million relates to grant funded programs which require an acquittal caused by a delay in recruitment (Child First \$664,000, Enhanced MCH \$388,000, Playgroups Initiative \$134,000, Preschool Field Officer \$124,000, New Directions – Mothers and Babies \$107,000, Right@Home \$106,000, Best Start \$23,000, Market Street Occasional Child Care Centre \$16,000 and Drug Strategy \$15,000). Any unspent grant funds relating to these programs will be carried forward to the 2020-21 financial year.

The remaining favourable variance is due to a delay in recruitment (Maternal and Child Health \$386,000, Library and Information Services \$328,000, Children's Support Services \$133,000, Home and Community Care \$145,000, Food Services \$54,000, Cultural Development \$52,000, Community Transport \$44,000, Planned Activity Group \$43,000, HACC – Assessment and Team Leaders \$41,000, Youth Engagement \$31,000, Family Day Care \$31,000, Community Development \$29,000, Access and Quality Systems \$26,000, Community Property \$22,000, Community Care Executive \$18,000, Youth Development \$17,000 and Festivals and Events \$14,000).

This favourable variance is partly offset by higher than anticipated temporary staff costs (Drum Theatre \$107,000 and HACC Co-ordination \$75,000).

Overall, the majority of this favourable variance is not expected to be permanent, with a favourable adjustment of \$98,000 being reflected in the full year forecast.

Note 24 Material and services (\$627,000 favourable) – Favourable variance is due to a delay in receipt of invoices and commencement of projects (Drug Strategy \$147,000, Leisure Centres \$144,000, New Directions - Mothers and Babies \$134,000, Market Street Occasional Child Care Centre \$104,000, Library and Information Services \$91,000, Community Hub Early Years \$85,000, Food Services \$85,000, Cultural Development \$84,000, Child First \$82,000, HACC Co-ordinators \$45,000, Enhanced MCH Program \$39,000, Drum Theatre \$22,000, Festivals and Events \$21,000, Cultural Venues \$21,000 and HACC – Assessment and Team Leaders \$15,000).

This favourable variance is partly offset by:

- Higher payments to educators (Family Day Care (FDC) \$435,000 and Home and Community Care \$80,000). The FDC variance relates to additional service delivery requirements and is offset by higher grant income in this program.
- Higher than anticipated professional services and maintenance expenditure (Maternal and Child Health \$27,000, Sports Planning \$16,000, Community Development \$15,000 and Children Support Services \$13,000).

Overall, this favourable variance is not expected to be permanent.

Note 25 Other expenses (\$107,000 favourable) – The majority of this favourable variance is due to delay in payment of strategic grant for Homelessness/Anti-Social Behaviour and receipt of invoice for Friends of Refugees contribution (Community Funding \$91,000). This favourable variance is not expected to be permanent.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

NON-DIRECTORATE

OPERATING RESULT

	Notes	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to YEAR FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income								
Rates and charges	26	95,436	95,063	373	125,893	124,234	(1,659)	125,893
Statutory fees and fines		13	-	13	-	13	13	-
Grants - operating		4,278	4,278	-	5,704	5,704	-	12,039
Contributions - monetary	27	2,442	2,000	442	2,000	2,096	96	2,000
Contributions - non-monetary		3,273	3,273	-	15,000	15,000	-	15,000
Other income	28	1,951	1,829	122	2,331	2,331	-	2,117
Total income		107,393	106,443	950	150,928	149,378	(1,550)	157,049
Expenses								
Employee costs		18	13	(5)	520	770	(250)	796
Materials and services		406	372	(34)	514	521	(7)	514
Prior year capital expenditure unable to be capitalised (non-cash)	29	1,897	-	(1,897)	-	-	-	-
Depreciation and amortisation		22,925	22,925	-	30,816	30,816	-	29,816
Borrowing costs		2,322	2,322	-	3,058	3,058	-	3,414
Asset write offs	30	608	-	(608)	-	-	-	-
Other expenses		279	301	22	382	1,356	(974)	333
Total expenses		28,455	25,933	(2,522)	35,290	36,521	(1,231)	34,873
Net surplus (deficit)		78,938	80,510	(1,572)	115,638	112,857	(2,781)	122,176

BUSINESS UNITS

		YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to YEAR FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income								
Governance		-	-	-	-	-	-	-
Corporate Accounting		104,951	104,443	508	148,928	147,282	(1,646)	155,049
Planning and Design		2,442	2,000	442	2,000	2,096	96	2,000
Total income		107,393	106,443	950	150,928	149,378	(1,550)	157,049
Expenses								
Governance		6	15	9	30	30	-	30
Corporate Accounting		28,432	25,908	(2,524)	35,250	36,474	(1,224)	34,833
Planning and Design		17	10	(7)	10	17	(7)	10
Total expenses		28,455	25,933	(2,522)	35,290	36,521	(1,231)	34,873
Net surplus (deficit)		78,938	80,510	(1,572)	115,638	112,857	(2,781)	122,176

Non Directorate includes non-attributable items such as rates income, fire services levy payable on Council properties, developer's contributions, interest income, gifted assets, carrying amount of assets disposed/written off and finance costs.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Non-Directorate

Notes:

Income

Note 26 Rates and charges (\$373,000 favourable) – Favourable variance mainly due to higher than anticipated supplementary rates, interest on rates and maintenance levy for Keysborough Maintenance levies (which is transferred to reserves) (Corporate Accounting \$330,000).

Note 27 Contributions – monetary (\$442,000 favourable) – Better than anticipated income from public open space contributions to date. The nature of these receipts makes timing difficult to predict. These funds are transferred to reserves.

Note 28 Other income (\$122,000 favourable) – Favourable variance due to better than anticipated interest income to date attributable to higher cash and investment balances, resulting from the timing and delay of operating and capital cash outflows (Corporate Accounting \$122,000). This variance is not expected to be permanent. Current low interest rates should see this align with the Annual budget come 30 June.

Expenditure

Note 29 Prior year capital expenditure unable to be capitalised (non-cash) (\$1.90 million unfavourable) – This unfavourable variance is due to works in progress (prior year capital expenditure) that is not able to be capitalised to the asset register because it is not capital in nature, does not meet the capitalisation threshold or relates to non-Council owned assets (Corporate Accounting \$1.90 million). This is a non-cash entry that does not impact on Council's cash position. Examples of non-capital expenditure includes asset relocation, asset removal/demolition, operating services, projects cancelled, repairs and maintenance expenditure, studies/surveys and concepts.

Note 30 Asset write offs (\$608,000 unfavourable) – Unfavourable variance due to assets written off including drainage. These are non-cash accounting entries.

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

CAPITAL WORKS PROGRAM

OPERATING RESULT

	Notes	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	FULL YEAR FORECAST \$'000	MYB to FORECAST VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income								
Grants - operating		-	-	-	-	-	-	-
Grants - capital	31	3,174	2,677	497	3,843	4,498	655	2,794
Contributions - monetary		21	-	21	2,112	4,896	2,784	828
Contributions - non-monetary		-	-	-	-	-	-	-
Asset sales		-	-	-	-	-	-	-
Other income		4	-	4	-	-	-	-
Total income		3,199	2,677	522	5,955	9,394	3,439	3,622
Expenses								
Employee costs		-	-	-	-	-	-	-
Materials and services		-	-	-	-	-	-	-
Other expenses		-	-	-	-	-	-	-
Total expenses		-	-	-	-	-	-	-
Net surplus (deficit)		3,199	2,677	522	5,955	9,394	3,439	3,622

Notes:

Income

Note 31 Grants – capital (\$497,000 favourable) – Favourable variance due to higher than anticipated Roads to Recovery grant funding (\$655,000), which will be offset by associated expenditure and has been reflected in the full year forecast.

This favourable variance is partly offset by delay in receipt of grants for Thomas Carroll Pavilion (\$125,000) and Yarraman Oaks Primary Early Years Learning Facility (\$33,000).

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Appendix 4

Operating Initiatives

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Operating Initiatives

Operating initiative project	YTD Actuals \$	YTD Budget \$	YTD Variance (Unfav) Fav \$	2019-20 Original Budget \$	Project update - 31 March 2020
Community Services					
Feasibility Study - New Library in Noble Park / Keysborough	0	20,000	20,000	50,000	Feasibility study is currently in progress. Consultant has been appointed. The scope of the project has been expanded to a Council wide perspective, rather than just Noble Park / Keysborough.
Feasibility Study - Dandenong Community Hub	0	0	0	50,000	Consultant was engaged November 2019 and it is anticipated that the Need Analysis will be completed in May 2020.
	0	20,000	20,000	100,000	
Engineering Services					
Public Lighting LED Upgrade Program	28,617	400,000	371,383	400,000	Lights ordered. Arrangements for installation with contractor in conjunction with United Energy currently being finalised.
Building Disposal Program (Dandenong West Kindergarten)	1,400	60,000	58,600	60,000	Contract awarded. Demolition to occur in April.
Building Disposal Program (Sandown Park Kindergarten)	70,290	60,000	(10,290)	60,000	Building demolition complete. Remediation work underway.
Building Disposal Program (Springvale Reserve Scoreboard Garage)	6,574	0	(6,574)	50,000	Services disconnected. Currently reviewing quotes to demolish building.
Aboriginal Scar Tree - Stabilisation	0	5,000	5,000	15,000	Consultant has been appointed to undertake a cultural heritage management plan for the 'scar' tree. The process is currently underway and is expected to be completed in May.
Feasibility Study - Yarraman Railway Station shared path	0	10,000	10,000	50,000	Feasibility study is currently in progress and will be completed by June.
Sandown Enhanced Integrated Water Management Plan	27,125	30,000	2,875	30,000	Stage 1 and 2 completed. Discussions to be held in April with Melbourne Racing Club. Stage 3 consultation in relation to integrated water management options to be discussed with Melbourne Water, South East Water, Department of Environment, Land, Water and Planning and Melbourne Racing Club.
	134,005	565,000	430,995	665,000	
City Planning, Design and Amenity					
Reconciliation of existing Master Plans - Greaves Reserve	6,000	5,000	(1,000)	20,000	Consultant has been appointed and project has commenced.
	6,000	5,000	(1,000)	20,000	
Corporate Services					
Dandenong Night Market	87,000	87,000	0	87,000	The Dandenong Night Market was trialled over four successive Thursdays in January 2020. The Market proved to be a success with the community, despite having some inclement weather conditions on three of the four nights. Approval has been given by Council for the Market to run this initiative on a two-year basis and this night market (subject to any coronavirus concerns) will again operate in January 2021.
	87,000	87,000	0	87,000	
TOTAL	227,005	677,000	449,995	872,000	

4.2.1 Q3 Council Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2019 – 31 March 2020

Notes re Operating Initiative reporting:

The reporting on operating initiatives excludes the following:

- salary related initiatives
- operating initiatives that add to an existing budget (eg - 'Greening Our City' Tree Strategy)
- ongoing initiatives
- carry overs of prior year operating initiatives

4.3 OTHER

4.3.1 Appointment of Directors - Dandenong Market Pty Ltd

File Id:

Responsible Officer:

Director Corporate Services

Report Summary

Under the constitution that governs Dandenong Market Pty Ltd (DMPL), Clause 9.1 provides that the number of company directors shall be not less than three nor more than five. It further provides that the Shareholder (Council) may by resolution appoint a person as a Director for a term up to three years.

DMPL currently operates with four Director positions. Three of these positions will reach the conclusion of their terms during 2020.

The purpose of this report is to recommend the re-appointment of the three Director roles with further work to be completed later this year pending the advertisement of a fifth Director role

Recommendation Summary

This report recommends that Council reappoints as Directors, Ms Donna McMaster and Mr Tom Mollenkopf and Mr Franz Madlener at the expiry of their current terms for varying periods and for the Board to undertake a skills analysis of current Board members in order to develop ideal competencies pending the advertisement for a fifth Director.

4.3.1 Appointment of Directors - Dandenong Market Pty Ltd (Cont.)

Background

The Dandenong Market like all retail sectors is currently undergoing extremely challenging times but through these issues has continued to remain open and providing a valuable and affordable source of food to the local community.

DMPL has in prior years performed extremely strongly from a financial perspective, providing Council with annual dividends and guiding the growth and development of the Market. It has been very well served by an experienced and innovative Board during this time.

DMPL initially commenced operations in 2012 with five Directors and this was reduced to four in December 2019 with the retirement of an existing Director. Of the inaugural Directors, only two remain.

During the balance of 2020, three of the four Director roles will reach the expiry of their appointed terms as indicated below:

Ms Donna McMaster (23 May)

Mr Tom Mollenkopf (25 August)

Mr Franz Madlener (12 September)

All Directors have performed extremely creditably in their roles and have added considerable value to DMPL during their terms. The Board recommends to Council that Ms McMaster and Mr Mollenkopf and Mr Madlener be reappointed to varying terms in order to better spread the future retirement of Directors.

Further discussions with Council have indicated Council's preference for the Board to return to a five Director model. The Board will undertake a detailed skills-based analysis of existing Board competencies in the second half of 2020. Following the completion of this approach, a gap analysis will then be able to identify what skills should ideally be sought from a fifth Director in order to complement the existing Board. This vacancy would then be advertised.

Proposal

This report recommends that Council reappoints as Directors, Ms Donna McMaster and Mr Tom Mollenkopf and Mr Franz Madlener at the expiry of their current terms for varying periods and for the Board to undertake a skills analysis of current Board members in order to develop ideal competencies pending the advertisement for a fifth Director.

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:

4.3.1 Appointment of Directors - Dandenong Market Pty Ltd (Cont.)

Community Plan 'Imagine 2030'

Opportunity

- *Tourism and visitors* – Diverse and interesting experiences
- *Leadership by the Council* – The leading Council

Council Plan 2017-21

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

Opportunity

- A diverse and growing economy
- An open and effective Council

Financial Implications

The appointment of a fifth Director will add approximately \$26,000 in costs to the DMPL Budget.

Consultation

The recommendations within this report have been discussed with the Chairperson of DMPL who has consulted with fellow Directors in reaching these recommendations. The Council report has further been discussed by Council via a Council briefing.

Conclusion

DMPL continue to provide strong governance of the Dandenong Market during a period of considerable challenges. The adoption of this recommendation will provide some certainty in the stability of the Board moving forward whilst offering the opportunity for some fresh views to be considered via the appointment of a fifth Director.

4.3.1 Appointment of Directors - Dandenong Market Pty Ltd (Cont.)

Recommendation

That Council:

1. re-appoints Ms Donna McMaster as a Director of Dandenong Market Pty Ltd for a further three-year term commencing 23 May 2020;
2. re-appoints Mr Tom Mollenkopf as a Director of Dandenong Market Pty Ltd for a further two-year term commencing 25 August 2020;
3. re-appoints Mr Franz Madlener as a Director of Dandenong Market Pty Ltd for a further one-year term commencing on 12 September 2020; and
4. notes the intention of the Board to conduct a detailed skills-based analysis of the current Board composition prior to identifying the ideal competencies of a fifth Director – with this vacancy to be filled during the second half of the 2020 calendar year.

Cr Jim Memeti disclosed a Conflict of Interest (Direct interest (s.77B)) in this item, as he is the Director of a company that has a stall at the Dandenong Market.

The Mayor, Jim Memeti called for a temporary Chairperson for discussion and voting on this item.

MINUTE 1441

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

That Cr Youhorn Chea be elected Temporary Chairperson to consider this Item.

CARRIED

Cr Jim Memeti vacated the Chair and left the Chamber at 7.28pm prior to discussion and voting on this item.

4.3.1 Appointment of Directors - Dandenong Market Pty Ltd (Cont.)

MINUTE 1442

Moved by: Cr Tim Dark
Seconded by: Cr Maria Sampey

That Council:

1. re-appoints Ms Donna McMaster as a Director of Dandenong Market Pty Ltd for a further three-year term commencing 23 May 2020;
2. re-appoints Mr Tom Mollenkopf as a Director of Dandenong Market Pty Ltd for a further two-year term commencing 25 August 2020;
3. re-appoints Mr Franz Madlener as a Director of Dandenong Market Pty Ltd for a further one-year term commencing on 12 September 2020; and
4. notes the intention of the Board to conduct a detailed skills-based analysis of the current Board composition prior to identifying the ideal competencies of a fifth Director.

CARRIED

Cr Jim Memeti returned to the Chamber and resumed the Chair at 7.31pm.

4.3.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 14 & 20 April 2020

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 April 2020.

Recommendation Summary

This report recommends that the information contained within it be received and noted.

4.3.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 14 & 20 April 2020 (Cont.)**Matters Presented for Discussion**

Item		Councillor Briefing Session/Pre-Council Meeting
1	<i>General Discussion</i> Councillors and Council officers briefly discussed the following topics: a) Proposal for creation of jobs across the south east metro region of councils. b) Agenda items for the Council Meeting of 14 April 2020	<i>14 April 2020</i>
2	<i>SMPAG</i> An update and overview on the Springvale Community Hub Strategic Plan and management model was provided by the Springvale Major Projects Advisory Group.	<i>20 April 2020</i>
3	<i>Communications in a Pre-Election Period</i> Councillors and officers discussed the content and format of media communications throughout the election period and considered improvement opportunities in the use of social media.	<i>20 April 2020</i>
4	<i>Sports Ground and Pavilion Management Policy</i> Councillor approval was sought for the Sports Ground and Pavilion Management Policy to go out for public exhibition. This is prior to the final policy being presented to Council for endorsement later in 2020.	<i>20 April 2020</i>

4.3.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 14 & 20 April 2020 (Cont.)

5	<i>General Discussion</i> Councillors and Council officers briefly discussed the following topics: a) Suspension of parking permits in multi-deck car parks during COVID-19 working from home restrictions. b) Investigation to see if flower stalls can continue trading at the Dandenong Market during COVID-19 trading restrictions. c) Practicalities in regard to Councillors participating remotely in Council Meetings. d) Agenda items for the Council Meeting of 27 April 2020	<i>20 April 2020</i>
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Apologies

- Cr Youhorn Chea, Cr Zaynoun Melhem and Cr Loi Troung submitted apologies for the Pre-Council Meeting on 14 April 2020.
- Cr Peter Brown submitted an apology for the Councillor Briefing Session on 20 April 2020.

Recommendation

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

MINUTE 1443

Moved by: Cr Tim Dark

Seconded by: Cr Sophie Tan

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

CARRIED

4.3.3 List of Registered Correspondence to Mayor and Councillors 11 May 2020

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 20 April – 1 May 2020

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 20 April – 1 May 2020.

Recommendation

That the listed items provided in Attachment 1 for the period 20 April – 1 May 2020 be received and noted.

MINUTE 1444

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

That the listed items provided in Attachment 1 for the period 20 April – 1 May 2020 be received and noted.

CARRIED

4.3.3 List of Registered Correspondence to Mayor and Councillors 11 May 2020 (Cont.)

OTHER

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

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
20 APRIL - 1 MAY 2020**

PAGES 3 (including cover)

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

ORDINARY COUNCIL MEETING - MINUTES

4.3.3 List of Registered Correspondence to Mayor and Councillors 11 May 2020 (Cont.)**Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 20/04/20 & 01/05/20 - for officer action - total = 7

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A request from the President of the Dandenong Emir Sultan Mosque to recite (audibly) the Maghrib adhan during the month of Ramadan.	22-Apr-20	23-Apr-20	fa191325	Mayor & Councillors EA
A complaint from a Keysborough resident regarding alleged violations of the building regulations in houses currently being built in Tylers Run, Keysborough.	27-Apr-20	27-Apr-20	fa191451	Mayor & Councillors EA
Letter from the Health & Community Services Union requesting free parking across CGD for all frontline healthcare members.	24-Apr-20	27-Apr-20	fa191452	Mayor & Councillors EA
A complaint from a local real estate agent regarding alleged violations of the building regulations in houses currently being built in Tylers Run, Keysborough.	18-Apr-20	28-Apr-20	fa191580	Mayor & Councillors EA
A request from a Noble Park historian for a photo or portrait of Robert (Bob) Luxford.	29-Apr-20	30-Apr-20	fa191698	Mayor & Councillors EA
A resident query regarding land between Flindres, Crescent and Alamein Streets in Noble Park.	27-Apr-20	30-Apr-20	fa191711	Mayor & Councillors EA
A request from Link Health and Community for support needed for the Rohingya Community in Victoria during the COVID-19 pandemic.	20-Apr-20	21-Apr-20	fa191115	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 - MINUTES

4.3.3 List of Registered Correspondence to Mayor and Councillors 11 May 2020 (Cont.)**Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 20/04/20 & 01/05/20 - for information only - total = 4

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A request from the Mountain District Darts Association for Council assistance to meet rental and outgoings during the COVID-19 pandemic.	22-Apr-20	22-Apr-20	A6527876	Mayor & Councillors EA
Advice from the Minister for Local Government regarding the electoral structure arrangements applying to Greater Dandenong under the new Local Government Act 2020.	22-Apr-20	24-Apr-20	A6532254	Mayor & Councillors EA
A complaint from a Dandenong resident regarding Council's communication of a survey for a Dandenong Hub.	29-Apr-20	29-Apr-20	A6542788	Mayor & Councillors EA
Letter from Housing Choices Australia confirming its commitment to working with Council to develop an affordable housing outcome at 2-4 Hemmings Street, Dandenong.	23-Apr-20	24-Apr-20	A6532743	CEO

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

5 NOTICES OF MOTION

Nil.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

Comment

Cr Matthew Kirwan

Firstly, my brief Councillor report.

On Thursday 30 April 2020, Councillor O'Reilly, Councillor Tan and I met online with residents of Yarraman Village about outstanding landscaping works with that development.

On Wednesday 6 May 2020, there was a meeting of the Greater Dandenong Sustainability Advisory Committee, the focus of which was a discussion around the feedback received during the exhibition period of the draft Greater Dandenong Climate Change Strategy and about ESD 2.0 Approaches Across the Victorian Local Government Sector.

Question

Cr Matthew Kirwan

My first question tonight is following the Victorian Premier's announcement today:

(a) When do we expect our customer service centres, libraries, community centres, the Council's community centres and aquatic centres to open? and

(b) Specifically how is the work on the new building that forms part of the Springvale Community Hub progressing and when do we expect the components of that building ie, the new community rooms, exhibition hall, customer services centre and new library to open or just to explore that a little bit further, when do we expect that to be ready for opening if we could open them?

Comment

Cr Jim Memeti, Mayor

Mr Bennie will answer part (a) and Mr Kearsley will answer part (b).

Response

John Bennie PSM, Chief Executive Officer

(a) In relation to the specific question, quite frankly we are none the wiser as to when any of those particular centres will be open. I think most of us approached the weekend and today with great anticipation about getting clarity on a moving forward. I think the one thing that we can all be clear about is that the Federal Government and the State Government are very comfortable and confident about the direction that we are moving in but as we heard from the Premier today, the response in Victoria is essentially a status quo. Yes, there are some movements around domestic visitations and some of those sorts of things. We do need to drill into today's determinations a bit more deeply to better understand what any of them may mean but on first glance, it would seem that all of the things that are restricted in Local Government at the moment will stay restricted for the time being so our customer service centres will stay closed to walk-in customers. We continue to be open to call-ins and I was just reading a note now that about 500 calls a day are still being received by our customer service centre. They are doing a fantastic job in dealing with all customer enquiries and they are also

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

playing an important public relations role in explaining to our community about why we are doing what we are doing. They will stay closed for the time being, libraries will stay closed, our Art Gallery and Drum Theatre will continue to stay closed. We do hope that come the end of this month, come 1 June 2020, that things might look a bit better and that we might be able to contemplate some changes but that is entirely in the hands of the Victorian Government.

Response

Paul Kearsley, Director Business, Engineering and Major Projects

(b) With regards to the Springvale Community Hub, it is currently progressing well and we anticipate that the building and the adjacent landscaping in proximity to the new library will be completed and operationally set up towards the end of June 2020. That is still COVID-19 dependent because we have a contractor at the moment who is adhering to their own social distancing requirements and that has led to a reduction in the number of people working on the site in terms of keeping their distance. We have our fingers crossed That they will not have any further difficulties with COVID-19. The opening of these components will be dependent as Mr Bennie has alluded to, on the Victorian Government announcements with regards to COVID-19 restrictions, at which point a further update will be provided. If we get a sense that libraries and other types of facilities will be open, we will factor that into the current status of where we are with the particular Springvale Library Hub and if those two match with regards to the end of June 2020, then we would be hopeful that we would not have a building sitting there vacant in terms of no people, for too long.

Question

Cr Matthew Kirwan

What sort of activities are planned for the new Makers space on the second floor of the new Springvale Community Hub building?

Response

Tilla Buden, Acting Director Community Services

Initial programming for the studio at Springvale Community Hub includes school holiday craft workshops; libraries after dark programs such as trivia nights and games nights; think tank workshops; art series and potential residency space as well. Further programming will be determined after the community consultation that is proposed later in the month and into June 2020 with consideration of providing community the opportunity to explore and settle in so we can get a better understanding of how the space works in practice.

Question

Cr Matthew Kirwan

Will any of the activities Ms Buden just outlined make use of it as a wet area?

Response

Tilla Buden, Acting Director Community Services

Yes, craft workshops potentially would be a bit of a messy space.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

What is the status of the Open Space Acquisition targets that were resolved on 24 September 2018 following Councillor O'Reilly's Notice of Motion that night? How are those targets progressing in terms of how we are tracking what we resolved that night about what we would achieve by 1 July 2020 in terms of identifying a certain number of sites and identifying a certain number of square metres of open space?

Response

Brett Jackson, Acting Director City Planning, Design and Amenity

The Notice of Motion No. 58 - Open Space Acquisition (Interim) Implementation was for Council officers to identify sites that are available and appropriate for purchase with an aim of increasing Council's open space holdings by 1,000 square metres each financial year.

In 2018/2019, six sites were presented and two sites were purchased, one being in Noble Park and the other being in Dandenong which totalled approximately 1,500 square metres.

In 2019/2020, four sites have been presented today. Officers are currently actively seeking to identify more sites to present before the end of the financial year.

Question

Cr Matthew Kirwan

So for this financial year so far, we have not actually progressed in terms of the acquisition target in terms of square metres. Is that correct?

Response

Brett Jackson, Acting Director City Planning, Design and Amenity

Yes, in terms of purchasing land through this Notice of Motion, no we have not purchased any this financial year.

Comment

Cr Matthew Kirwan

I will table the rest of my questions.

Question

Cr Matthew Kirwan

My questions regarding the Agenda Item 4.2.1 - Q3 Council Quarterly Performance Reporting are as follows:

(a) On page 251, how can Councillors get detailed information on what the Hotspots Response Group is talking about and planning? This group, particularly now that it has been combined with the Homelessness Working Group, is dealing with the key issues concerning Councillors. The current Community Safety Committee minutes contain only a high-level summary.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

(b) On page 251, regarding the Domestic Animal Management Plan, what is the status of consideration of a cat curfew and when will it come for Council decision?

(c) On pages 262-5 relating to Arts and Cultural Heritage:

(i) When will the Hemmings Street upgrade Public Art project be finalised?

(ii) Regarding the Connections working group, which of the many great ideas that have come out of that group have been implemented so far and are planned to be implemented? How is their public display pole idea progressing which would be so effective with our culturally and linguistically diverse (CALD) communities?

(iii) How many (and what percentage of) artists in residence in the last 2 years have been residents of Greater Dandenong and how do we actively encourage our own residents to take part given they may not have the confidence and backgrounds as people from elsewhere in Melbourne?

(iv) How is the municipal history book project progressing (ie. as of now not when this report was written); when are printed copies expected to be available and a launch to take place?

(v) When is the exploration of options for expanding the Civic Archive going to cease and expansion begin?

(d) On page 292 in relation to Service Reviews, how is the review into the operation and resourcing of our after-hour services going?

This question was tabled and taken on notice.

Question

Cr Matthew Kirwan

Can we have some online educational promotions for Plastic Free July this year to inform our community on how they can reduce plastic use. The COVID-19 pandemic has significantly increased takeaway plastic use?

This question was tabled and taken on notice.

Question

Cr Matthew Kirwan

There seems to be a gap in the Playground Strategy where hundreds of residents of the Yarraman Village development in Noble Park are without any playground within walking distance. It is not just them but all of the existing homes on and off Hanna Street in Noble Park. There is an open space bordered by the ends of Maxwell Court and Llewellyn Court. Could a small playground be considered there?

This question was tabled and taken on notice.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

I have noticed that other Councils that have declared a climate emergency have had articles in their Council magazines and in their social media advertising the fact. I could be wrong but I do not recall seeing anything in our Council paper or online publications. Can this please be addressed?

This question was tabled and taken on notice.

Question

Cr Matthew Kirwan

A Dandenong resident asked me about the number of Dandenong houses that have no street numbers on their mailboxes outside their houses. Is that illegal and if so, whose responsibility is it to enforce?

This question was tabled and taken on notice.

Question

Cr Matthew Kirwan

Our local recreational shared paths have been busier than ever lately as local parks have been one of the few allowed ways of people getting out of the house for exercising so it is probably not surprising that it has led to many questions. These are three questions that I have received in the last two weeks:

(a) A Dandenong resident approached me during the last two weeks regarding the stretch of the Eastlink trail between Pyke and Goldlang Streets in Dandenong and Dallimore Court in Noble Park. They noted how it was particularly windswept for users of the trail and asked when mature indigenous trees could be planted on either side to reduce the wind. Is that possible?

(b) Similarly a Dandenong North resident who uses the Dandenong Creek trail asked me about the lack of vegetation along both sides of the Monash Freeway between Stud Road and the Dandenong Creek which affects the visual and aural experience of those users of the Dandenong Creek Trail but also those that walk from the Dandenong Stadium into the Dandenong Floodplains park. It also does not protect walkers and cyclists from high wind. Could we do some planting of mature indigenous trees there?

(c) I have two questions regarding the provision of toilets at the park at the corner of Westwood Boulevard and Stanley Road, Keysborough:

- (i) How are we progressing on the Toilet Strategy? My recollection of when I last asked about this was that it was going to a Councillor Briefing Session in May 2020 and public exhibition in June 2020.
- (ii) Could we just get comments from Councillors by email to speed up the point at which we get to exhibition?

This question was tabled and taken on notice.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

When I last asked about the saga of the wattle trees to be re-planted along Railway Parade on the railway line side between Bennet Street and Belfort Street, I was told that we were waiting on Victrack to clean up the site.

(a) How did the letter from the Mayor to Gabrielle Williams progress as per the email discussion on the 2 April 2020? Has it been sent and did we get a reply?

(b) The rubble remaining seems to be the part next to Bennet Street that was left deliberately last time from being planted. Can we just plant between that rubble and Belfort Street and leave the rubble there? I am doubtful whether the Level Crossing Removal Authority (LXRA) will ever get around to removing it and want to close this matter off.

This question was tabled and taken on notice.

Question

Cr Matthew Kirwan

When is the contract for the construction of the Villiers Road extension in Keysborough and dog park expected to come to Council for a decision?

This question was tabled and taken on notice.

Question

Cr Matthew Kirwan

In previous years, I have asked about the future strategy with hockey as a sport going forward and was told it was pending discussions of not only the Mills Reserve Master Plan but discussions with Hockey Victoria. How are both of these progressing particularly discussions with Hockey Victoria (as my question is not just about infrastructure but growth of the sport)?

This question was tabled and taken on notice.

Question

Cr Matthew Kirwan

At the Council meeting on Monday, 12 August 2019, Council resolved that pending discussions with other Councils in the south-east, that funding will be sought from Sport and Recreation Victoria to undertake a South East Regional Cycling Strategy, noting that this funding if granted would be available in the 2020/21 financial year. What is the status of this funding request – have we submitted it and if so when do we expect to hear back?

This question was tabled and taken on notice.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Matthew Kirwan

The Language and Communication Policy has been due for review since May 2019. What are the timelines for the review including opportunity for Councillor input?

This question was tabled and taken on notice.

Question

Cr Matthew Kirwan

Our Investment Policy was due for review in September 2019. What are the timelines for the review including opportunity for Councillor input?

This question was tabled and taken on notice.

Question

Cr Matthew Kirwan

The Diversity, Access and Equity Policy 2015 was due for review in November 2019. What are the timelines for the review including opportunity for Councillor input?

This question was tabled and taken on notice.

Question

Cr Matthew Kirwan

I have often thought that following the practices of other Councils and exhibiting our policies not just our strategies and plans would be a good thing so I was intrigued that we had begun advertising our Sporting Ground and Pavilion Management Policy. Will we be exhibiting all draft policies from now on?

This question was tabled and taken on notice.

Cr Zaynoun Melhem returned to the Chamber at 7.35pm.

Question

Cr Maria Sampey

I would like to ask a question with regards to community buses. I do not know whether they are in limbo. Can someone please let me know where we are at because it has been eight years? We have had three transport forums. What is going to happen with regards to the community buses for transporting the elderly to their clubs? I understand with the Coronavirus at the moment there are no clubs to transport to but I would like to know what is going to happen in the future.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)**Response****John Bennie PSM, Chief Executive Officer**

I will respond only because it is uppermost in my mind. I did send an email to all Councillors this afternoon outlining what I hoped was a reasonable summary of a conversation that Councillor Sampey had with me a few weeks ago. At that time and first and foremost I should acknowledge we too, as officers acknowledge that this community bus matter has been going around in circles for a fair period of time and it would be in everyone's best interests if we were able to bring it some finality. At that meeting a couple of weeks ago, it was made clear that we have to be much clearer about the principles that Council wants to pursue and we aim to do some further work. A lot of the background work has been done on the need and on the demand. We have also done some work on supply but we think we can do more work on the supply side of the equation. That is, how do we respond to that demand and that need. But if we also revisit the matter of principles that we are seeking to address that we hope that then by putting all of that together and bringing it as a report to Council on a date that I cannot confirm yet, but we will confirm at the earliest date that we bring that back through for a proper open consideration in an ordinary Council meeting, the matter about Council's community bus service or program, that that will be one step towards actually getting some total Council consideration and comprehension around a way forward.

Question**Cr Maria Sampey**

Mr Bennie, could I be part of that meeting so that we can discuss what your ideas are and all that?

Response**John Bennie PSM, Chief Executive Officer**

Well, the intention was that part of those conversations would be at a Councillor Briefing Sessions and I am sure Councillor Sampey will attend that.

Question**Cr Maria Sampey**

With regards to when anything happens with Council, there is an \$100,000 excess before Council can make a claim. Is that correct?

Response**Mick Jaensch, Director Corporate Services**

Yes, it depends on the type and nature of insurance but if Councillor Sampey is referring to public liability then yes, it would be a \$100,000 excess.

Question**Cr Maria Sampey**

When tree roots from an adjoining parkland damages the drainage pipes in the next-door neighbour's property, is that considered public liability in terms of a claim?

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Mick Jaensch, Director Corporate Services

Obviously, I am not going to talk about any specific claims but in terms of the nature of that claim, yes, it would be a public liability claim.

Question

Cr Maria Sampey

I do not wish to divulge the property address but this has been going on since October last year and it is a known fact that the tree roots in the adjoining park destroyed this neighbour's drains. One of our officers attended the site. There were photos taken which showed the tree root before it was cut out. One of our officers advised the resident to go ahead and organise a plumber and then Council will pay. It has been nearly eight months and Council is denying liability. It just does not make sense as the works cost \$4,500 which might not be much. There was evidence there that the damage was caused by the tree roots. I do not understand why it has taken so long and putting this person under so much stress when there were photos to support the claim.

Comment

Cr Jim Memeti, Mayor

If Councillor Sampey can pass on that information, I am sure Mr Jaensch will look into that for her.

Comment

Cr Maria Sampey

I have passed on this information eight months ago.

Response

Mick Jaensch, Director Corporate Services

We are very well aware of the individual circumstances and certainly, there are many other facts other than what Councillor Sampey has presented but again, it is highly inappropriate to talk about insurance cases at a public meeting.

Question

Cr Maria Sampey

I have received an email from a resident where their neighbour has three cameras on the adjoining fence and it is pointing towards the resident's front yard and driveway. They have three kids and they are too scared to play in the front. Is it legal for anyone to have cameras set up along a boundary fence pointing directly to their neighbour's front door and directly down their driveway and to observe children playing?

Comment

Cr Jim Memeti, Mayor

I think Councillor Sampey wants to know if people need a permit to have cameras on their property?

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Brett Jackson, Acting Director City Planning, Design and Amenity

No, you do not require any permits or approvals from Council to put cameras on your private property. I believe it would be a civil matter.

Question

Cr Maria Sampey

Can they observe their next door neighbour?

Comment

Cr Jim Memeti, Mayor

It is a civil matter.

Question

Cr Maria Sampey

I visited the Wal Turner Reserve and Barry Powell Reserve. I noticed that at Barry Powell Reserve, there were three cricket nets and they seemed brand new. They were apparently installed two years ago and I do not remember having to bid for them under CIP. I have been told that that is from an officer's recommendation. I do not understand why the situation for the Wal Turner Reserve has been going backwards and forwards and we have had to go through a Master Plan. In all honesty, some of this could have been resolved by an officer's recommendation. I had a look at the cricket nets at the Wal Turner Reserve and they are a real disgrace. They have holes in the nets and the cricket pitch is flooded. My Notice of Motion said something about the essential improvements to the Wal Turner Reserve so the money is there. Why do we have to wait for a report for 23 November 2020? Can we get going and improve the facility? There were certain things that were discussed such as they were not interested in a two and a half metre footpath around the oval and not in having three cricket nets in the middle of the field. They want it where it is at present so can we set up meetings with them, with the school as well and find out what can be done for a start so that we are not waiting for another four years before something gets done?

Response

John Bennie PSM, Chief Executive Officer

There is a lot in that and there are a number of Directors that would have a response but I think the shortest and most appropriate response is that the answer is yes. We received Councillor Sampey's email today forwarded on from others. We have officers who are already interacting with some of the sports clubs. We have noted what has been requested. We understand the circumstances that exist around funds being available to allow some work to occur. We do know that we have to have a broader strategic view around the future of Wal Turner Reserve and Barry Powell Reserve. If you put all of that on the table and look at it, I am sure that there are a number of ways that we can move forward, including that there may well be some low cost, short term or implementable activities that we could do at relatively short notice. One of those I know is the pitch. There are a number of things that could be happening with that pitch and there could be a number of solutions that we could put in place

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

desirably before the start of the cricket season so we would not want to necessarily leave that too far. I will not go into too much more detail other than to say that we think all of these things can be reviewed and assessed and lumped into short, medium and longer-term type responses.

Question

Cr Peter Brown

I have two questions for Mr Jackson. I was reading the minutes that we have been provided with, some of which relate to the Executive Management Team of two weeks ago. Arising from a notation in that I have these two questions. It arises from the fact that the current committee of the Melbourne Racing Club submitted through their town planners a proposal or a Master Plan as a precursor for the subdivision and sale of Sandown Racecourse for residential and commercial properties. I noted that it would appear that the current committee of the Melbourne Racing Club has been advised according to the minutes if one reads between the lines because the minutes say that the draft Master Plan has been completed and it is going out for public consultation. The two questions I would ask are:

- (1) how is this public consultation going to take place? and
- (2) are the Councillors ever going to get a copy of the Master Plan which we have not received?

Response

Brett Jackson, Acting Director City Planning, Design and Amenity

I can confirm that the Master Plan has not been completed at this point in time and there will be ongoing discussions with various departments as well as external authorities with regards to the Master Plan itself. To my understanding, there is no timeframe or intention to undertake public notification at this point in time. That may occur in due course but there is a lot of work to be done before that would occur and Councillors would be advised of that before that was to occur.

Question

Cr Peter Brown

I do not take issue with what Mr Jackson is saying. Unfortunately, I thought that document was so important that I did not want to bring it here and lose it amongst all the others. There is one line and I am not disputing what Mr Jackson is saying but his answer reflects adversely on the information I have been provided. If Councillors go to that and I am not saying it is his responsibility, but it says in respect of the Executive Management Team, 'Sandown Racecourse - draft Master Plan for public consultation' in virtually as many words so a bit must have been lost in translation somewhere.

Response

Brett Jackson, Acting Director City Planning, Design and Amenity

I would need to see the exact document to be able to comment but often applicants will put wording to that extent on what could be a draft document. I am happy to have a look into that and provide Councillor Brown with some more details.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)**Response****John Bennie PSM, Chief Executive Officer**

Could I just add to that and endorse Mr Jackson's comments and really only to say, that the notes that are taken or the minutes of the Executive Management Team, I think sum up our understanding of it and that is the Master Plan had been submitted by the Melbourne Racing Club and the ultimate intention is to place that on public exhibition so it is not ready yet. It was noted by the executive that this is an important strategic document. It has been on the agenda for a long period of time and the Director, Mr Bosman, is bringing the executive up to date from time to time with the status. He was simply bringing to our attention that the Master Plan had been submitted and I think the minute taker would have noted that the ultimate intention was to go out on public exhibition. The executive does not have the authority to take that step so if that was part of Councillor Brown's concern, we note now as Mr Jackson has indicated, there is much more work to do on the document that has been submitted before it can be in a position to be considered by Council and/or to be considered whether it should be placed on exhibition for a possible planning scheme amendment. That would be my broader summary of the status.

Cr Zaynoun Melhem left the meeting at 7.54pm.

Question**Cr Sophie Tan**

Following the COVID-19 latest update from the Premier on relaxing some of the restrictions today relating to outdoor activities, the limit is 10 people at the moment. In terms of our sporting community, is there anything on our website on what residents can and cannot do so they know what sorts of sports they can play?

Response**John Bennie PSM, Chief Executive Officer**

What we have consistently done is referred interested people to the State Government's COVID website. We do not want to be in the position where we make any mistakes or there to be any misunderstandings about our interpretation around what can be done and what cannot be done. The Premier made certain announcements today. As I stated a little earlier, we want to drill down a little deeper. We want to understand those more fully. The Chief Medical Officer of Health will invariably release much more detail in the next 24/48 hours. We will have a look at that. Once we see what that includes, we will communicate the elements of it that are important from this Council's point of view and the rest of it we will rely on referring people on our website to the notifications or websites of others. I hope that answers Councillor Tan's question.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)**Question****Cr Tim Dark**

In regards to a gravel road issue on Chandler Road, Keysborough which I have mentioned in the past about five or six times now. I know that we had a conversation about asphaltting that lip as it turns a buffer on. I note that when I drove past on the weekend it still has not been done. I just want to follow up:

- (1) if we have got approval from VicRoads if we did need it; and
- (2) how long it is going to take to patch the asphalt over the road.

Response**Paul Kearsley, Director Business, Engineering and Major Projects**

Yes, I am well aware of that issue and even prior to my position that I hold it had been an issue for you and others so let me follow that up with both VicRoads and Council staff to find out exactly what is going on there.

Question**Cr Tim Dark**

Can we please also follow up with VicRoads through the Dandenong Bypass particularly to do with the speeding that is going on? On the weekend there was a significant amount of people hooning along the Bypass coming over from the bridge over Cheltenham Road heading along the Bypass all the way up towards Hammond Road in Dandenong South.

Response**Paul Kearsley, Director Business, Engineering and Major Projects**

I can advise Council that we have received a number of responses from different Ministers through the local member there, Martin Pakula. One of the pieces of advice which was a little bit different to them just saying no, was that they would be undertaking some further data and surveys of traffic movements around that area. Unfortunately, the dates that they gave us was the month of March 2020 which was severely impacted by no one using those roads or lesser people using those roads because of the issue of COVID-19. I think they have determined that the survey work will take place at a later time when perhaps there is more traffic to survey and we would probably want them to do that to reflect the true nature of the use of that particular road. We will double-check that and I will come back to you to confirm.

Question**Cr Tim Dark**

My next question has to do with the Rowley Allan Reserve house that is there. It is like a ghost house and I was only reminded of it after Councillor Brown mentioned it to me. I visited on the weekend and had a look myself. Apart from the fact it quite possibly looks like there has been some illegal activity occurring inside the house, the house itself is so far hidden away from the main street. The grass is

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

overgrown and there seems to be quite a bit of rubbish also dumped on the site. I just want to find out if we have had a chance to be able to go out and inspect the house and/or if we do have keys; and then also what we are planning so far from the outcome of that.

Response**John Bennie PSM, Chief Executive Officer**

Ms Buden's directorate has done a fair bit of work on helping us to get to the bottom of this issue that we have. I think the first issue to highlight as I am sure you will all agree, is that Keysborough Reserve or the Rowley Allan Reserve is a beautifully maintained reserve. The entire precinct is in fantastic condition. Regrettably, there is a small pocket of it that is enclosed within fencing that is occupied. That includes this old caretaker home, a property that is currently used by the Dandenong Lapidary Club which is quite frankly unkempt and needs to be improved. One of the first things we want to do is send our building maintenance staff down to have a look at it and make an assessment of the dwelling. While they are at it there are some other buildings there that we would like them to have a look at as well to come back to make an assessment. We intend to share that assessment with you all in terms of the condition of the building and its capacity to serve a purpose, whether it be for current occupants or for others or whatever. Regardless of any of that and I think the thing that stands out to us all is the grass growth and the rubbish and the unkempt nature of the curtilage of that particular property, we believe that that alone is manageable and that we could pull the occupancy back to the footprint of the dwelling only and incorporate the balance which includes some beautiful trees into the parkland area and considerably improve the appearance of the whole thing. There are a number of things we are looking at and a number of people involved. We do not want it to take too much longer before we come back to you. I hope that within the next two to three weeks we could be reporting to Councillors and the Ward Councillors in particular, on the steps that we think could be taken to improve the overall situation.

Question**Cr Tim Dark**

The Lapidary Club that occupies it, do they still occupy that and are they in a lease that entails that they also have a part of the land as well or is it just the building component within the lease on a plan?

Response**Tilla Buden, Acting Director Community Services**

Yes, they currently have a lease with us and are occupying that site. I think it is primarily the house but I would have to check that for you.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Tim Dark

Can we please also find out how long the lease is for with the Lapidary Club and given that it is fenced, does it include the grassed area?

Response

Tilla Buden, Acting Director Community Services

Yes, we can and that may form part of the response that Mr Bennie was just indicating that we will provide you.

Question

Cr Tim Dark

A couple of months ago, the Council decided to pass the Coomoora High School site development by Development Victoria. When is it estimated that there will be some more information coming up and also if and when there will be any earthworks commencing on the site.

The same request goes for Loxwood Avenue, Keysborough where the old Keysborough Park Primary School site is. I had noticed on the weekend that it has been fenced off. There is some advertising of the builder on it but the whole site looks like it is in complete disrepair. Weeds are growing on the site and there is nothing going on. I just want to find out if we could also potentially contact the builder or the owner of the site just to find out what they are doing and when they are intending on doing a development.

Response

Brett Jackson, Acting Director City Planning, Design and Amenity

In terms of the Coomoora Road site, Development Victoria is still providing us with amended plans to comply with the requirements of the permit that was issued a few months back. I suspect that works might be a little bit off yet on that site but we can confirm.

In terms of Loxwood Avenue in Keysborough, we will contact the developer and find out what their timeframes are.

Question

Cr Tim Dark

Lastly, it was raised with me on the weekend when I spoke to a resident that the service lane on Cheltenham Road as you come off the Dandenong Bypass where it turns into the Toyota service station there. An accident occurred there a couple of weeks ago because people are coming out of the Toyota driveway straight onto Cheltenham Road while people are turning into the service lane. It has become quite a dangerous sort of alcove and it was raised with me by a resident who appeared on a Channel 9 show called Paramedics when a driver of a vehicle turning left ran into him while sitting on a scooter and ended up in hospital. The resident who was in the accident had said that apparently it has become quite dangerous in recent times with people accelerating as they come off the EastLink when they have to slow down to make the turn. Can we investigate potential options

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

available to us? I note that it is a VicRoads road but the service lane is becoming quite heavy with the amount of vehicles pulling in and out and just see what we can do to mitigate the amount of potential traffic accidents there.

Response

Paul Kearsley, Director Business, Engineering and Major Projects

I will take that question on notice and ask the officers to have a look, especially if there was a recent record of an accident.

Question

Cr Youhorn Chea

Councillor Kirwan has asked a lot of questions regarding the new Springvale Library.

(a) For the benefit of the Gallery the old library has been closed and the new library is finished. Have the books been relocated from the old to the new library? Will the new library open before the Councillor term finishes?

(b) When will the demolition of the old building start?

Response

Tilla Buden, Acting Director Community Services

Yes, the books have already been moved and the opening is COVID dependent so it depends on when the building can be finished and when we are allowed to open libraries again.

Response

Paul Kearsley, Director Business, Engineering and Major Projects

I do not have the details precisely on when the old library will be demolished. That has commenced with the removal of some services but I can get that confirmed for Councillors tomorrow. It is now in the hands of the builder and they will be preparing to demolish the old library probably in the next couple of weeks.

Question

Cr Youhorn Chea

At the moment the shopping centre carpark in Springvale is very quiet so we have plenty of time to perform upgrades. I have requested an additional ramp at the Number 8 Balmoral Avenue car park. There is a ramp from the first floor to the ground floor already, but I have requested another ramp from the second floor to the first floor. It is better if the exit and entrance is not congested and better for Council to add it. Will Council make these changes?

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)**Response****Paul Kearsley, Director Business, Engineering and Major Projects**

We have had a number of enquiries on this particular matter in the last three or four days and Kevin Van Boxtel, Manager Business and Revitalisation went on Friday afternoon to discuss a range of matters that were related to the operations of the Number 8 Balmoral Avenue carpark and a number of further questions need clarity. One of those is that particular matter that you have raised. My recollection is that it was not a successful item in the CIP budget bid but again, I need to seek clarification on that additional ramp that you mentioned.

The other matter is investigating the outdoor signage. Currently, it indicates a number almost twice that of the number of outdoor car spaces that are available in the car park so I think that is misleading. That is a fault that we need to rectify.

There are many other things that we found are faulty such as a fire pipe that has been fixed on Saturday which was leaking water. There were a number of things that were looked at on Friday afternoon and I would say that probably at least 70 percent of them are now rectified but the matter that you raised, I need some extra time to investigate if that is a piece of work that we have identified for next year's City Improvement Program.

John Bennie PSM, Chief Executive Officer tabled a listing of responses to questions taken on notice/requiring further action at the previous Council meeting. A copy of the responses provided as an attachment.

ORDINARY COUNCIL MEETING - MINUTES

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)**COUNCILLOR QUESTIONS TAKEN ON NOTICE/REQUIRING FURTHER ACTION**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
23/03/20 CQT9	Cr Matthew Kirwan	<p>Multiple questions relating to waste to energy via incineration proposal at 70 Ordish Road, Dandenong South</p> <p>I have received the following questions about the waste to energy via incineration proposal at 70 Ordish Road, Dandenong South which I am putting forward to the relevant officers tonight:</p> <p>(a) Waste incinerators generate hazardous wastes which include dioxins and furans. How much hazardous waste does the proposal expect to produce per year? Where will it be disposed at? If it is likely to be disposed at the Lyndhurst landfill, does Lyndhurst have sufficient space to receive waste for the lifetime of the project?</p> <p>(b) How close will this incinerator be to the residential areas and how can we ensure no toxic fly ash containing harmful chemicals or metals are released into the local environment?</p> <p>c) There have been many hazardous fires and leaks from toxic facilities in recent years causing huge harm to creeks and risking people's healths in Melbourne's West. How can residents trust this will be any different?</p> <p>d) In New South Wales, the Independent Planning Commission rejected a proposal for a waste incinerator on the grounds of concerns about the health impacts on local residents. How is this and other</p>	Director Business, Engineering and Major Projects		<p>Response provided 2/04/20:</p> <p>This proposal is subject to an Environmental Protection Authority (EPA) Works Approval process that is designed to consider the concerns that Cr Kirwan has raised. It is our current understanding that the EPA findings will be clearer this month.</p>

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

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ORDINARY COUNCIL MEETING - MINUTES

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
		<p>incinerator proposals in Victoria different?</p> <p>e) When calculating the climate pollution of these facilities, what proportion of the resources burnt has the applicant estimated organic material to be? Has the applicant calculated a reduction in organics over time in the applicant's calculations as more and more Councils introduce food composting services into green bins? Has the applicant also calculated the reductions in emissions from conventional energy as mains electricity moves from coal to renewable energy?</p> <p>f) At a time when the impacts of climate change are upmost in our minds due to the bushfires, how can Local Governments support a new industry to be established that locks in burning fossil fuels (via plastics) and climate pollution for around 30 years to come? How is this protecting our environment?</p> <p>This question was tabled and taken on notice.</p>			FURTHER ACTION REQUIRED
14/04/20 CQT15	Cr Tim Dark	<p>Telstra Pit Lid</p> <p>I have received another request however it is written in Vietnamese and it is to do with a Telstra pit lid. Unfortunately, Councillor Truong has not got back to me to decipher it but I will send that through. Hopefully, we have someone in the office who will be able to translate exactly where it is otherwise, I can provide further details. If we could just chase that up, that would be great.</p>	Director Business, Engineering and Major Projects		<p>Response provided 24/02/20: Council officers have been trying to contact Cr Loi Truong to assist. Location of the pit lid is still unknown.</p>

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

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ORDINARY COUNCIL MEETING - MINUTES

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
27/04/20 CQT12	Cr Matthew Kirwan	<p><i>This question was noted for further action.</i></p> <p>Start of construction for the new Greater Dandenong Gallery of Art. When is construction for the new Greater Dandenong Gallery of Art meant to start? As something that we agreed to fund in the June 2019 Budget, I would have thought works would have started by now. What has been the holdup?</p> <p>This question was tabled and taken on notice.</p>	Director Business, Engineering and Major Projects	28/04/20	<p>FURTHER ACTION REQUIRED</p> <p>Response provided 28/04/20: Construction tenders for the Greater Dandenong Gallery of Art are currently under assessment with the aim to seek Council's endorsement for a preferred building contractor at its Council meeting of 22 June 2020. Building works are expected to take approximately 12 months to complete. The project has been delayed due to the process required to secure additional land for the new building footprint, refinement of contract documentation and other necessary approvals.</p> <p>COMPLETED</p>

At the Ordinary meeting of Council on Monday, 24 March 2014, Council resolved to change the way Councillors and Public questions taken on notice are answered and recorded from 14 April 2014 meeting of Council onwards.

7 URGENT BUSINESS

Nil.

The meeting closed at 8.12PM.

Confirmed: / /
