



**GREATER
DANDENONG**
City of Opportunity

AGENDA

MONDAY 27 JULY 2020

ORDINARY COUNCIL MEETING

Statement - Coronavirus (COVID-19)

At the time of printing this Agenda the Council Meeting to be held on Monday 27 July 2020 will be closed to the public under the *COVID-19 Omnibus (Emergency Measures) Act 2020* and the *Local Government Act 2020*.

To view the webcast please visit Council's website:

<https://greaterdandenong.com/cgdmeetinglive>

The meeting will also be webcast live on the Big Screen in Harmony Square (Please note social distancing protocols will apply within the Harmony Square precinct).

Please stay informed about the status of the Council Meeting by visiting Council's website at:

<https://greaterdandenong.com/cgdagendasminutes>

COUNCIL CHAMBERS

225 Lonsdale Street, Dandenong VIC 3175

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1 MEETING OPENING

1.1 ATTENDANCE

Apologies

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

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer this evening will be offered by Mr Rienzie Machado from the Resurrection Parish, Keysborough, a member of the Greater Dandenong Interfaith Network.

1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 13 July 2020.

Recommendation

That the minutes of the Ordinary Meeting of Council held 13 July 2020 be confirmed.

1.5 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 13 July to 22 July 2020:

Date	Meeting Type	Councillors Attending	Apologies Received	Topics Discussed & Disclosures of Conflict of Interest
13/07/20	Pre-Council Meeting	Peter Brown, Tim Dark (part), Matthew Kirwan, Angela Long, Zaynoun Melhem, Jim Memeti, Sean O'Reilly (part), Maria Sampey (part), Sophie Tan.	Youhorn Chea, Loi Truong	- High level COVID-19 update. - Future steps for progressing the concepts for the Dandenong Aquatic Centre. - Strategic land purchases for public open space (CONFIDENTIAL).

1.5 ASSEMBLIES OF COUNCIL (Cont.)

Date	Meeting Type	Councillors Attending	Apologies Received	Topics Discussed & Disclosures of Conflict of Interest
16/07/20	Cultural Heritage Advisory Committee	Matthew Kirwan	-	- Cultural Heritage Advisory Committee Meeting (Remote)

1.5 ASSEMBLIES OF COUNCIL (Cont.)

Date	Meeting Type	Councillors Attending	Apologies Received	Topics Discussed & Disclosures of Conflict of Interest
20/07/20	Councillor Briefing Session	Peter Brown (part), Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Zaynoun Melhem, Jim Memeti, Sean O'Reilly, Maria Sampey (part), Sophie Tan	Loi Truong	<ul style="list-style-type: none">- Annual community satisfaction survey 2020 results.- COVID-19 update.- Advanced waste technologies EOI process and Recycling Victoria policy update.- Keysborough South Community Hub – results from community consultation and revised concept plans.- Open space update.- Agenda items for the Council Meeting of 27 July 2020.
TBA	TBA	TBA	TBA	- TBA

Recommendation

That the assemblies of Council listed above be noted.

1.6 DISCLOSURES OF INTEREST

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

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

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

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

1.7 ADOPTION OF AUDIT ADVISORY COMMITTEE MEETING MINUTES

The Audit Advisory Committee held a meeting on 19 June 2020. Minutes of this meeting are presented to Council for adoption.

Recommendation

That the unconfirmed minutes of the Audit Advisory Committee meeting held on 19 June 2020 be adopted.

1.7 ADOPTION OF AUDIT ADVISORY COMMITTEE MEETING MINUTES (Cont.)

Item	Topic
1.	The Risk Management report was tabled to the Committee providing an update on several aspects of risk, including the status of Council's insurances and claims.
2.	The VAGO Interim Management Letter was tabled and discussed.
3.	Council's Internal Auditor Crowe presented a status update on the Internal Audit program, which included a progress report and a summary of recent reports and publications which may have an impact on local government. Crowe tabled an Internal Audit Report on a review of Financial Controls and a review of Contract Management for the Audit Advisory Committee's consideration.
4.	The outcomes of the March 2020 quarterly financial report were tabled.
5.	A report was presented to the Committee on the outcomes of a recent IT Penetration test. A report was also presented on the impact of COVID-19 on the City of Greater Dandenong to the Audit Advisory Committee.
6.	The Audit Advisory Committee received a follow up report in respect of Internal Audit Risk Recommendations.
7.	The Committee considered and endorsed the revised Audit and Risk Committee Charter.
8.	The Committee considered and endorsed the Investment and Fixed Asset Accounting Policies.

2 OFFICERS' REPORTS - PART ONE

2.1 DOCUMENTS FOR SEALING

2.1.1 Documents for Sealing

File Id:	A2683601
Responsible Officer:	Director Corporate Services

Report Summary

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

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

Recommendation Summary

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

2.1.1 Documents for Sealing (Cont.)

Item Summary

There are nine [9] items being presented to Council's meeting of 27 July 2020 for signing and sealing as follows:

1. A letter of recognition to Kathy Heward, Community Services for 10 years of service to the City of Greater Dandenong;
2. A letter of recognition to Marie Marcelin, Community Services for 10 years of service to the City of Greater Dandenong;
3. A letter of recognition to Suong Truong, Community Services for 10 years of service to the City of Greater Dandenong;
4. A letter of recognition to Dorota Komar, Community Services for 10 years of service to the City of Greater Dandenong;
5. A letter of recognition to Irit Breen, Community Services for 10 years of service to the City of Greater Dandenong;
6. A letter of recognition to Teresa Ciardullo, Community Services for 10 years of service to the City of Greater Dandenong;
7. A letter of recognition to Siam Lang Lim, Community Services for 10 years of service to the City of Greater Dandenong;
8. A letter of recognition to Katrina Pauly, Community Services for 10 years of service to the City of Greater Dandenong; and
9. A letter of recognition to Kaliope Sikiotis, Community Services for 10 years of service to the City of Greater Dandenong.

Recommendation

That the listed documents be signed and sealed.

2.2 DOCUMENTS FOR TABLING

2.2.1 Petitions and Joint Letters

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

Report Summary

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

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

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

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

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

2.2.1 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received no new petitions, no joint letters and one petition update (online) prior to the Council Meeting of 27 July 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.

2.2.1 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 4 (including cover)

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
1/7/2020	<p>Let's get the Keysborough South Community Hub Right the First Time.</p> <p>It is great that the Keysborough South Community Hub is going ahead on the corner of Villiers Rd and Chapel Rd. But the draft design is too heavily weighted towards children's services in an area where four new private childcare providers have or will be opening. There are growing demands for activities and programs for families, couples and singles of all ages.</p> <p>What is needed is:</p> <ul style="list-style-type: none"> (1) A small library branch, not just a pick-up/drop off service; (2) More non-bookable space for co-working and quiet study areas/rooms; (3) Sufficiently sized maker's space (wet room facilities) for arts/craft activities; and (4) A cafe to draw people to the hub - to share the cafe experience with friends and family while engaging with the hubs facilities and programs <p>It's important that this hub is built right the first time to ensure that it is successful from the day it opens and into the future.</p> <p><i>NB: This petition was submitted online via Change.org</i></p>	265 signatures as at 22/7/2020	New	<p>Tabled at Council Meeting 13 July 2020</p> <p>1/7/20 Responsible Officer – Director Business, Engineering & Major Projects.</p> <p>1/7/20 Acknowledgement Email sent to the head petitioner by Governance.</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.)

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2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - June 2020

File Id: qA280444

Responsible Officer: Director City Planning, Design and Amenity

Report Summary

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

No decisions were reported for the month of June 2020.

Recommendation

That the report be noted.

2.3.2 Planning Delegated Decisions Issued - June 2020

File Id:	qA280
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Delegated Decisions Issued - June 2020

Report Summary

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in June 2020.

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

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

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

Recommendation

That the items be received and noted.

2.3.2 Planning Delegated Decisions Issued - June 2020 (Cont.)

STATUTORY PLANNING APPLICATIONS

PLANNING DELEGATED DECISIONS ISSUED – JUNE 2020

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
JUNE 2020**

PAGES 8 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - June 2020 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 01/06/2020 to 30/06/2020

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN04/0169.06	No	33 Dangerfield Drive SPRINGVALE SOUTH VIC 3172	Charlie Troung	AMENDMENT TO: Multi Unit Development x2 (2 New)	Amend endorsed plans to include carport and verandah to the rear of dwelling	Applicant	Withdrawn	09/06/2020	Lightwood
PLN05/0403.01	No	310A-312 Springvale Road SPRINGVALE VIC 3171	SI & BE Pty Ltd	AMENDMENT TO: Service Station, Buildings and Works & Signage	Amend permit to allow operation of food and drink	Delegate	AmendPerm	29/06/2020	Lightwood
PLN12/0429.03	No	2A Carmen Street DANDENONG VIC 3175	Templeton Family Funerals Pty Ltd	To amend Planning Permit No. PLN12/0429.01 which allowed for 'The use of the land for the temporary storage and preparation (embalming) of deceased persons' by way of the following: - Including 2B Carmen Street, Dandenong as part of the subject site (in addition to the current use of 2A Carmen Street). - Amending the permit preamble to include and buildings and works comprising internal and external alterations to the existing building. - Internal alterations to both existing buildings at 2A and 2B Carmen Street. - External alterations to the existing building at 2B Carmen Street.	Amend endorsed plans	Delegate	AmendPerm	22/06/2020	RedGum
PLN16/0858.01	No	70 Langhome Street DANDENONG VIC 3175	Aru Design	AMENDMENT TO: Development of the land for five (5) double storey dwellings	Amend endorsed plans to remove sections of eaves and changes to the colour of the exterior	Delegate	AmendPerm	18/06/2020	RedGum
PLN17/0434.01	No	17-19 Podmore Street DANDENONG VIC 3175	Sylvester Kroyherr	AMENDMENT TO: Use and development of the site for materials recycling and a reduction of the statutory car parking requirement	Delete permit Condition 1.1 relating to car parking spaces and amend endorsed plans to provide storage area	Delegate	AmendPerm	16/06/2020	RedGum

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ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - June 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0617.02	No	295-321 Perry Road KEYSBOROUGH VIC 3173	Australian Animal Protection Society	AMENDMENT TO: The use and development of land for an Animal Shelter	Amend endorsed staging and landscape plans	Delegate	AmendPerm	25/06/2020	RedGum
PLN17/0874.01	No	1/2-4 Peace Street SPRINGVALE VIC 3171	ChanJuls Pty Ltd	AMENDMENT TO Use of the Land for Industry (Food & Beverage Production)	Amend permit Condition 3 to allow production of bakery products (bread)	Applicant	Withdrawn	03/06/2020	Lightwood
PLN19/0226.02	No	22 Stuart Street NOBLE PARK VIC 3174	SHK Noble Park 02 Pty Ltd	AMENDMENT TO: The development of the land for six (6) dwellings (four triple storey and two double storey dwellings)	Delete permit condition 1.1 relating to box details	Delegate	AmendPerm	29/06/2020	Paperbark
PLN19/0411	No	198-206 Perry Road KEYSBOROUGH VIC 3173	Sri Guru Granth Sahib Charitable Trust	To display two (2) internally illuminated-business identification signs	Green Wedge A Zone business identification sign	CGD	NOD	24/06/2020	RedGum
PLN19/0417	No	9 Flynn Street SPRINGVALE VIC 3171	Robert Pasqualini	Development of the land for two (2) dwellings (one single storey to the rear of a double storey) and subdivision of the land into two (2) lots	General Residential 1 Zone, 723sqm	Delegate	PlanPermit	30/06/2020	Lightwood
PLN19/0457.01	No	24 Ann Street DANDENONG VIC 3175	Zbig Szczepanski Architect	AMENDMENT TO: Alterations and additions to the existing dwelling, construct a double storey dwelling to the rear of an existing dwelling and subdivision of the land into two (2) lots	Amend permit Condition 1.8 in relation to Unit 2 setback	Delegate	AmendPerm	25/06/2020	RedGum
PLN19/0477	No	77 Whitworth Avenue SPRINGVALE VIC 3171	Jenny Nguyen	Development of the land for three (3) dwellings (two (2) double storey dwellings and one (1) single storey dwelling)	The proposal fails to comply with Clause 15.01 (Built Design), Clause 15.02 (Energy & Resource Efficiency), Clause 18.02 (Car Parking), Clause 21.05 (Built Form), Clause 22.09 (Design Principles) & Clause 32.08 (Design Guidelines)	Delegate	Refusal	30/06/2020	Lightwood
PLN19/0504	No	15 Bowman Lane KEYSBOROUGH VIC 3173	Procart Plant Solutions Pty Ltd	Buildings and Works (Earthworks)	Green Wedge A Zone & Urban Floodway Zone	Delegate	PlanPermit	29/06/2020	RedGum

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ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - June 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0508	No	18 Sarona Street DANDENONG VIC 3175	T3 Architecture	Development of the land for three (3) new double storey dwellings	General Residential 1 Zone, 587/sqm	CGD	NOD	24/06/2020	RedGum
PLN19/0608	No	66 Herbert Street DANDENONG VIC 3175	WCL Developments Pty Ltd	Development of the land for fourteen (14) apartments over three storeys and one level of basement car parking	The proposal fails to comply with Clauses 22.05, 22.09, 55.02, 55.04, 55.05, 55.06, 53.03 and Clause 65	Delegate	Refusal	25/06/2020	RedGum
PLN19/0620	No	12A Balmoral Avenue SPRINGVALE VIC 3171	Bach Tuyet Nguyen	Use of the land for the sale and consumption of liquor	Commercial 1 Zone, service and consumption of alcohol	Applicant	Withdrawn	09/06/2020	Lightwood
PLN19/0648	No	67 Bazalgette Crescent DANDENONG SOUTH VIC 3175	Calbah Industries Pty Ltd	Development of the land for three (3) warehouse buildings and reduction in car parking	Industrial 3 Zone, 8310sqm, construction of 3 warehouses with associated double storey office	Delegate	PlanPermit	16/06/2020	RedGum
PLN20/0001	No	29 Simpson Drive DANDENONG NORTH VIC 3175	Clyde Felix Lobo	Development of the land for one (1) single storey dwelling to the rear of an existing dwelling, and alterations and additions to the existing dwelling	General Residential 1 Zone, 607/sqm	Delegate	PlanPermit	18/06/2020	RedGum
PLN20/0004	No	6 Hodgkinson Court SPRINGVALE VIC 3171	Chosen Homes	Development of the land for one (1) double storey dwelling to the rear of an existing dwelling, and alterations and additions to the existing dwelling	General Residential 1 Zone, 916.74sqm	Delegate	PlanPermit	24/06/2020	Lightwood
PLN20/0011	No	57 Liege Avenue NOBLE PARK VIC 3174	Strait-Line Builders & Drafters Pty Ltd	Development of the land for four (4) double storey dwellings	This proposal fails to comply with Clause 32.08, Clause 21.05 (Built Form), Clause 55.02-1 (Neighbourhood Character Objectives), Clause 22.09-3.1 Clause 22.09-3.3, Clause 55, Clause 52.06 (Car Parking)	Delegate	Refusal	16/06/2020	Paperbark
PLN20/0032	No	3 Jeffers Street NOBLE PARK VIC 3174	Ausdraft Pty Ltd	Development of the land for two (2) single storey dwellings	General Residential 1 Zone, 709sqm	Delegate	PlanPermit	29/06/2020	Paperbark

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ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - June 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN20/0043	No	25 Francesco Drive DANDENONG NORTH VIC 3175	Miroslav Miljanic	Development of the land for two (2) double storey dwellings	Neighbourhood Residential 1 Zone, 646sqm	CGD	NOD	24/06/2020	Silverleaf
PLN20/0055	No	133 Carlton Road DANDENONG NORTH VIC 3175	Chancett Builders Pty Ltd	Development of the land for two (2) single storey dwellings	Neighbourhood Residential 1 Zone, 535sqm	Delegate	PlanPermit	16/06/2020	Silverleaf
PLN20/0069	No	40-50 Berends Drive DANDENONG SOUTH VIC 3175	Themeski	Use and development of the land for two (2) warehouses and reduction in car parking requirements	Industrial 2 Zone, 3124sqm and reduction in car parking requirements	Delegate	PlanPermit	18/06/2020	RedGum
PLN20/0090	No	104 Fox Drive DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Development of the land for a warehouse	Industrial 1 Zone, 1179sqm, warehouse & ancillary office	Delegate	PlanPermit	12/06/2020	RedGum
PLN20/0103	No	21 Comber Street NOBLE PARK VIC 3174	3D Design Group	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 586sqm	Delegate	PlanPermit	30/06/2020	Lightwood
PLN20/0104	No	9 Oak Grove SPRINGVALE VIC 3171	Strait-Line Builders & Drafters Pty Ltd	Development of the land for four (4) double storey dwellings	Residential Growth 1 Zone, 600sqm	Delegate	NOD	30/06/2020	Lightwood
PLN20/0114	No	5/10-12 South Link DANDENONG SOUTH VIC 3175	O & R Kerbej C/- James Turner Design	Construction of a mezzanine floor approval for as built alterations to retail store	Commercial 2 Zone, 34sqm,	Delegate	PlanPermit	24/06/2020	RedGum
PLN20/0137	No	53-59 Discovery Road DANDENONG SOUTH VIC 3175	Quality First Designs Pty Ltd	Development of the land for an extension to an existing warehouse and a reduction in the car parking requirements	Industrial 1 Zone, 911sqm, warehouse extension and reduction in car parking requirement	Applicant	Withdrawn	26/06/2020	RedGum
PLN20/0140	No	30-32 Boileau Street KEYSBOROUGH VIC 3173	Kostralia Investment Pty Ltd	Buildings and works to construct a mezzanine floor and to reduce the car parking requirements	Industrial 1 Zone, 451sqm	Delegate	PlanPermit	29/06/2020	Paperbark

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ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - June 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN20/0149	No	120 South Gippsland Highway DANDENONG SOUTH VIC 3175	Diadem	To display two (2) business identification signs	Industrial 1 Zone, property identification signage	Delegate	PlanPermit	25/06/2020	RedGum
PLN20/0160	Yes	44 Healey Road DANDENONG SOUTH VIC 3175	Creative Living Innovations Pty Ltd	Buildings and Works (Warehouse Extension) VICSMART	Industrial 1 Zone, 480.9sqm	Delegate	PlanPermit	02/06/2020	RedGum
PLN20/0165	No	974-978 Heatherton Road SPRINGVALE SOUTH VIC 3172	Tasty Kebabs & HSP	Use and development of the land for a takeaway food premise (food van), a reduction in the car parking requirements and alteration of access to a Road Zone Category 1	General Residential 1 Zone, food truck at fuel service station	Applicant	Withdrawn	24/06/2020	Lightwood
PLN20/0169	No	30 Mollison Street DANDENONG NORTH VIC 3175	M.J.Reddie Surveyors Pty Ltd	Subdivision of the land into two (2) lots (SPEAR)	Residential	Applicant	Withdrawn	12/06/2020	Silverleaf
PLN20/0171	Yes	1/53 Noble Street NOBLE PARK VIC 3174	DJ Jawansher	To construct a front fence that exceeds the maximum height specified in Clause 55.06-2 VICSMART	Residential Growth 1 Zone, 31.9sqm	Applicant	Withdrawn	04/06/2020	Paperbark
PLN20/0172	No	1/31 Dandenong Street DANDENONG VIC 3175	Sylvester Kroyherr	Use of the land for Car Sales	Industrial 1 Zone, vehical storage	Delegate	PlanPermit	30/06/2020	RedGum
PLN20/0173	No	87 Hammond Road DANDENONG VIC 3175	Lacon Homes Pty Ltd	Subdivision of the land into two (2) lots (SPEAR)	Residential	Delegate	PlanPermit	18/06/2020	RedGum
PLN20/0181	No	97 Herbert Street DANDENONG VIC 3175	AMS Pty Ltd	Subdivision of the land into three (3) lots (SPEAR)	Residential	Delegate	PlanPermit	09/06/2020	RedGum
PLN20/0182	No	52 Fox Drive DANDENONG SOUTH VIC 3175	G & D Wills Design & Construction Pty Ltd	Buildings and Works (Warehouse)	Under Clause 62.02-2, a permit is not required for internal rearrangement of a building or works, provided the gross floor area is not increased	Delegate	NotRequire	02/06/2020	RedGum
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ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - June 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN20/0187	No	54 Scott Street DANDENONG VIC 3175	Profine Constructions	Subdivision of the land into thirty four (34) lots (SPEAR) DECLARED AREA	Residential	Delegate	PlanPermit	22/06/2020	RedGum
PLN20/0194	No	220 Chapel Road KEYSBOROUGH VIC 3173	220 Chapel Rd Keysborough Pty Ltd	Buildings and Works (Retaining walls)	Commercial 1 Zone, retaining walls	Delegate	PlanPermit	29/06/2020	RedGum
PLN20/0207	No	14 Gray Street SPRINGVALE VIC 3171	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into two (2) lots (SPEAR)	Residential	Delegate	PlanPermit	18/06/2020	Lightwood
PLN20/0214	No	23 Suttie Court KEYSBOROUGH VIC 3173	Freken Homes Pty Ltd	Buildings and Works (Dwelling)	General Residential 2 Zone, 392sqm	Applicant	Withdrawn	19/06/2020	RedGum
PLN20/0217	No	10 Severnth Avenue DANDENONG VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into three (3) lots (SPEAR)	Residential	Delegate	PlanPermit	30/06/2020	RedGum
PLN20/0221	Yes	13 Windale Street DANDENONG VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse) VICSMART	Industrial 1 Zone, 515sqm, warehouse development with ancillary office	Delegate	PlanPermit	03/06/2020	RedGum
PLN20/0225	No	9 Bessemer Street SPRINGVALE VIC 3171	Hong Lu	Subdivision of the land into four (4) lots (SPEAR)	Residential	Delegate	PlanPermit	23/06/2020	Lightwood
PLN20/0226	No	20 Union Grove SPRINGVALE VIC 3171	Yuting Zhu	Subdivision of the land into four (4) lots (SPEAR)	Residential	Delegate	PlanPermit	26/06/2020	Lightwood
PLN20/0227	No	5 Masters Street DANDENONG VIC 3175	Nilsson Noel & Holmes Pty Ltd	Subdivision of the land into five (5) lots (SPEAR) DECLARED AREA	Residential	Delegate	PlanPermit	12/06/2020	RedGum

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ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - June 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN20/0234	Yes	1/25 Haresta Avenue DANDENONG VIC 3175	Ryan Ivan Binene	Subdivision of the land into two (2) lots (SPEAR) VICSMART	Residential	Delegate	PlanPermit	05/06/2020	RedGum
PLN20/0236	No	108 Fox Drive DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse)	Industrial 1 Zone, 855sqm, construction of a warehouse with ancillary office	Delegate	PlanPermit	30/06/2020	RedGum
PLN20/0239	Yes	6/3 Cubitt Way DANDENONG SOUTH VIC 3175	Ben Murphy C/- KLM Spatial	Development of the land for an internal mezzanine floor level VICSMART	Industrial 3 Zone, 44sqm, construction of mezzanine	Delegate	PlanPermit	12/06/2020	RedGum
PLN20/0240	No	36 Jesson Crescent DANDENONG VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into two (2) lots (SPEAR)	Residential	Delegate	PlanPermit	26/06/2020	RedGum
PLN20/0241	Yes	46 Glendale Road SPRINGVALE VIC 3171	360 Land Solutions	Subdivision of the land into two (2) lots (SPEAR) VICSMART	Residential	Delegate	PlanPermit	12/06/2020	Lightwood
PLN20/0246	Yes	65 Glassford Avenue SPRINGVALE SOUTH VIC 3172	Carlisle Homes Pty Ltd	Dwelling of the land for one (1) dwelling VICSMART	General Residential 1 Zone, 557sqm	Delegate	PlanPermit	15/06/2020	Lightwood
PLN20/0249	No	1/24 Peace Street SPRINGVALE VIC 3171	ChanJuis Pty Ltd	Use of the land as industry (bakery)	Industrial 1 Zone, bread production	Delegate	PlanPermit	26/06/2020	Lightwood
PLN20/0273	No	5 Sunline Avenue NOBLE PARK NORTH VIC 3174	Petridis Architects	Multi Dwelling Development x 4 (Double Storey) New	General Residential 1 Zone, 761sqm	Applicant	Withdrawn	23/06/2020	Silverleaf
PLN20/0280	Yes	1/55 Glendale Road SPRINGVALE VIC 3171	Nhu Ngoc Do Tran	Buildings and Works (Front Fence) VICSMART	General Residential 1 Zone, 213.7sqm, construction of a front fence	Delegate	PlanPermit	30/06/2020	Lightwood

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057)

File Id:	280410
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Assessed Plans Location of Objectors Clause 22.09 Assessment Clause 52.06 Assessment Clause 55 Assessment

Application Summary

Applicant:	Chancett Builders Pty Ltd
Proposal:	Development of the land for four (4) dwellings (two (2) double storey dwellings and two (2) single storey dwellings)
Zone:	General Residential Zone Schedule 1
Overlay:	No overlays apply
Ward:	Red Gum

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

The application proposes the, 'Development of the land for four (4) dwellings (two (2) double storey dwellings and two (2) single storey dwellings)'. Dwellings 1 and 2 which are single storey in nature and contain two (2) bedrooms would be orientated to Lyons Court, and dwellings 3 and 4 which are double storey in nature and contain two (2) bedrooms would be orientated to Mcfees Road. The development complies with the provisions of the Greater Dandenong Planning Scheme and therefore, it is recommended the proposal be supported subject to conditions.

A permit is required pursuant to:

- Clause 32.08-6 (General Residential Zone): To construct two or more dwellings on a lot.

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Objectors Summary**

The application was advertised to the surrounding area through the erection of two notices placed onsite (one facing McFees Road and one facing Lyons Court) as well as 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:

- Off-street carparking; and
- On-street carparking to Lyons Court.

The location of one objector is provided at **Attachment 2**, noting the street address for the second objection could not be obtained.

Assessment Summary

The site is located within an established residential area and is well suited for medium density housing given that the site is zoned for incremental change and the proposal is consistent with the identified future character of the area. Further, the development has a high level of compliance with Clause 55 (Two or more Dwellings on a lot and Residential Development) which demonstrates that the proposal is an appropriate design response to the site's context and is respectful of the existing neighbourhood character whilst contributing to the preferred neighbourhood character envisaged by Clause 22.09 (Residential Development and Neighbourhood Character Policy).

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 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Subject Site and Surrounds****Subject Site**

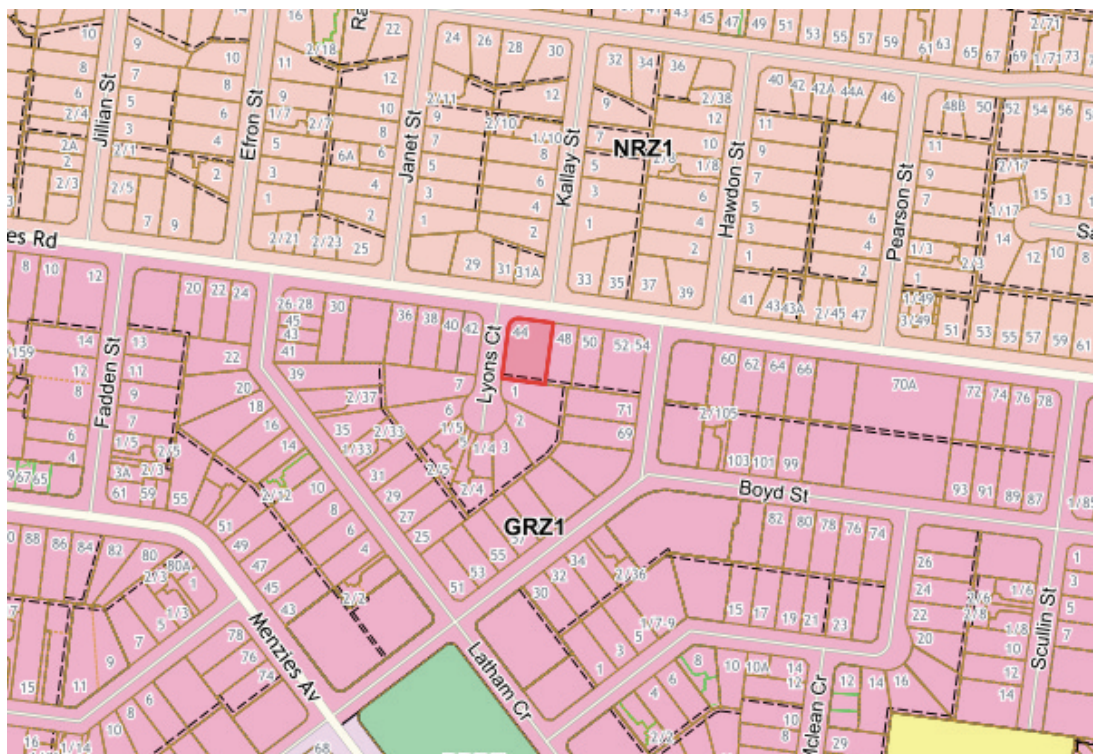
- The subject site is a corner lot, located on the south side of McFees Road and the east side of Lyons Court;
- The land is vacant, generally rectangular in shape, relatively flat and has an area of 940 square metres;
- The land is encumbered by a 2.44 metre wide drainage and sewerage easement which runs along the length of the southern boundary;
- The site is currently accessed via a single width crossover along the northern boundary and via a single width crossover along the western boundary;
- The site is devoid of any significant vegetation.

Surrounding Area

- The subject site is located within an established residential area;
- The site is on the perimeter of the General Residential Zone Schedule 1, with land zoned Neighbourhood Residential Zone Schedule 1 located to the north across McFees Road;
- The site is immediately bounded to the north by McFees Road, to the east by a single storey residential property (No. 48 McFees Road), to the south by a single storey residential property (No. 1 Lyons Court) and to the west by Lyons Court;
- The site is located approximately 2.3 kilometres north east from Yarraman Railway Station, 380 metres north east of Lyndale Greens Primary School and 280 metres north west of Greenslopes Primary School;
- Five bus lines service the immediate area with stops located 100 metres to 500 metres from the subject site.

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

Locality Plan



Background

Previous Applications

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

Subject Application

Proposal

The application proposes the development of the land for four (4) dwellings (two (2) double storey dwellings and two (2) single storey dwellings).

The details of the proposal are as follows:

Type of proposal	Multi dwellings
Number of dwellings	Four (4)
Levels	The proposal comprises both single and double storey built form.
Height	The proposed development would have a maximum building height of 6.71 metres.

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

Orientated to	<ul style="list-style-type: none"> Dwellings 1 and 2 would be orientated to Lyons Court Dwellings 3 and 4 would be orientated to McFees Road
External materials	Brick and weatherboard cladding
Setbacks (<i>encompasses all dwellings</i>)	<p>North (front – McFees Road): 7.62 – 7.64 metres</p> <p>East (side): 5.52 metres</p> <p>South (rear): 3.2 metres</p> <p>West (side – Lyons Court): 6 – 8.64 metres</p>
Open space type	<p>Dwelling 1 is provided with a useable ground floor private open space area of 83.3 square metres, and 49.7 square metres of secluded private open space with a minimum dimension of 5 metres. Total = 133 square metres of open space</p> <p>Dwelling 2 is provided with a useable ground floor private open space area of 47 square metres, and 47 square metres of secluded private open space with a minimum dimension of 5 metres. Total = 94 square metres of open space</p> <p>Dwelling 3 is provided with a useable ground floor private open space area of 102.6 square metres, and 84.6 square metres of secluded private open space with a minimum dimension of 5 metres. Total = 187.2 square metres of open space</p> <p>Dwelling 4 is provided with a useable ground floor private open space area of 68 square metres, and 62.2 square metres of secluded private open space with a minimum dimension of 5 metres. Total = 130.2 square metres of open space</p>
Number of Car parking Spaces provided	A total of four (4) car parking spaces are provided for the dwellings (one car parking space per dwelling).
Number of Car parking Spaces required	<p>One (1) car parking space is required for each one or two bedroom dwelling.</p> <p>A total of four (4) car parking spaces are required.</p>
Type of car parking	Each dwelling is provided with a single uncovered car parking space.

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

Access	Three (3) vehicle crossovers are proposed to facilitate vehicular access to the dwellings. The development would be provided with a new single and double width crossover to Lyons Court and a single width crossover to McFees Road is proposed to be retained.
Front Fence	A 0.9 metre high front fence is proposed to both McFees Road and Lyons Court.
Garden area required	329 square metres or 35%
Garden area provided	581 square metres or 55%
Other	The secluded private open space of dwelling 3 is located to the west of the dwelling and therefore, part of a 2 metre high fence enclosing the area will run along the western boundary.

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- Clause 32.08-6 (General Residential Zone): Construct two or more dwellings on a lot

The relevant controls and policies are as follows:

Zoning Controls

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

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

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

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

Pursuant to Clause 32.08-6, a permit is required to construct two or more dwellings on a lot.

The development must also provide a minimum garden area of 30% pursuant to Clause 32.08-4 as the lot exceed 600 square metres.

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

- *Standard B6 (Minimum street setback) – As per B6 or 7.5 metres, whichever is the lesser;*
- *Standard B9 (Permeability) – Minimum of 30%; [only valid for GRZ1, not GRZ2];*
- *Standard B13 (Landscaping) – 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees [only valid for GRZ1, not GRZ2];*
- *Standard B28 (Private open space) – An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres, and a minimum dimension of 5 metres and convenient access from a living room; or a balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; and*
- *Standard B32 (Front fence height) – Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.*

Overlay Controls

No overlays affect the subject site or surrounding area.

State Planning Policy Framework

The objectives of Planning in Victoria are outlined in Section 4 of the *Planning and Environment Act 1987* as:

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

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

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

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.*
- *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 includes the Municipal Strategic Statement (MSS) and Local Policies. The following local planning policies are relevant to this application.

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

The MSS is contained within Clause 21 of the Scheme.

The MSS at Clause 21.02 focuses on the Municipal Profile, within which the following is noted:

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

Greater Dandenong's vision is outlined at Clause 21.03, within which the following is noted:

- *Economic Well-being – Strategies that facilitate employment and investment in the key economic areas of the municipality and stimulate its economic growth and well being (Clause 21.03-2 – Achieving the vision)*
- *Attractive and Safe Environment – Strategies that improve the visual amenity and image of Greater Dandenong particularly along the public realm; policies and principles that encourage good urban design to improve safety and amenity (Clause 21.03-2 – Achieving the vision)*

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.

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

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.

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.

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

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.

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.

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

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

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.

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

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.*

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

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

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

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

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

Particular Provisions

Clause 52.06 – Car Parking – the purpose of Clause 52.06 is:

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

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.

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

An assessment against this clause is included as **Attachment 4**.

Clause 55 – Two or more Dwellings on a lot and residential buildings – the purpose of Clause 55 is:

- *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 5**.

General Provisions

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

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

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

Diversity (Access & Equity)

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

Community Safety

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

Safe Design Guidelines

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

Referrals

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

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

Internal

The application was internally referred to Council's Civil Development Department and Transport Department for their consideration. The comments provided will be considered in the assessment of the application.

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

Advertising

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

- Sending notices to the land owners and occupiers of adjoining land.
- Placing two signs on site, one facing Lyons Courts and one facing McFees Road.

The notification has been carried out correctly.

Council has received two (2) objections to date.

The location of one objector is provided at **Attachment 2**, noting the street address for the second objection could not be obtained.

Consultation

A consultative meeting was not held.

Summary of Grounds of Submissions/Objections

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

- **Off-street carparking**

An objector raised concerns relating to insufficient off-street carparking. Regarding this, Clause 52.06 (Car Parking) requires one car parking space to each one or two bedroom dwelling. Each dwelling contains two bedrooms and one car parking space. The proposal therefore complies with the car parking requirements of Clause 52.06.

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

- **On-street carparking to Lyons Court**

An objector raised concerns relating to inadequate on-street carparking. Council's Transport Planning Department have not raised any concern with respect to on-street parking, congestion or the like. In addition and as above, off-street parking has been provided that complies with the requirements of the Planning Scheme. It is therefore considered that there are no concerns with respect to the proposal resulting in unacceptable congestion or other traffic issues.

Assessment

The subject site is located within an established residential area and is well suited for the development of medium density housing. The proposal seeks to reduce pressure on the urban fringe by providing four (4) dwellings where currently none exist through the redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated in accordance with the strategies of Clause 11.02 (Managing Growth). The proposal also provides housing choice that meets the needs of the community, in accordance with Clause 16.01 (Residential Development).

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

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

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

Clause 55.03-7 – Landscaping objectives (Standard B13)

Relevant objectives:

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

Schedule 1 to the General Residential Zone calls for 70% of the ground level front setback, and side and rear setbacks, to be planted with substantial landscaping and canopy trees.

An assessment reveals the proposal provides for 64% landscaping within the front setback to McFees Road and Lyons Court, resulting in a short fall of 6%.

There is a short fall given that a single and double width crossover is proposed to allow for vehicular access to dwellings 1 to 3 and further, the secluded private open space to dwelling 3 is located to the west (side).

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

Whilst the proposal does not comply with the Schedule requirement, dwellings 1 and 2 each contain a front boundary setback of 6 metres in lieu of the minimum 3 metres required under Clause 55.03-1 Street setback objectives (Standard B6). As a generous building setback has been provided it is determined that the site would contain appropriate landscaping, therefore meeting the objectives.

Clause 22.09 - Residential development & neighbourhood character policy

The proposal complies with all requirements of Clause 22.09, except in the following instance:

Clause 22.09-3.3 – Bulk & Built Form

Relevant Design Principles

- *Residential development should: Provide separation between dwellings at the upper level.*

The first floor level of dwellings 3 and 4 are shown to be connected. As only two (2) dwellings out of the four (4) are double storey in nature, as well as the fact that the first floor level contains only a bedroom, are relatively small in size and are well setback from boundaries, it is determined that separation between the mentioned dwellings is not necessary, and that the bulk and built form is appropriate.

In addition to the above, the following also needs to be considered:

Environmentally Sustainable Development

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

Where an application proposes three or more dwellings, a Sustainable Design Assessment MUST be submitted. Where an application proposes 10 or more dwellings, a Sustainable Management Plan MUST be submitted.

The applicant has provided a Sustainable Design Assessment which ensures the development meets the required ESD requirements. However, recommended Condition 7 of permit will require the ESD measures to also be detailed on the plans for endorsement.

The following information formed part of the assessment:

BEES Information Summary		Project Overall Score: 51%		
Dwelling Type: Non-residential		Fail	Best Practice	Design Excellence
		(<49%)	(50-69%)	(>70%)
BEES Category	Score	Initiatives		
Management	0%			
Water	50%			
		Water efficient garden annotated		

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

Energy	72%	
		External lighting sensors annotated
		External lighting sensors annotated
		Floor plans showing location of photovoltaic panels as described.
Stormwater	100%	
		Location of any stormwater management systems used in STORM or MUSIC modelling (e.g. Rainwater tanks, raingarden, buffer strips)
Indoor Environment Quality	60%	
		Dwellings meeting the requirements for having 'natural cross flow ventilation'
		Glazing specification to be annotated
Transport	0%	
Waste	0%	
Urban Ecology	62%	
		Vegetated areas
		Taps and floor waste on balconies / courtyards
Innovation	0%	

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.

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Recommendation**

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 44 McFees Road, Dandenong North, for the 'Development of the land for four (4) dwellings (two (2) double storey dwellings and two (2) single storey dwellings)' in accordance with the plans submitted with the application subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and one copy must be provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:
 - 1.1. Sightline triangles in accordance with Clause 52.06-9.
 - 1.2. The gates to the car parking areas are not to impede on the car park space being a minimum dimension of 2.6 metres wide and 4.9 metres in length.
 - 1.3. The internal fencing enclosing the secluded private open space areas of dwellings 1 and 2 to be a minimum height of 1.8 metres.
 - 1.4. Rainwater tanks and storage sheds on top of an impervious surface.
 - 1.5. Initiatives contained within the Built Environment Sustainability Scorecard (BESS) assessment in accordance with Condition 7.
 - 1.6. Landscape plans in accordance with Condition 2.

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

2. Before the approved development starts, and before any trees or vegetation are removed, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and one copy must be provided. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:
 - 2.1. Plans to accord with Condition 1 of this permit.
 - 2.2. 'Review not for submission' deleted.

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

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

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

- 4. Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.**
- 5. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 6. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 7. Before the endorsement of plans under Condition 1 of Permit, an amended Built Environment Sustainability Scorecard (BESS) assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The BESS assessment must be in accordance with the BESS assessment submitted with the application, but modified to show:**
 - 7.1. 'Items to be marked on floor plans' and 'Documents and evidence section' completed.**

When approved, the BESS assessment will be endorsed and will form part of this permit.
- 8. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 9. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 10. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 11. 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. Before the dwellings occupied, the permit holder must, to the satisfaction of the Responsible Authority:**
 - 12.1. Connect to a reticulated sewerage system of a sewerage authority;**
 - 12.2. Provide stormwater works on the land so as to prevent overland flows onto adjacent properties;**
 - 12.3. Surface all proposed access and parking areas with concrete, asphalt or other approved hard surfacing material and delineate the parking areas. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority;**

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

- 12.4. Complete the landscaping works shown on the endorsed plan. The landscaping area shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants must be replaced;**
- 12.5. Provide power and telephone lines to all new dwellings underground from the main point of service supplied by the relevant authority outside the boundaries of the land;**
- 12.6. Provide a bin storage area for each dwelling which must be located so as not to be detrimental to the visual amenity of the neighbourhood;**
- 12.7. Provide a mail box for each dwelling;**
- 12.8. Provide a clothesline for each dwelling which must be located so as not to be detrimental to the visual amenity of the neighbourhood;**
- 12.9. Provide lighting near the front entrance of each dwelling; and**
- 12.10. Install all plumbing work, sewer pipes etc. associated with the development concealed from general view.**

To the satisfaction of the Responsible Authority.

- 13. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**
- 14. All glazing must at all times be maintained to the satisfaction of the Responsible Authority.**
- 15. This permit will expire if:-**
 - 15.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 15.2. The development or any stage of it is not completed within four (4) years of the date of this permit.**

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

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

- (a) the request for the extension is made within twelve (12) months after the permit expires; and**

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

- (b) the development or stage started lawfully before the permit expired.

Permit Notes

- A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.
- Approval of any retention system within the property boundary is required by the relevant building surveyor.
- 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.
- 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 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 44 MCFEES ROAD,
DANDENONG NORTH (PLANNING APPLICATION NO. PLN20/0057)**

ATTACHMENT 1

SUBMITTED PLANS

PAGES 12 (including cover)

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

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)



MATERIAL & COLOUR SCHEDULE

Job Address: 44-46 McFees Road, Dandenong North VIC 3175
Job Number: 19209
Job Revision: Revision A

A. Corrugated Metal Roof



B. Downpipes, Rainwater Heads, Gutters and Fascias



C. Face Brickwork



D. Weatherboard Cladding



E. Textured Render Finish



F. Aluminium Window & Door Frames



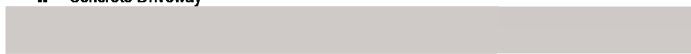
G. Entry Doors



H. Paint Finish to Soffits



I. Concrete Driveway



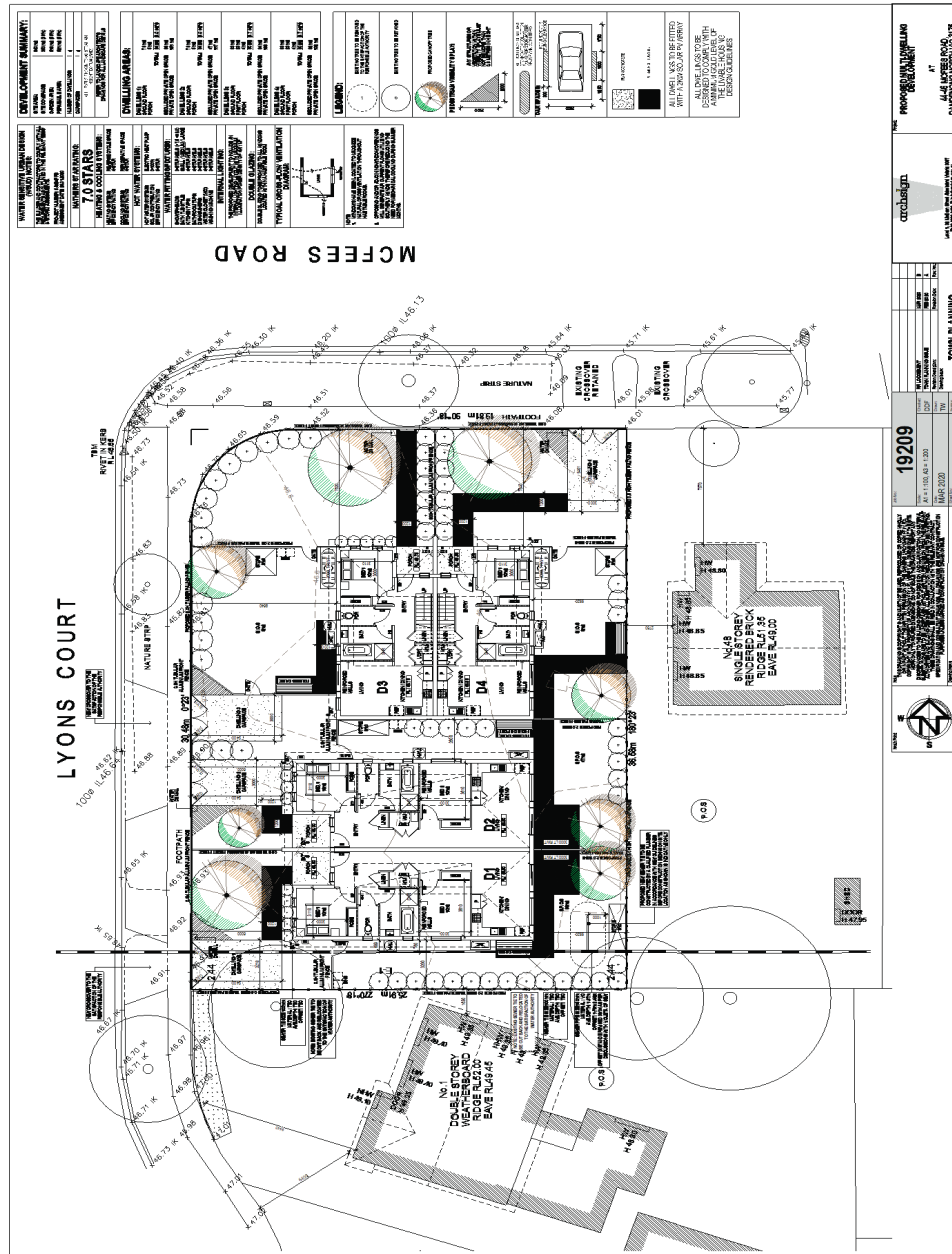
2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)



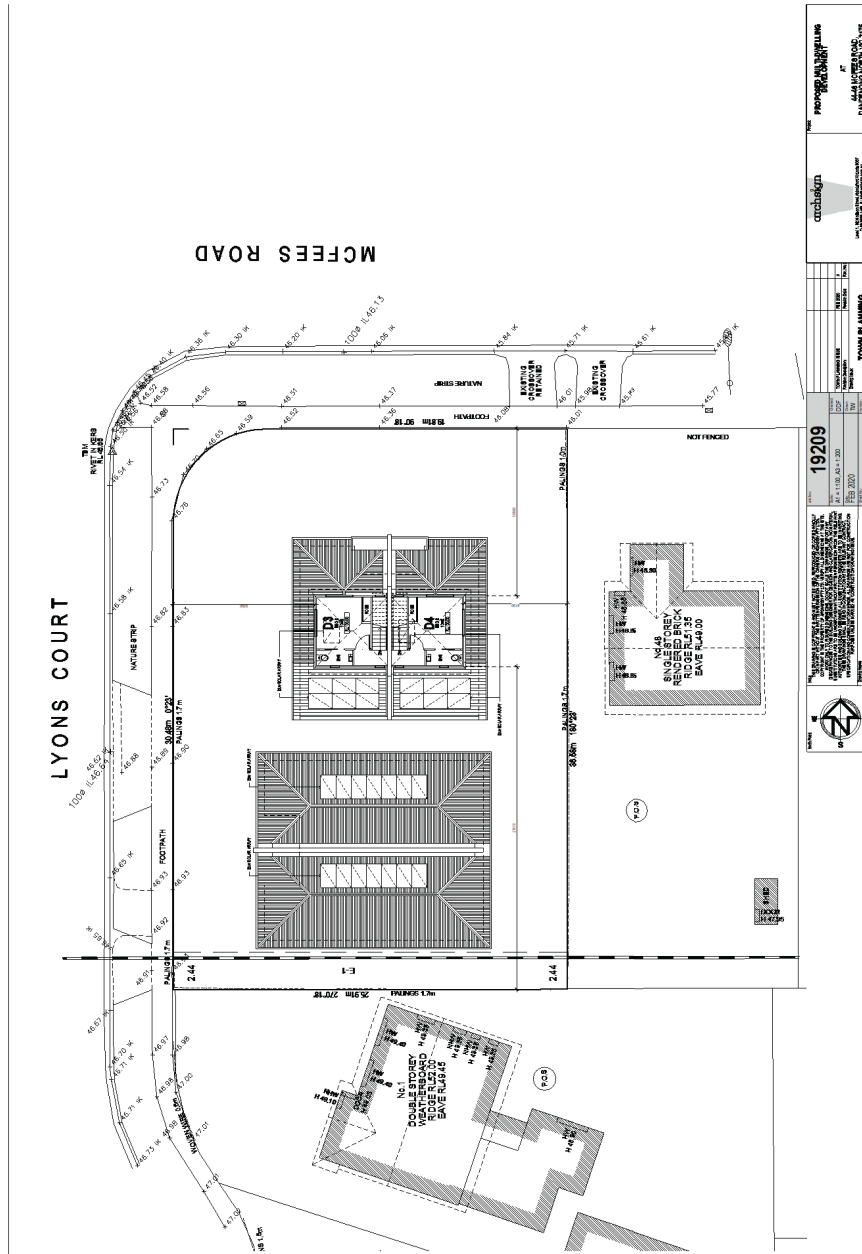
2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)



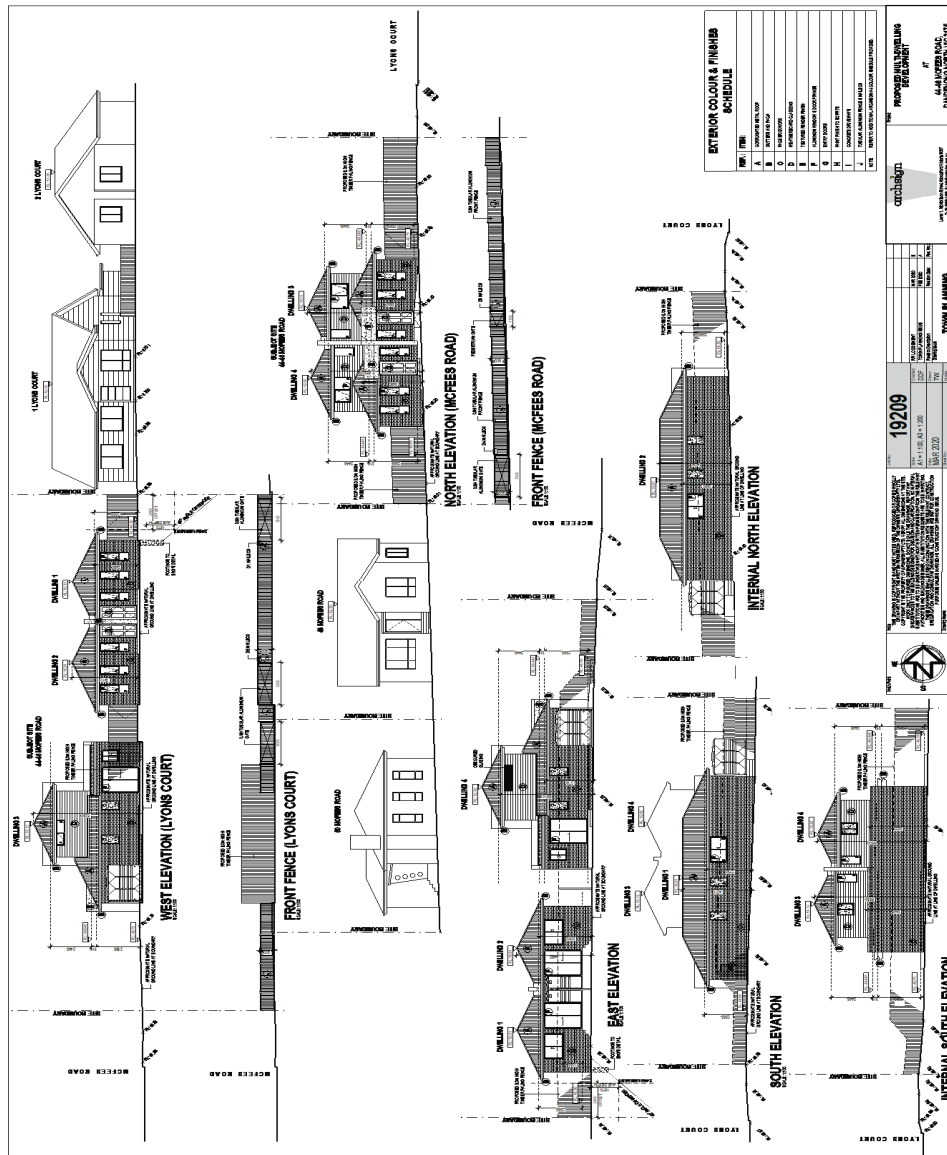
2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)



2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

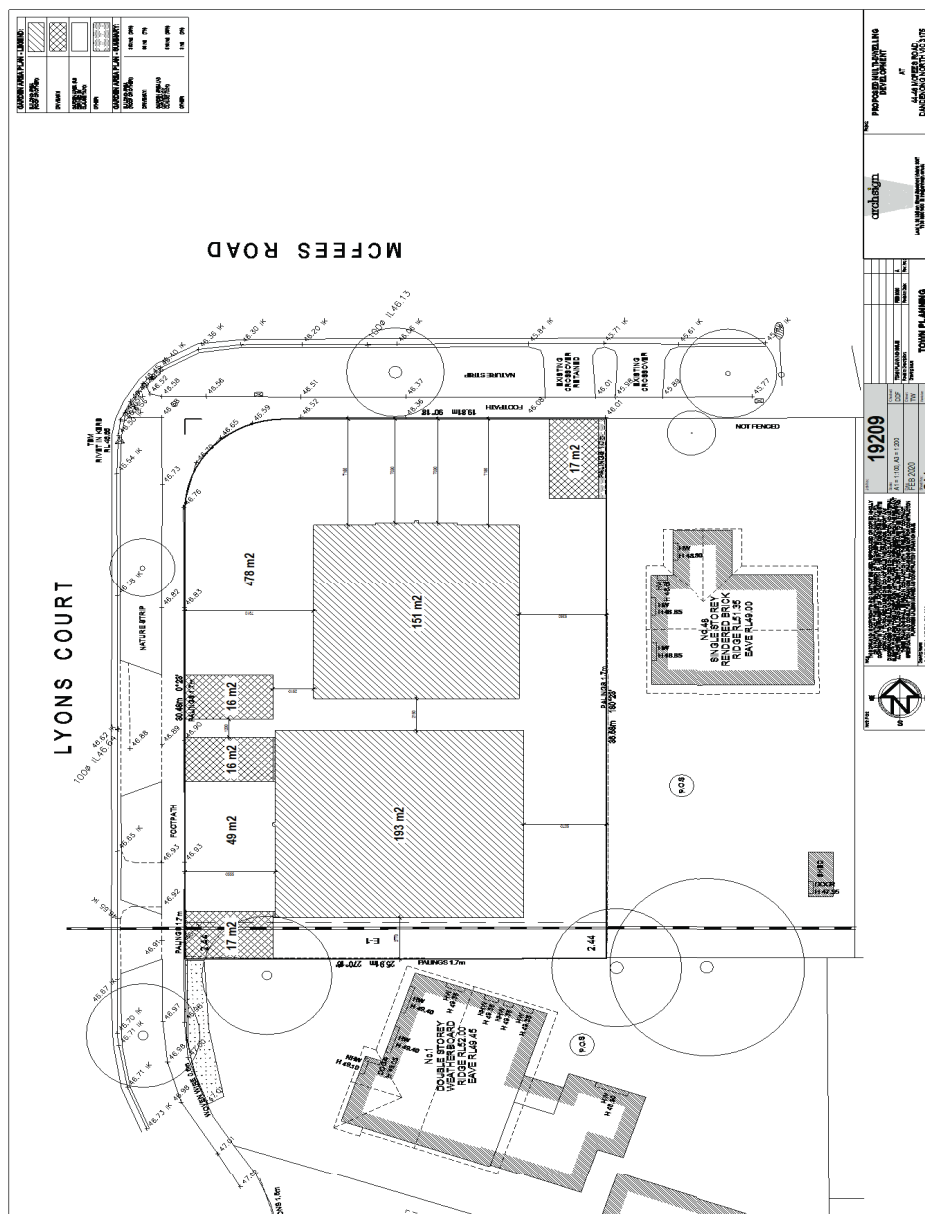


2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)



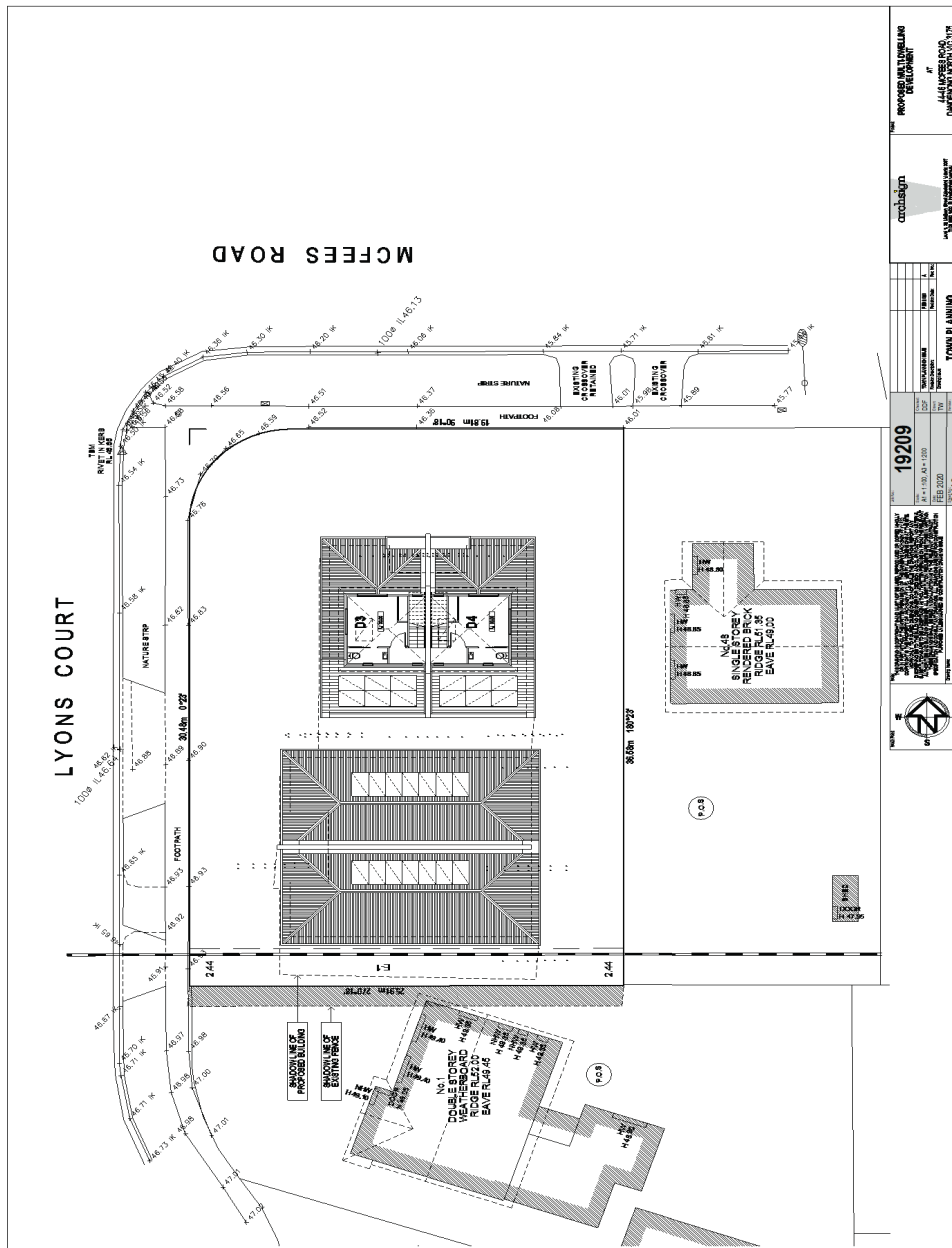
2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

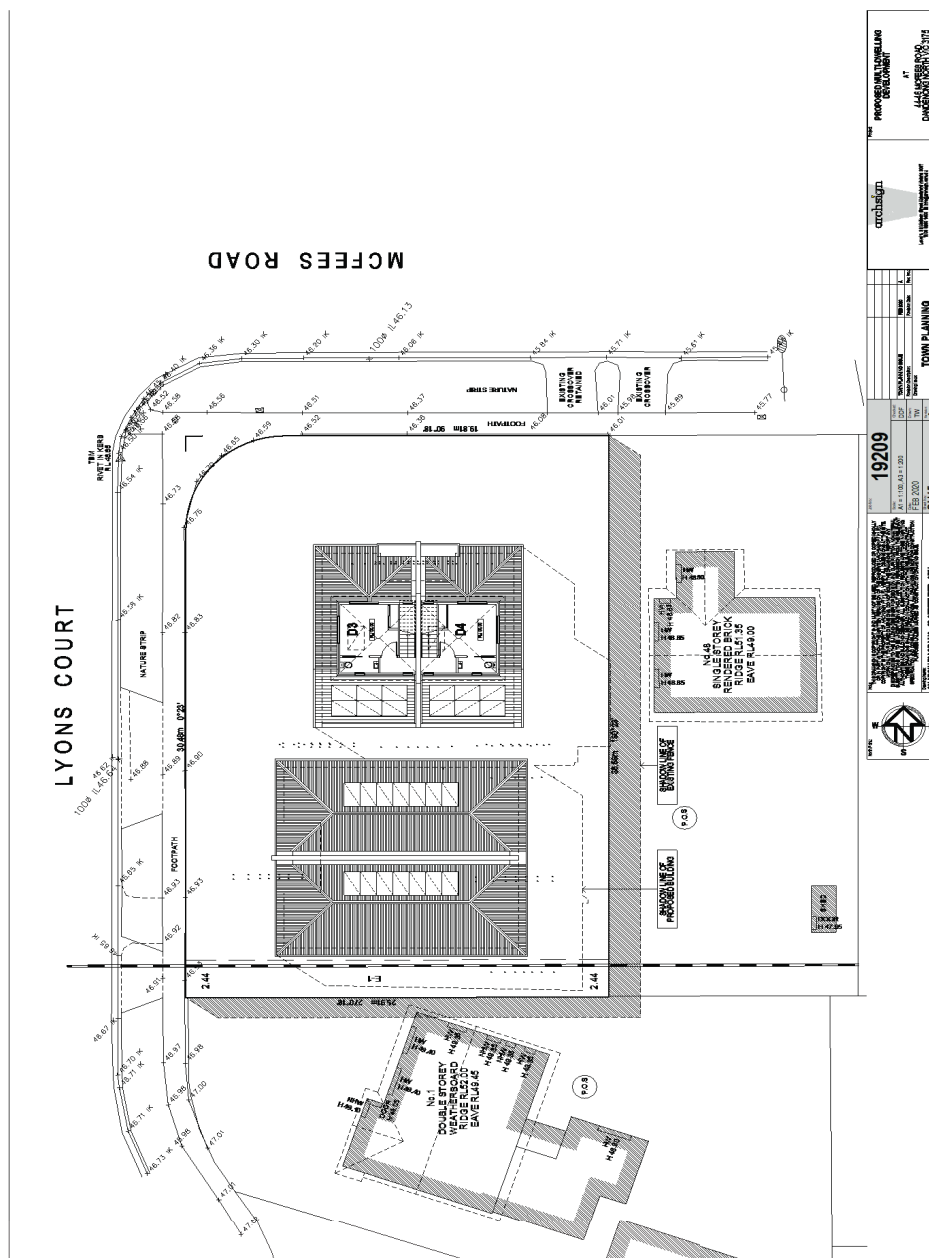






ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)



2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 44 MCFEES ROAD,
DANDENONG NORTH (PLANNING APPLICATION NO. PLN20/0057)**

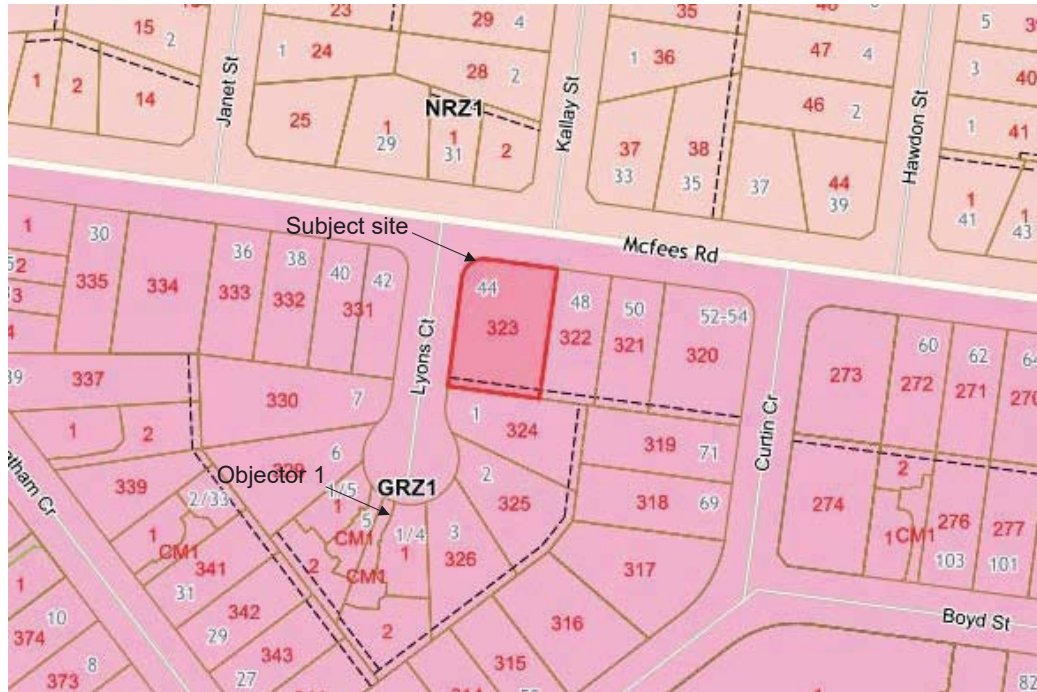
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)



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

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 44 MCFEES ROAD,
DANDENONG NORTH (PLANNING APPLICATION NO. PLN20/0057)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 7 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Assessment Table for Clause 22.09****Clause 22.09-3.1 Design Principles for all residential developments**

Title /Objective	Principles	Principle met/Principle not met/NA
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	✓ Principle met
	Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.	✓ Principle met
	Use semi-transparent fences to the street frontage.	✓ Principle met Tubular fencing at 0.9 metres in height is proposed. Tubular fencing contains spaces between the pickets and is therefore semi-transparent.
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	✓ Principle met
	Ensure that all main entrances are visible and easily identifiable from the street.	✓ Principle met
Landscaping	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	✓ Principle met
	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
	Provide substantial, high quality landscaping along vehicular accessways.	✓ Principle met
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	✓ Principle met
	Planting trees that are common to and perform well in the area.	✓ Principle met This is determined by the landscape designer.
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	Not applicable No trees are present on the subject site.
	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	✓ Principle met
	Ensure that landscaping also addresses the Safety Design Principles.	✓ Principle me

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (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
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	✓ Principle met
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ Principle met
Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	✓ Principle met
	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
	Where car parking is located within the front setback it should be: <ul style="list-style-type: none"> • Fully located within the site boundary; and • Capable of fully accommodating a vehicle between a garage or carport and the site boundary. 	✓ Principle met
	Developments with basement car parking should consider flooding concerns where applicable.	Not applicable
	No basement car parking is proposed.	
Setbacks, front boundary and width	Residential developments should:	
	Provide a front setback with fence design and height in keeping with the predominant street pattern.	✓ Principle met
	Maintain the apparent frontage width pattern.	✓ Principle met
	Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.	✓ Principle met
Private open space	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	✓ Principle met
	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.	✓ Principle met
	Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.	✓ Principle met
	Private open space should be positioned to maximise solar access.	✓ Principle met

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

	Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	✓ Principle met
	Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.	Not applicable The development is not an apartment type development.
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
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	Not applicable
	The development of new dwellings to the rear of existing retained dwellings is discouraged where: <ul style="list-style-type: none"> The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or The retention of the existing dwelling detracts from the identified future character. 	Not applicable
	On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by: <ul style="list-style-type: none"> Not exceeding the height of the neighbouring significant building; Minimising the visibility of higher sections of the new building; and Setting higher sections back at least the depth of one room from the frontage. 	Not applicable
	Residential development should:	
	Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.	✓ Principle met
Site Design	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	✓ Principle met
	Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.	✓ Principle met
	Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.	✓ Principle met
	Provide suitable storage provisions for the management of operational waste	✓ Principle met
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	✓ Principle met
Materials & Finishes	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	✓ Principle met

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

	Avoid the use of commercial or industrial style building materials and finishes.	✓ Principle met
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.	✓ Principle met
	Use a consistent simple palette of materials, colours finishes and architectural detailing.	✓ Principle met
	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	✓ Principle met
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.	✓ Principle met
	Be designed to avoid the location of domestic and building services:	✓ Principle met
	<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. 	Services are located on the periphery of each secluded private open space area.
Internal Amenity	Residential development should:	
	Ensure that dwelling layouts have connectivity between the main living area and private open space.	✓ Principle met
	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ Principle met
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	✓ Principle met
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	Not applicable

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)**

Principles		Principle met/Principle not met/NA
Titles & Objectives		
Preferred housing type	The preferred housing type for the Incremental Change Area is medium density.	✓ Principle met Medium density is proposed.
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level. The preferred maximum building height for land within the GRZ3 is 3 storeys, including ground level. Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties	✓ Principle met
Landscaping		✓ Principle met
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	✓ Principle met
Private open space	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.	✓ Principle met
Bulk & Built Form	Residential development should:	
	Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape; Be well articulated through the use of contrast, texture, variation in forms, materials and colours.	✓ Principle met
	Residential development in the GRZ1 and GRZ2 should: Provide separation between dwellings at the upper level;	✓ Principle met
		✗ Principle not met – variation required The first floor level of Dwellings 3 and 4 are connected. As only two (2) dwellings out of the four (4) are double storey in nature as well as the first floor level contains only a bedroom, it is determined that separation between the mentioned dwellings is not necessary.
	Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;	✓ Principle met
	Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.	✓ Principle met

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

	Within the GRZ1 and GRZ2 the rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.	Not applicable The site is a corner lot.
	Two storey dwellings to the rear of a lot in the GRZ1 and GRZ2 may be considered where: <ul style="list-style-type: none"> the visual impact of the building bulk does not adversely affect the identified future character of the area; overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; the building bulk does not adversely affect the planting and future growth of canopy trees to maturity; sufficient side and rear boundary landscaping can be provided to screen adjoining properties; upper storey components are well recessed from adjoining sensitive interfaces. 	Not applicable
	Separation between upper levels of dwellings on a site in the GRZ3 is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.	Not applicable

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 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 44 MCFEES ROAD,
DANDENONG NORTH (PLANNING APPLICATION NO. PLN20/0057)**

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 - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Assessment Table - Clause 52.06****Clause 52.06-10 Decision guidelines**

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

Design Guidelines	Assessment	Requirement met/Requirement not met/NA
Design guidelines	<ul style="list-style-type: none"> The role and function of nearby roads and the ease and safety with which vehicles gain access to the site. The ease and safety with which vehicles access and circulate within the parking area. The provision for pedestrian movement within and around the parking area. The provision of parking facilities for cyclists and disabled people. The protection and enhancement of the streetscape. The provision of landscaping for screening and shade. The measures proposed to enhance the security of people using the parking area particularly at night. The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians. The workability and allocation of spaces of any mechanical parking arrangement. The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters. The type and size of vehicle likely to use the parking area. Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation. The need for the required car parking spaces to adjoin the premises used by the occupiers, if the land is used by more than one occupier. Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled). The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings. Any other matter specified in a schedule to the Parking Overlay. 	The decisions guidelines have been considered.

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 52.06-9 Design standards for car parking**

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

Design Standards	Assessment	Requirement met/Requirement not met/NA
Design standard 1 - Accessways	Accessways must:	✓ Standard met
	• Be at least 3 metres wide.	
	• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	Not applicable
	• Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	Not applicable
	• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	✓ Standard met
	• If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction.	Not applicable
	• Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone.	Not applicable
	• 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 with condition The following condition of permit is required: Sightline triangles in accordance with Clause 52.06-9.
	If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.	Not applicable
	If entry to the car space is from a road, the width of the accessway may include the road.	✓ Standard met

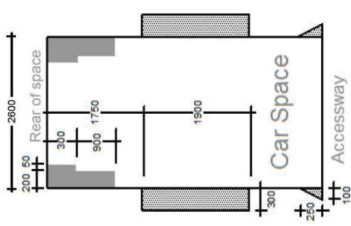
ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

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

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (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>Dimensions in millimetres</p> <p>Clearance required</p> <p>Tree or column permitted</p>	<p>✓ Standard met with condition</p> <p>The car parking areas to all dwellings contain gates which open inwards, therefore encroaching into the car parking space. To alleviate the concern, the following condition is required: The gates to the car parking areas are not to impede on the car park space being a minimum dimension of 2.6 metres wide and 4.9 metres in length.</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>Not applicable</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>Not applicable</p>
	<p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p>	<p>Not applicable</p>
	<p>Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.</p>	<p>Not applicable</p>
<p>Design standard 3: Gradients</p>	<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>✓ Standard met</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

	<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> <table><tr><th colspan="3">Table 3: Ramp gradients</th></tr><tr><th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr><tr><td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr><tr><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr><tr><td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr><tr><td>longer than 20 metres</td><td>1:5 (20%)</td></tr></table> <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>	Table 3: Ramp gradients			Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	Not applicable
Table 3: Ramp gradients																		
Type of car park	Length of ramp	Maximum grade																
Public car parks	20 metres or less	1:5 (20%)																
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Private or residential car parks	20 metres or less	1:4 (25%)																
	longer than 20 metres	1:5 (20%)																
Design standard 4: Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided:	Not applicable																
	<ul style="list-style-type: none">At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.	Not applicable																
	<ul style="list-style-type: none">Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.	Not applicable																
	<ul style="list-style-type: none">The design and operation is to the satisfaction of the responsible authority.	Not applicable																
Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ Standard met																
	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	Not applicable																
	Design of car parks must take into account their use as entry points to the site.	Not applicable																
	Design of new internal streets in developments must maximise on street parking opportunities.	Not applicable																
Design standard 6: Safety	Car parking must be well lit and clearly signed.	✓ Standard met																
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	Signage is not required. ✓ Standard met																

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

	Pedestrian access to car parking areas from the street must be convenient.	✓ Standard met
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	Not applicable
Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ Standard met
	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ Standard met
	Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	Not applicable

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 44 MCFEES ROAD,
DANDENONG NORTH (PLANNING APPLICATION NO. PLN20/0057)**

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 39 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Assessment Table - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)****Clause 55.02-1 Neighbourhood character objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B1	The design response must be appropriate to the neighbourhood and the site.	<p>✓ Standard met</p> <p>The subject site is located within an Incremental Change Area (as identified in Clause 22.09 – Residential Development and Neighbourhood Character Policy).</p> <p>As outlined under Clause 22.09, there are design guidelines for all residential development within the municipality and also specific design guidelines for development within Incremental Change Areas. The proposed development is consistent with the guidelines as demonstrated within the Clause 22.09 assessment tables. Therefore, the proposal is determined to be an appropriate response to the neighbourhood and the site.</p>
Decision Guidelines	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ Standard met
	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The neighbourhood and site description.	
Objectives	The design response.	
	To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.	✓ Objectives met
	To ensure that development responds to the features of the site and the surrounding area.	

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.02-2 Residential policy objectives**

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.02-3 Dwelling diversity objective**

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.02-4 Infrastructure objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B4	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	✓ Standard met Development will be connected to services via the construction process.
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ Standard met
	In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	✓ Standard met
Decision Guidelines	<p>The capacity of the existing infrastructure.</p> <p>In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the SEPP (Waters of Victoria) under the EPA 1970.</p> <p>If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.</p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	✓ Objectives met

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.02-5 Integration with the street objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ Standard met
	Developments should be oriented to front existing and proposed streets.	✓ Standard met
	High fencing in front of dwellings should be avoided if practicable.	✓ Standard met
	Development next to existing public open space should be laid out to complement the open space.	A 0.9 metre high front fence is proposed to all dwellings.
Decision Guidelines	Any relevant urban design objective, policy or statement set out in this scheme.	
	The design response.	✓ Standard met
Objective	To integrate the layout of development with the street.	✓ Objective met

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.03-1 Street setback objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA															
Standard B6	<p>Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone:</p> <p>RGZ: 5 metres or as per Table B1, whichever is the lesser.</p> <p>GRZ: 7.5 metres or as per Table B1, whichever is the lesser.</p> <p>NRZ: As per Table B1.</p> <p>Table B1 Street setback</p> <table border="1"> <thead> <tr> <th>Development context</th><th>Minimum setback from front street (metres)</th><th>Minimum setback from a side street (metres)</th></tr> </thead> <tbody> <tr> <td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td><td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr> <tr> <td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td><td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr> <tr> <td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td><td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td><td>Not applicable</td></tr> <tr> <td>The site is on a corner.</td><td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td><td>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td></tr> </tbody> </table>	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable	The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.	<p>Standard met & Schedule met</p> <ul style="list-style-type: none"> The existing dwelling at no. 48 McFees Road is setback 7.57 metres. The Schedule requires a setback of 7.5 metres. Dwellings 3 and 4 are setback 7.62 and 7.64 metres respectively from the northern boundary, thereby complying with the Schedule. Dwellings 1 and 2 are required to contain a minimum setback of 3 metres. These dwellings each contain a front boundary setback of 6 metres.
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)															
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable															
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable															
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable															
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.															

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.03-2 Building height objective**

Title & Objective		Standards	Standard Met/Standard Not Met/NA
Standard B7		The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. <i>RGZ: 13.5 metres discretionary maximum (refer Clause 32.07-8 for details)</i> <i>GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)</i> <i>NRZ: 9 metres / 2 storeys mandatory maximum (refer Clause 32.09-9)</i>	✓ Standard met The proposed development would have a maximum building height of 6.71 metres.
		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.	Not applicable
		Changes of building height between existing buildings and new buildings should be graduated.	✓ Standard met
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.	
Objective		The relationship between the proposed building height and the height of existing adjacent buildings.	
		The visual impact of the building when viewed from the street and from adjoining properties.	
		To ensure that the height of buildings respects the existing or preferred neighbourhood character	✓ Objective met

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.03-3 Site coverage objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B8	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> • The maximum site coverage specified in a schedule to the zone, or • If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p>RGZ1: 70% RGZ2: 70% RGZ3: 70% GRZ1: 60% (none specified) GRZ2: 60% (none specified) NRZ1: 50%</p>	<p>✓ Standard met & Schedule met</p> <p>The site area covered by buildings would be 38%.</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	<p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>✓ Objective met</p>

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.03-4 Permeability objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B9	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> • The minimum areas specified in a schedule to the zone, or • If no minimum is specified in a schedule to the zone, 20 per cent of the site. <p><u>RGZ1: 20%</u> <u>RGZ2: 20% (none specified)</u> <u>RGZ3: 20% (none specified)</u> <u>GRZ1: 30%</u> <u>GRZ2: 20% (none specified)</u> <u>NRZ1: 40%</u></p>	<p>Standard met & Schedule met</p> <p>The site area covered by pervious surfaces would be 55%.</p>
Decision Guidelines	<p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p> <p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</p>	
Objectives	<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	<p>Objectives met</p>

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.03-5 Energy efficiency objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B10	Buildings should be: <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	Standard met ✓ Standard met
	Living areas and private open space should be located on the north side of the development, if practicable.	Standard met ✓ Due to the orientation of the lot, no living rooms are orientated north. However, the private open space areas are.
	Developments should be designed so that solar access to north-facing windows is maximised.	Standard met ✓ Whilst Dwelling 1 does not contain any north facing windows, the dwelling would receive adequate daylight as a result of the placement of windows along the other building facades.
	The design response. The size, orientation and slope of the lot. The existing amount of solar access to abutting properties. The availability of solar access to north-facing windows on the site.	
Decision Guidelines		
Objectives	To achieve and protect energy efficient dwellings and residential buildings.	Objectives met ✓ Objectives met
	To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.03-6 Open space objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B11	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable. 	<p>✓ Standard met</p> <p>There is a shared landscaped area between the car parking spaces of Dwellings 2 and 3. The area is considered to be useable and is located to the front and side of each dwelling respectively.</p>
Decision Guidelines	<p>Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p>	
Objective	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	<p>✓ Objective met</p>

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.03-7 Safety objective**

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

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.03-6 Landscaping objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B13	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p><u>All schedules to all residential zones:</u></p> <p><i>"70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."</i></p>	<p>✓ Standard met</p> <p>Not applicable</p> <p>Not applicable</p> <p>✓ Standard met</p> <p>✗ Standard & Schedule not met – variation required</p> <ul style="list-style-type: none"> • The proposal provides for 64% landscaping within the front setback to McFees Road and Lyons Court.
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any relevant plan or policy for landscape design in the SPPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p> <p>The location and size of gardens and the predominant plant types in the neighbourhood.</p> <p>The health of any trees to be removed.</p> <p>Whether a tree was removed to gain a development advantage.</p>	
Objectives	<p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p>	<p>✓ Objectives met</p> <p>Schedule 1 to the General Residential Zone calls for 70% of the ground level front setback, and side and rear setbacks, to be planted with substantial landscaping and</p>

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

	To encourage the retention of mature vegetation on the site.	canopy trees. An assessment reveals the proposal provides for 64% landscaping within the front setback to McFees Road and Lyons Court, resulting in a short fall of 6%. There is a short fall given that a single and double width crossover is proposed to allow for vehicular access to dwellings 1 to 3 and further, the secluded private open space to dwelling 3 is located to the west (side). Whilst the proposal does not comply with the Schedule requirement, dwellings 1 and 2 each contain a front boundary setback of 6 metres in lieu of the minimum 3 metres required under Clause 55.03-1 Street setback objectives (Standard B6). As a generous building setback has been provided it is determined that the site would contain appropriate landscaping, therefore meeting the objectives.
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Clause 55.03-9 Access objective

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

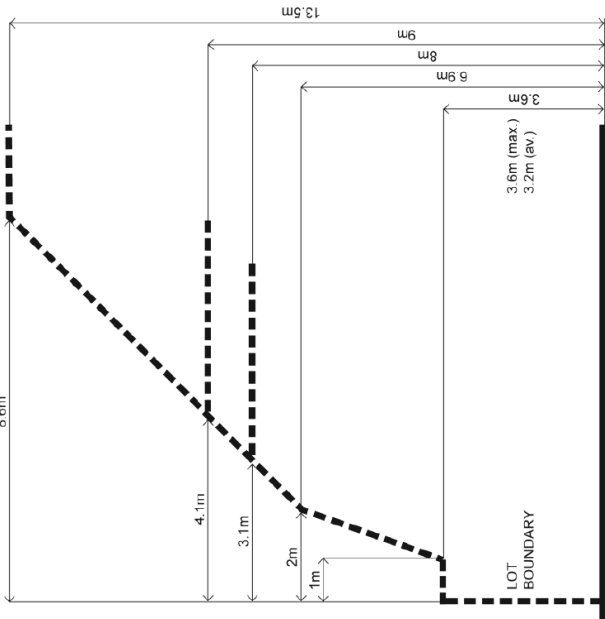
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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.03-10 Parking location objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B15	Car parking facilities should: <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	Standard met <ul style="list-style-type: none"> • The car parking space to each dwelling is conveniently located. • Whilst the car parking spaces proposed are uncovered, the development is provided with 0.9 metre high front fences. Standard met
Decision Guidelines	The design response.	
Objectives	To provide convenient parking for residents and visitors vehicles.	Objectives met
	To protect residents from vehicular noise within developments.	

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.04-1 Side and rear setbacks objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B17	<p>A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone, or 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. <p>Diagram B1 Side and rear setbacks</p>  <p>The diagram illustrates the required setbacks for a building footprint (solid black shape) relative to the lot boundaries (dashed line). The setbacks are as follows:</p> <ul style="list-style-type: none"> Front setback: 8.6m Side setbacks: 4.1m, 3.1m, 2m, and 1m. Rear setbacks: 13.5m, 9m, 8m, 6.9m, and 3.6m (max) / 3.2m (av). <p>Diagram B1 Side and rear setbacks</p>	<p>Standard Met/Standard Not Met/NA</p> <p>✓ Standard met</p> <p>✓ Standard met</p>

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

	encroach not more than 0.5 metres into the setbacks of this standard.	
	Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.	✓ Standard met
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.	
Objective	To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	✓ Objective met

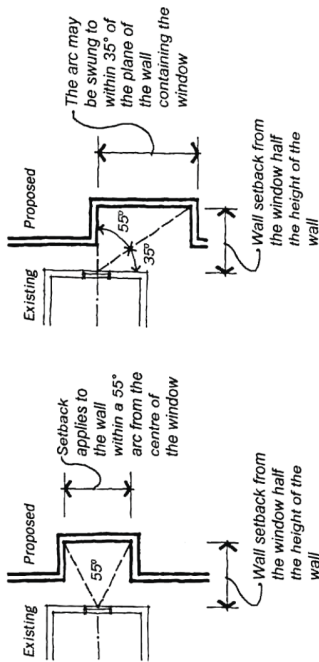
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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.04-2 Walls on boundaries objective**

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

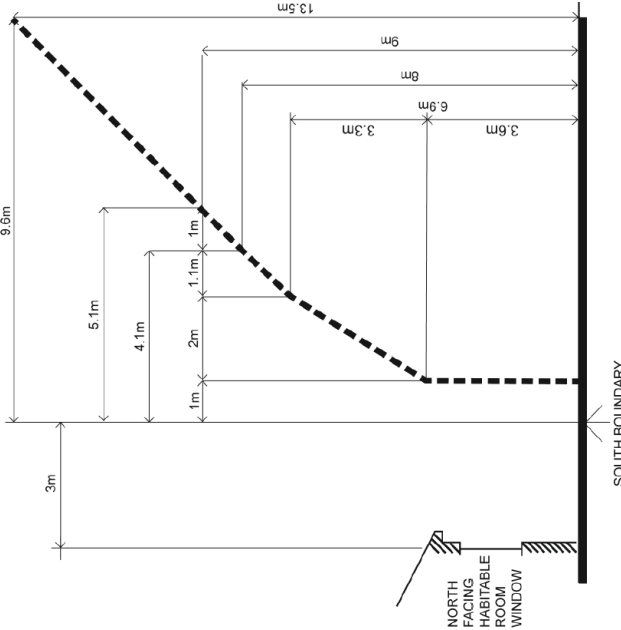
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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.04-3 Daylight to existing windows objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B19	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Diagram B2 Daylight to existing windows</p>  <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>✓ Standard met</p> <p>✓ Standard met</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>	
Objective	To allow adequate daylight into existing habitable room windows.	✓ Objective met

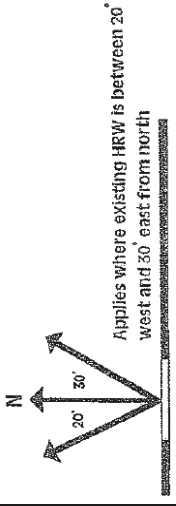
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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.04-4 North-facing windows objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B20	<p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</p> <p>Diagram B3 North-facing windows</p> 	<p>Standard met</p> <p>✓ Standard met</p>
	<p>A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p>	

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

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

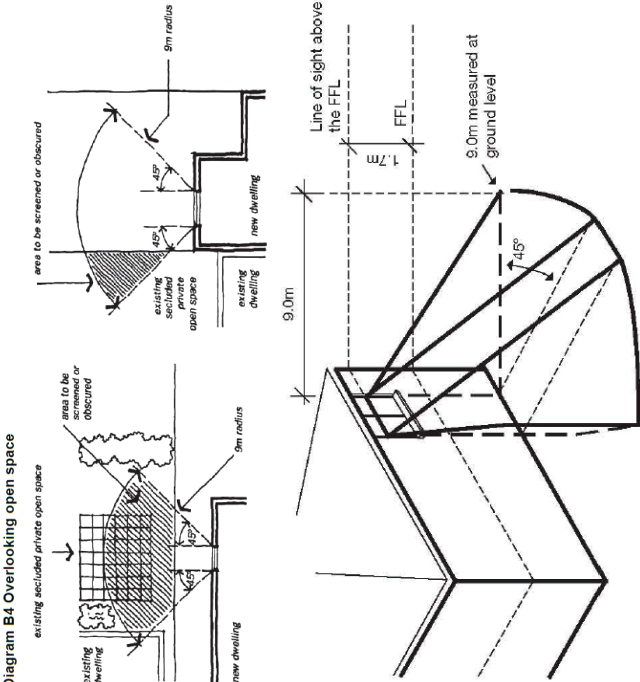
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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.04-5 Overshadowing open space objective**

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

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.04-6 Overlooking objective**

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

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

	<ul style="list-style-type: none"> Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	<p>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.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. Permanent, fixed and durable. Designed and coloured to blend in with the development. <p>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.</p>	<p>✓ Standard met</p>
			<p>Not applicable</p> <p>No screens are proposed.</p>
			<p>✓ Standard met</p>
Decision Guidelines	The design response.		
	The impact on the amenity of the secluded private open space or habitable room window.		
	The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings.		
	The internal daylight to and amenity of the proposed dwelling or residential building.		
Objective	To limit views into existing secluded private open space and habitable room windows.		
			<p>✓ Objective met</p>

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.04-7 Internal views objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B23	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	✓ Standard met
Decision Guidelines	The design response.	
Objective	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	✓ Objective met

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.04-8 Noise impacts objectives**

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

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.05-1 Accessibility objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	✓ Standard met
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	✓ Objective met

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.05-2 Dwelling entry objective**

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

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2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.05-3 Daylight to new windows objective**

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.05-4 Private open space objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B28 <p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>RGZ1: None specified</p> <p>RGZ2: "As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from a living room."</p> <p>RGZ3: "As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</p> <p>GRZ1: "An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</p> <p>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</p> <p>GRZ2: "As per the B28 40 sq m requirement, with the 25 sq m of secluded private open space at ground level having a minimum dimension of 5 metres; or</p> <p>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</p> <p>NRZ1: "An area of 60 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 40 square metres with a minimum dimension of 5 metres and convenient access from a living room; or</p> <p>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</p>		<p>Standard met & Schedule met</p> <p>Dwelling 1 – provided with a useable ground floor private open space area of 83.3 square metres, and 49.7 square metres of secluded private open space with a minimum dimension of 5 metres. Total = 133 square metres of open space</p> <p>Dwelling 2 – provided with a useable ground floor private open space area of 47 square metres, and 47 square metres of secluded private open space with a minimum dimension of 5 metres. Total = 94 square metres of open space</p> <p>Dwelling 3 – provided with a useable ground floor private open space area of 102.6 square metres, and 84.6 square metres of secluded private open space with a minimum dimension of 5 metres. Total = 187.2 square metres of open space</p> <p>Dwelling 4 – provided with a useable ground floor private open space area of 68 square metres, and 62.2 square metres of secluded private open space with a minimum dimension of 5 metres. Total = 130.2 square metres of open space</p>

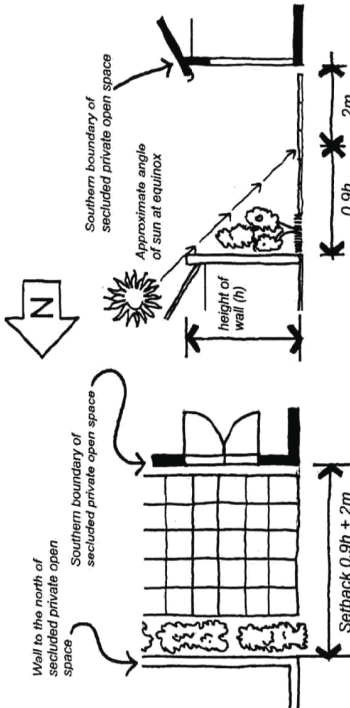
ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.05-5 Solar access to open space objective**

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.05-6 Storage objective**

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.06-1 Design detail objective**

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.06-2 Front fences objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA						
Standard B32	<p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <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><i>All schedules to all residential zones:</i></p> <p><i>"Maximum 1.5 metre height in streets in Road Zone Category 1 1.2 metre maximum height for other streets"</i></p> <ul style="list-style-type: none">If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table B3 Maximum front fence height</p> <table><tr><th>Street Context</th><th>Maximum front fence height</th></tr><tr><td>Streets in a Road Zone, Category 1</td><td>2 metres</td></tr><tr><td>Other streets</td><td>1.5 metres</td></tr></table>	Street Context	Maximum front fence height	Streets in a Road Zone, Category 1	2 metres	Other streets	1.5 metres	<p>✓ Standard met</p> <p>✓ Standard met</p>
Street Context	Maximum front fence height							
Streets in a Road Zone, Category 1	2 metres							
Other streets	1.5 metres							
Decision Guidelines	<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>							
Objective	<p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>✓ Objective met</p>						

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.06-3 Common property objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B33	Developments should clearly delineate public, communal and private areas.	✓ Standard met The shared area between the car parking spaces of Dwellings 2 and 3 is considered to be appropriate.
Objectives	Common property, where provided, should be functional and capable of efficient management.	✓ Standard met
	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	✓ Objectives met

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 44 McFees Road Dandenong North (Planning Application No. PLN20/0057) (Cont.)**Clause 55.06-4 Site services objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B34	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	Standard met with conditions Whilst the site contains sufficient space for services, storage sheds and rainwater tanks should be located on an impervious surface so that the services can be installed efficiently; preventing water in the sheds and ensuring the water tanks do not topple over. Therefore, the following condition is required: Rainwater tanks and storage sheds on top of an impervious surface.
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	Standard met Whilst the plans show two (2) bins to each dwelling noting a four (4) bin waste and recycling system will roll out as of 2021, there is adequate space within each secluded private open space area to contain additional bins.
	Bin and recycling enclosures should be located for convenient access by residents.	Standard met
	Mailboxes should be provided and located for convenient access as required by Australia Post.	Standard met
	The design response.	
Decision Guidelines		
Objectives	To ensure that site services can be installed and easily maintained.	Objectives met
	To ensure that site facilities are accessible, adequate and attractive.	

3 QUESTION TIME - PUBLIC

Question Time at Council meetings provides an opportunity for members of the public in the gallery to address questions to the councillors and/or officers of the Greater Dandenong City Council. Questions must comply with clause 31 of Council's current Meeting Procedure Local Law.

QUESTIONS FROM THE GALLERY

Questions are limited to a maximum of three (3) questions per individual. Where time constraints deem it likely that not all questions can be answered within the time allowed for Question Time, the Mayor at his/her discretion may determine only the first question may be presented verbally with others deferred to be managed in the same manner as public questions not verbally presented.

Priority will be given to questions that relate to items on the Council Agenda for that meeting. Questions including any preamble should not exceed 300 words.

b) All such questions must be received in writing on the prescribed form or as provided for on Council's website and at Ordinary meetings of Council. Where there are more than three (3) questions received from any one individual person, the Chief Executive Officer will determine the three (3) questions to be considered at the meeting.

c) All such questions must clearly note a request to verbally present the question and must be received by the Chief Executive Officer or other person authorised for this purpose by the Chief Executive Officer no later than:

- i) the commencement time (7.00pm) of the Ordinary meeting if questions are submitted in person; or
- ii) noon on the day of the Ordinary meeting if questions are submitted by electronic medium.

d) A question can only be presented to the meeting if the Chairperson and/or Chief Executive Officer has determined that the question:

- i) does not relate to a matter of the type described in section 89(2) of the Act (confidential matters);
- ii) does not relate to a matter in respect of which Council has no power to act;
- iii) is not defamatory, indecent, abusive or objectionable in language or substance, and is not asked to embarrass a Councillor or Council officer; and
- iv) is not repetitive of a question already asked or answered (whether at the same or an earlier meeting).

e) If the Chairperson and/or Chief Executive Officer has determined that the question may not be presented to the Meeting, then the Chairperson and/or Chief Executive Officer:

- i) must advise the Meeting accordingly; and
- ii) will make the question available to Councillors upon request.

3 QUESTION TIME - PUBLIC (Cont.)

f) The Chairperson shall call on members of the gallery who have submitted an accepted question to ask their question verbally if they wish.

g) The Chairperson, Chief Executive Officer or delegate may then direct that question to be answered by a nominated Councillor or member of Council staff.

h) No debate on, or discussion of, a question or an answer will be permitted other than for the purposes of clarification.

i) A Councillor or member of Council staff nominated to answer a question may:

i) seek clarification of the question from the person who submitted it;

ii) seek the assistance of another person in answering the question; and

iii) defer answering the question, so that the answer may be researched and a written response be provided within ten (10) working days following the Meeting (the question thereby being taken on notice).

j) Question time for verbal presentations is limited in duration to not more than twenty (20) minutes. If it appears likely that this time is to be exceeded then a resolution from Council will be required to extend that time if it is deemed appropriate to complete this item.

k) The text of each question asked and the response will be recorded in the minutes of the Meeting.

4 OFFICERS' REPORTS - PART TWO

4.1 POLICY AND STRATEGY

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre

File Id:	A6644755
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Amendment C203 Panel Report. Amendment C203 Clause 43.02 Design and Development Overlay Schedule 6 (Post-Panel changes). Amendment C203 Clause 22.10 Springvale Major Activity Centre Local Policy (Post-Panel Changes).

Report Summary

At its meeting on 24 February 2020, Council resolved to request the Minister for Planning to appoint an independent Planning Panel to consider submissions received in response to the exhibition of Amendment C203 - Springvale Major Activity Centre pursuant to the requirements of the *Planning and Environment Act 1987*.

A Planning Panel was appointed under Section 153 of the *Planning and Environment Act 1987*. The Panel appointed by the Minister for Planning conducted the Panel Hearing via video conference on Friday 22 May 2020.

This report discusses the findings of the Planning Panel's report and recommends that Amendment C203 be adopted as per the Panel's recommendations and forwarded to the Minister for Planning for approval.

Recommendation Summary

This report recommends that Council adopt Amendment C203 – Springvale Major Activity Centre, to the *Greater Dandenong Planning Scheme* in the form as recommended by the Panel and forward Amendment C203 to the Minister for Planning for approval.

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)**Background**

Planning Scheme Amendment C203 applies to the Springvale Major Activity Centre (Springvale MAC). It proposes to implement the recommendations of the *Springvale Building Heights and Setbacks Study (Tract, 2016)* and the *Springvale Activity Centre Structure Plan (2017)* to improve the operation of planning policy and controls within the Springvale MAC to ensure they achieve preferred built form outcomes that meet high amenity and design standards and accommodate forecast population growth.

Amendment C203 proposes to revise the existing planning controls in order to provide clearer guidance regarding the built form and urban design outcomes in the Springvale MAC by introducing a new Design and Development Overlay and Local Policy for the activity centre.

Springvale Activity Centre Building Heights and Setbacks Study (2016) and Springvale Activity Centre Structure Plan 2017

A detailed review of the Springvale MAC and the current planning controls was undertaken and a strategic background document, the *Springvale Activity Centre Building Heights and Setbacks Study (2016)* was prepared by consultants on behalf of Council.

This study provided the strategic justification for the revised *Springvale Activity Centre Structure Plan* which was adopted by Council on 24 July 2017.

The *Springvale Activity Centre Structure Plan (2017)* and the *Springvale Activity Centre Building Heights and Setbacks Study (2016)* are proposed to be included as reference documents in the planning scheme as they provide the strategic basis to guide the future growth, provision of infrastructure and public and private investment within the centre.

These documents have directly informed the revised Clause 22.10 Springvale Local Policy and Clause 43.02 Design and Development Overlay (DDO6) as part of Amendment C203.

Clause 22.10 Springvale Local Planning Policy and Design and Development Overlay Schedule 6 (DDO6)

The proposed Clause 22.10 Springvale Local Planning Policy supports the continued development and expansion of Springvale as a Major Activity Centre and provides direction to Council in considering future land use and development applications within the Activity Centre.

The policy objectives of Clause 22.10 and DDO6 aim to encourage appropriate site consolidation, integrate lot layout, support higher density development, improve permeability and promote design excellence.

The DDO6 has identified 11 precincts within the Springvale MAC which have specific site responsive built form controls to guide high quality medium-to-high density development that will accommodate future population growth.

In summary, Amendment C203 proposes to:

- replace Clause 22.10 with a revised Springvale Major Activity Centre Local Policy;

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

- replace Clause 43.03 Schedule 6 with a revised Design and Development Overlay Schedule;
- include the *Springvale Activity Centre Structure Plan (2017)* and the *Springvale Building Heights and Setbacks Study (2016)* as Reference Documents; and
- make consequential changes to planning scheme maps and Clauses 21.03, 21.04, 21.05 and 21.06 in the Local Planning Policy Framework

Planning Scheme Amendment C203 was publicly exhibited from 7 November to 6 December 2019 as per the statutory requirements.

A total of five (5) submissions were received in response to the exhibition period for Amendment C203 including one (1) from the Victorian School Building Authority. From the officers' analysis, two (2) submissions supported the Amendment with changes and three (3) submissions made comments on the Amendment but were unclear in their support.

In response to the submissions, minor changes were made to the exhibited version of Amendment C203 and were adopted by Council at its meeting on 24 February 2020.

Planning Panel

At its meeting on 24 February 2020, Council resolved to refer the submissions to an independent Planning Panel. As a result, a Planning Panel was appointed by the Minister for Planning to consider the Amendment under Section 153 of the *Planning and Environment Act 1987* on 5 March 2020.

Given the concerns about Novel Coronavirus Disease 2019 (COVID-19) and its potential impacts on conducting public hearings, the Panel conducted the Directions Hearing 'on the papers'. Directions were issued on 21 April 2020.

The Panel conducted the Panel Hearing via video conference on Friday 22 May 2020. Two (2) parties, including Council submitted to the Panel Hearing.

The Amendment C203 Panel Report was received by Council on 10 June 2020 and is provided at **Attachment 1**.

The Panel advised in its Report that all written submissions lodged in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing have been considered.

The Panel further advised that all submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

Panel Report

The Panel advised that it is satisfied that Amendment C203 is strategically justified and is supported by the extensive suite of strategic work that Council has undertaken.

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

The Panel commended Council for committing the resources to update the planning framework for the Springvale Major Activity Centre and for doing this in a timely manner. Further the Panel advised that it is confident that the Amendment will provide a sound basis for managing future growth in this important centre.

The Panel was satisfied that the *Building Heights and Setbacks Study* provides a sound technical basis for the built form provisions in the Amendment and that the ten overarching 'design principles' provide an appropriate strategic framework for those provisions.

Further the Panel is satisfied that the *Springvale Activity Centre Structure Plan (2017)* is a competent and thorough document that provides a sound strategic and technical basis for the Amendment.

The Panel noted that submissions on the Amendment were either focussed on matters of detail or sought clarification about particular provisions and that none opposed the Amendment or challenged its underlying strategic justification. In fact, submissions were generally supportive of the Amendment and the background investigations on which it was based.

The Panel acknowledged that Council's submissions reinforced the extensive investigations and analysis that informed the Amendment and highlighted how it is consistent with and will help implement the relevant elements of the planning policy framework.

In summary the Panel was satisfied that the Amendment is based on sound strategic analysis and is broadly consistent with the policy framework and relevant guidance documents.

Panel recommendation

The Panel recommends that Greater Dandenong Planning Scheme Amendment C203 be adopted as exhibited, subject to the following changes. These changes include those recommended by Council post exhibition (at its meeting on 24 February 2020):

(1) In Design and Development Overlay Schedule 6 (Clause 2.1 Definitions):

a. add the following text to the end of the definition of "Nominated storeys":

Nominated storeys commence from the top of basement at ground level or no more than a 1.2 metre basement projection.

b. include the following:

Public realm means publicly accessible land (including open space, laneways, footpaths and building forecourts).

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

(2) In Design and Development Overlay Schedule 6 (Clause 2.3 Buildings and works requirement), replace the title and two dot points of “Overshadowing of public open space” with:

Overshadowing of the public realm:

- *With the exception of minor works or minor changes to existing buildings within that defined space, buildings and works should not cast any additional shadow across existing and proposed areas of the public realm during the hours specified in Table 1.*
- *Ensure development is designed to minimise overshadowing and solar access is maintained to footpaths and publicly accessible spaces on 22 September as specified in Table 1.*

(3) In Design and Development Overlay Schedule 6 (Clause 5.0 Application requirements) add the following dot point:

- *An application to exceed the preferred maximum building height specified in this schedule must demonstrate how the development will achieve the Design Objectives in this Clause, and the relevant Built Form and Urban Design Policy Objectives and Policies in Clause 22.10 (Springvale Major Activity Centre).*

(4) In Clause 22.10 (Springvale Major Activity Centre) include the following “Policy Objective” under “Built Form and Urban Design”:

- *To ensure development is designed to respect adjoining heritage buildings.*

Officers’ response to Panel recommendations:

Officers are comfortable with the Panel recommendations. In total there are five (5) changes proposed. Three (3) of which were adopted by Council post exhibition and the other two (2) further clarify questions raised by submitters.

The Panel supports the three (3) post exhibition changes made and considered by Council at its meeting on 24 February 2020 as follows:

Recommendation	
1. a)	Adding to the definition of Nominated storeys to include basement in Design and Development Overlay Schedule 6 (Clause 2.1 Definitions).
2.	In Design and Development Overlay Schedule 6 (Clause 2.3 Buildings and works requirement), replace the title and two dot points of “Overshadowing of public open space.”
4.	In Clause 22.10 (Springvale Major Activity Centre) include an objective regarding heritage following “Policy Objective” under “Built Form and Urban Design.”

Officers support the above recommendations.

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

The Panel recommends two (2) additional changes in response to queries raised by submitters as follows:

Recommendation	
1. a)	<p>In the Design and Development Overlay Schedule 6 (Clause 2.1 Definitions):</p> <p>a. include the following:</p> <p><i>Public realm means publicly accessible land (including open space, laneways, footpaths and building forecourts).</i></p>

This was requested by a submitter to ensure the 'public realm' was clearly defined.

Officers support this recommendation and acknowledge the definition assists in clarifying and understanding the objectives and intentions of DDO6, specifically in regards to overshadowing. Officers recommend that Council adopt this change.

Recommendation	
3.	<p>In Design and Development Overlay Schedule 6 (Clause 5.0 Application requirements) add the following dot point:</p> <ul style="list-style-type: none"><i>An application to exceed the preferred maximum building height specified in this schedule must demonstrate how the development will achieve the Design Objectives in this Clause, and the relevant Built Form and Urban Design Policy Objectives and Policies in Clause 22.10 (Springvale Major Activity Centre).</i>

The submitter requested further guidance be provided on how an application which did not meet the preferred requirements (i.e. preferred heights) of DDO6 would be considered.

This submitter was heard at the Panel Hearing on 22 May 2020 and there was further discussion regarding whether this guidance needed to be articulated.

Council submitted that the controls are discretionary and any application which proposed a design outside of these would be considered on its merits and against the design objectives, building and works requirements and the decision guidelines in DDO6 and objectives of the Local Policy. Further, Council submitted that including specific controls about taller building heights may unintentionally invite such applications.

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

The Panel concluded that the inclusion of the above statement regarding exceeding the preferred maximum building height is..

“...is a relatively straightforward change that would largely address the submitters concerns about preferred maximum heights being interpreted as default requirements, while recognising Council’s view that the DDO6 should not overtly invite applications for taller buildings.

The Panel’s recommended provision is based on the Monash DD012 example referred to by the submitter but modified for the Springvale context and to fit within the DDO6. It specifically requires that relevant applications address the DDO6 Design Objectives and the relevant Clause 22.10 ‘built form and urban design’ Policy Objectives and Policies. The Panel believes that the requirement should apply across the entire Centre and need not be confined to Precinct 6. The Panel does not believe that this is a transformational change and is satisfied that it can be adopted as part of the Amendment.”

(Panel Member Kirsch, Panel Report C203)

Officers are supportive of this approach and recommend Council adopt this change to DDO6.

Conclusion

In summary the Panel was satisfied that the Amendment is based on sound strategic analysis and is broadly consistent with the policy framework and relevant guidance documents.

Officers are supportive of Panel’s recommendations. **Attachments 2 and 3** show the final versions of DDO6 and the Local Policy (Clause 22.10) with these changes which are recommended for adoption.

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’

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings
- *Travel and Transport* – Easy to get around

Opportunity

- *Jobs and Business Opportunities* – Prosperous and affordable
- *Tourism and visitors* – Diverse and interesting experiences
- *Leadership by the Council* – The leading Council

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

Council Plan 2017-2021

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

People

- A vibrant, connected and safe community

Place

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

Opportunity

- A diverse and growing economy
- An open and effective Council

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

- *Greater Dandenong Planning Scheme (inclusive relevant local policies)*
- *Springvale Activity Centre Structure Plan (2017)*
- *Springvale Building Heights and Setbacks Study (2016)*

Related Council Policies

No related council policies or codes of practice affect the decision of this report or are relevant to this process.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report. Planning Scheme Amendment C203 has been budgeted for in this financial year and considered as part of the Long-Term Financial Strategy.

Consultation

Notification of the Amendment was given in accordance with the requirements of the *Planning and Environment Act, 1987*.

Planning Scheme Amendment C203 was publicly exhibited from 7 November to 6 December 2019.

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

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

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

All submitters to the amendment were invited to participate in the Panel Hearing process.

Should Council adopt the amendment as per this report's recommendation, all submitters to the amendment will be notified.

Conclusion

The Panel concluded that Amendment C203 is strategically justified and is supported by the extensive suite of strategic work that Council has undertaken.

The Panel commended Council for committing the resources to update the planning framework for Springvale Major Activity Centre and for doing this in a timely manner. Further the Panel advised that it is confident that the Amendment will provide a sound basis for managing future growth in this important centre.

The Amendment is recommended to be adopted subject to the inclusion of Council's post exhibition changes and two (2) further changes recommended by Panel. Principally the Panel changes incorporate a definition of Public Realm and an application requirement for any application that exceeds the preferred maximum building height specified in DDO6.

All other components of the amendment are to remain unchanged.

These changes are considered acceptable and should be supported in order to continue to progress this important amendment for Greater Dandenong.

Recommendation

That Council:

1. **receives the Panel Report prepared in response to submissions made to Amendment C203 to the Greater Dandenong Planning Scheme and considers its recommendation in accordance with Section 27(1) of the Planning and Environment Act 1987 as outlined in this report;**
2. **adopts the recommendations of the Panel Report as set out in this report;**

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

- 3. adopts Amendment C203 to the Greater Dandenong Planning Scheme in accordance with Section 29(1) of the Planning and Environment Act 1987, incorporating the changes to Amendment C203 recommended in this report and detailed in Attachments 2 and 3;**
- 4. forwards the documentation for Amendment C203 to the Minister for Planning for approval in accordance with section 31(1) of the *Planning and Environment Act 1987*; and**
- 5. advises all submitters accordingly.**

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

POLICY AND STRATEGY

**PLANNING SCHEME AMENDMENT C203 CONSIDERATION OF PANEL
REPORT AND ADOPTION**

ATTACHMENT 1

AMENDMENT C203 PANEL REPORT

PAGES 41 (including cover)

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

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

Planning and Environment Act 1987

Panel Report

Greater Dandenong Planning Scheme Amendment
C203gdan

Springvale Major Activity Centre

10 June 2020

ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)**How will this report be used?**

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment. [section 27(1) of the *Planning and Environment Act 1987* (the Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the Act]

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Greater Dandenong Planning Scheme Amendment C203gdangdan

Springvale Major Activity Centre

10 June 2020



Michael Kirsch, Chair

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

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4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

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Glossary and abbreviations

Act	<i>Planning and Environment Act 1987</i>
BADS	Better Apartment Design Standards, December 2016
Council	Greater Dandenong Council
DDO6	Design and Development Overlay Schedule 6
DELWP	Department of Environment, Land, Water and Planning
GRZ	General Residential Zone
MAC	Major Activity Centre
NEIC	National Employment and Industry Cluster
PPN58	Planning Practice Note 58: Structure planning for activity centres, September 2018
PPN59	Planning Practice Note 59: The Role of Mandatory Provisions in Planning Schemes, September 2018
PPN60	Planning Practice Note 60: Height and setback controls for activity centres, September 2018
RGZ	Residential Growth Zone
the Amendment	Greater Dandenong Planning Scheme Amendment C203gdan
the Building Heights and Setbacks Study	Springvale Activity Centre Building and Heights and Setbacks Study 2016
the Centre	Springvale Major Activity Centre
the Structure Plan	Springvale Activity Centre Structure Plan 2017
the 2010 Structure Plan	Springvale Activity Centre Structure Plan 2010
VSBA	Victorian School Building Authority

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

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Overview

Amendment summary	
The Amendment	Greater Dandenong Planning Scheme Amendment C203gdangdan
Common name	Springvale Major Activity Centre
Brief description	The Amendment implements the major land use planning recommendations of the Springvale Activity Centre Structure Plan 2017 and the Springvale Activity Centre Building Heights and Setbacks Study 2016.
Subject land	The Springvale Major Activity Centre
The Proponent	City of Greater Dandenong
Planning Authority	City of Greater Dandenong
Authorisation	Letter dated 20 May 2019
Exhibition	7 November – 6 December 2019
Submissions	Five submissions: <ul style="list-style-type: none">- Mark Dalton- Tran Family and Ty Ear- Kim Thea- Lenczner Family Partnership- Victorian School Building Authority

Panel process	
The Panel	Michael Kirsch
Directions Hearing	Directions Hearing held 'on the papers' Directions issued 21 April 2020
Panel Hearing	Panel Hearing held by video conference on 22 May 2020
Site inspections	Unaccompanied, 10 May 2020
Appearances	Greater Dandenong City Council represented by Maria Marshall (Maddocks) who called expert evidence in urban design from Craig Czarny (Hansen Partnership) Kim Thea represented by Frank Perry (Perry Town Planning)
Citation	Greater Dandenong PSA C203gdan [2020] PPV
Date of this Report	10 June 2020

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

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Executive summary

Greater Dandenong Planning Scheme Amendment C203gdan (the Amendment) seeks to update the planning framework for the Springvale Major Activity Centre, based a comprehensive suite of background investigations and reports, including an analysis of building height and setback issues and a new structure plan.

The Amendment attracted five submissions that generally supported the background work and the exhibited provisions, but sought detailed changes or clarifications relating to definitional matters and preferred building heights and setbacks.

Following its consideration of submissions, Council proposed some minor changes to the Amendment to address some of these matters. The Panel supports those changes and also recommends some additional changes that are intended to improve the operation of various provisions.

The Panel is satisfied that the Amendment is strategically justified and is supported by the extensive suite of strategic work that Council has undertaken.

The Panel commends Council for committing the resources to update the planning framework for Springvale Major Activity Centre and for doing this in a timely manner. The Panel is confident that the Amendment will provide a sound basis for managing future growth in this important centre.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Dandenong Planning Scheme Amendment C203gdan be adopted as exhibited, subject to the following:

1. In Design and Development Overlay Schedule 6 (Clause 2.1 Definitions):

a) add the following text to the end of the definition of “Nominated storeys”:

Nominated storeys commence from the top of basement at ground level or no more than a 1.2 metre basement projection.

b) include the following:

Public realm means publicly accessible land (including open space, laneways, footpaths and building forecourts).

2. In Design and Development Overlay Schedule 6 (Clause 2.3 Buildings and works requirement), replace the title and two dot points of “Overshadowing of public open space” with:

Overshadowing of the public realm

- *With the exception of minor works or minor changes to existing buildings within that defined space, buildings and works should not cast any additional shadow across existing and proposed areas of the public realm during the hours specified in Table 1.*
- *Ensure development is designed to minimise overshadowing and solar access is maintained to footpaths and publically accessible spaces on 22 September as specified in Table 1.*

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

Greater Dandenong Planning Scheme Amendment C203gdan | Panel Report | 10 June 2020

3. In Design and Development Overlay Schedule 6 (Clause 5.0 Application requirements) add the following dot point:
 - *An application to exceed the preferred maximum building height specified in this schedule must demonstrate how the development will achieve the Design Objectives in this Clause, and the relevant Built Form and Urban Design Policy Objectives and Policies in Clause 22.10 (Springvale Major Activity Centre).*
4. In Clause 22.10 (Springvale Major Activity Centre) include the following “Policy Objective” under “Built Form and Urban Design”:
 - *To ensure development is designed to respect adjoining heritage buildings.*

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

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1 Introduction**1.1 The Amendment****(i) Amendment description**

The Amendment applies to the Springvale Major Activity Centre (the Centre) and proposes to implement the major land use planning recommendations of the Springvale Activity Centre Structure Plan 2017 (the Structure Plan) and the Springvale Activity Centre Building Heights and Setbacks Study 2016 (the Building Heights and Setbacks Study).

The Amendment applies to the Centre as shown in Figure 1.

Specifically, the Amendment proposes to:

- Update the relevant elements of the Municipal Strategic Statement and include the Structure Plan and the Building Heights and Setbacks Study as reference documents.
- Replace the existing Clause 22.10 (Springvale Local Planning Policy) with a new Clause 22.10 that incorporates revised objectives and policy to provide stronger design principles and reflect the revised Structure Plan.
- Replace the existing Design and Development Overlay Schedule 6 (DDO6) with a new schedule that applies preferred maximum height, street wall height, setbacks (to the street and to neighbouring boundaries), overshadowing and wind impact provisions.
- Extend the DDO6 to include:
 - six sites zoned Public Use Zone
 - additional land zoned Commercial 1 Zone, Residential Growth Zone Schedule 2 and General Residential Zone Schedule 1.
- Remove the DDO6 from land on St James Avenue and Buckingham Avenue.

(ii) The Springvale Major Activity Centre

The Centre is identified in Plan Melbourne as a Major Activity Centre (MAC) and is on the south-east periphery of the Monash National Employment and Industry Cluster (NEIC).

The Centre has a linear north-south arrangement that extends along the Springvale Road spine and includes the Springvale railway station and bus interchange on the Pakenham and Cranbourne rail line. It is a large 'strip-based' centre that is approximately 1.8 kilometres in length and 500 metres wide.

The area to the south of the railway line is predominantly zoned Commercial 1 and consists mainly of retail, office, hospitality and community uses. The area to the north is predominantly zoned Industrial 1 and Commercial 1 and 2 and is developed with larger format employment activities, including commercial premises, warehouses and industry.

The Centre has experienced limited redevelopment activity in recent years, although there have been some large scale development projects and a number of permits have been issued but not yet acted upon. There has also been significant public infrastructure investment, including the Springvale Road level crossing removal and various civic and streetscape works.

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

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Figure 1 Springvale Major Activity Centre boundary



4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

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1.2 Background

The Amendment updates the current planning scheme provisions that were based on the Springvale Activity Centre Structure Plan 2010 (the 2010 Structure Plan) that was implemented through Amendment C73. That Amendment was approved in February 2011, but only provided limited guidance with respect to building heights and setbacks. These matters were the subject of further review in 2014 and the preparation of the Building Heights and Setbacks Study that was adopted by Council in 2016.

The 2017 Structure Plan built on the strategies and actions in the 2010 Structure Plan and was also informed by the Building Heights and Setbacks Study and community consultation. In addition, the preparation of Amendment C203gdan was informed by the:

- Springvale Activity Centre Structure Plan 2017 Pedestrian Level Wind Considerations, 2018
- Springvale Activity Centre Residential Demand Study 2018.

1.3 Procedural matters**(i) Amendment authorisation**

Council provided a detailed explanation of the authorisation process and outcomes¹, including the changes and refinements that were made to the Amendment prior to exhibition. The Panel has not reviewed the Amendment against the authorisation conditions, but notes Council's advice that DELWP officers supported the exhibition versions of the local policy content and the DDO6.

(ii) Council's proposed changes

Council considered submissions on the Amendment at its meeting on 24 February 2020 and resolved to support the following changes:

- include a policy relating to 'heritage' in Clause 22.10
- provide more guidance about how a 'storey' is defined in the DDO6
- provide more guidance about 'overshadowing' provisions in the DDO6.

The Panel discusses these changes in chapter 3 of this report.

(iii) Limitations

The Panel has focussed its considerations on the matters raised in submissions, including Council's proposed changes. While this has necessitated a broad-based review and assessment of the background reports and various elements of the Amendment, the Panel has not reviewed all of the detail of the Amendment beyond those elements raised in submissions.

1.4 Summary of issues raised in submissions

Submissions were generally supportive of the Amendment but raised some specific issues including:

¹ Council's Part A submission.

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- various DDO6 provisions relating to building heights, street wall heights, upper level setbacks, laneways, public space and internal amenity
- the protection of heritage buildings
- possible impacts on the Springvale Rise Primary School and Springvale Park Special Developmental School.

1.5 The Panel's approach

The Panel considered all written submissions lodged in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

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2 Planning context

This chapter outlines the key elements of the policy framework that the Panel has had regard to, including the policy documents and Planning Scheme provisions referred to in the Explanatory Report and Council's submissions.

2.1 Planning policy framework

The Amendment supports the following elements of the planning policy framework.

Clause 11 (Settlement), including:

- Clause 11.02-1S (Supply of urban land) that supports a sufficient supply of land for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- Clause 11.02-2S (Structure planning) that supports the orderly development of urban areas.
- Clause 11.03-1S (Activity centres) that encourages the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Clause 15 (Built environment and heritage), including:

- Clause 15.01-1S (Urban design) that supports the creation of urban environments that are safe, healthy, functional and enjoyable, and that contribute to a sense of place and cultural identity.
- Clause 15.01-1R (Urban design - Metropolitan Melbourne) that supports the creation of a distinctive and liveable city with quality design and amenity.
- Clause 15.01-2S (Building design) that promotes the achievement of building design outcomes that contribute positively to the local context and enhance the public realm.
- Clause 15.01-5S (Neighbourhood character) that supports the recognition, support and protection neighbourhood character, cultural identity, and sense of place.
- Clause 15.03-1S (Heritage conservation) that supports the conservation of places of heritage significance.

Clause 16 (Housing), including:

- Clause 16.01-2R (Housing opportunity areas - Metropolitan Melbourne) that supports housing and mixed use development opportunities in major activity centres.

Clause 17 (Economic development), including:

- Clause 17.02-1S (Business) that encourages development that meets the community's needs for retail, entertainment, office and other commercial services.

Clause 18 (Transport), including:

- Clause 18.02-2S (Public Transport) that supports greater use of public transport and promotes increased development close to high-quality public transport routes.
- Clause 18.02-2R (Principal Public Transport Network) that supports maximising the use of existing infrastructure and increasing the diversity and density of development along the Principal Public Transport Network, including, activity centres.

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4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

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Clause 21 (the Municipal Strategic Statement) includes a range of references to the Springvale MAC, largely based on the 2010 Structure Plan. These include strategies that promote the role and ongoing development of the Centre.

The Amendment updates this material by including references to the 2017 Structure Plan and the Building Heights and Setbacks Study.

Clause 22 (Local Planning Policies) includes the Springvale Activity Centre Local Planning Policy (Clause 22.10) that includes objectives and policies drawn from the 2010 Structure Plan. The Policy supports the continued development and expansion of the Centre and provides guidance for the assessment of relevant permit applications.

The Amendment replaces this Policy with material drawn from the 2017 Structure Plan and the Building Heights and Setbacks Study.

2.2 Other relevant planning strategies and policies**(i) Plan Melbourne**

Plan Melbourne identifies Springvale as a MAC that is located at the south-eastern edge of the Monash NEIC.

Plan Melbourne includes various policies that support the development of activity centres, including:

Policy 1.2.1 Support the development of a network of activity centres linked by transport

Policy 2.1.2 Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport

Policy 2.1.4 Provide certainty about the scale of growth in the suburbs

Policy 2.2.3 Support new housing in activity centres and other places that offer good access to jobs, services and public transport

Policy 4.3.1 Promote urban design excellence in every aspect of the built environment.

The Amendment is consistent with and will help implement these policies.

2.3 Supporting documents**(i) Springvale Activity Centre Building Heights and Setback Study 2016**

The Building Heights and Setbacks Study sets out preferred building heights and setbacks, and built form recommendations for future development within the Centre. It built on the 2010 Structure Plan and its subsequent review in 2014, and involved the following 'key steps':

- Undertake analysis and background research to understand the Centre, its context and drivers for development.
- Develop design principles to guide heights and setbacks.
- Test building height and setback scenarios at a street block level through 3D modelling. Not every site and street within the study area was tested in detail.
- Development of preferred building heights and setbacks and additional design requirements for development.
- Development of planning controls to implement the recommendations of the Building Heights and Setbacks Study.

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4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

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The study area included the areas within the Centre zoned Commercial 1 and 2, and Industrial 1 and divided this area into 11 'built form precincts' (shown in Figure 2). The precincts were delineated *"around properties that share similarities in terms of their intended future land uses and built form outcomes"*.

The height and setback recommendations were informed by the following 'design principles' that were developed as part of the study:

- Principle 1 - Maintain solar access to key streets and public spaces
- Principle 2 – Reinforce the sense of human scale to key activity centre streets and public realm
- Principle 3 – Provide for a continuous network of active frontages
- Principle 4 - Enhance views to the Springvale Activity Centre when viewed from surrounding public viewing locations
- Principle 5 – Enhance sensitive interfaces – residential and open space
- Principle 6 - Provide for architectural excellence across all developments
- Principle 7 – Emphasise landmark sites/gateways
- Principle 8 – Ensure adequate servicing of existing and new developments
- Principle 9 – Provide for equitable access to amenity
- Principle 10 – Enhance existing industrial areas.

These principles underpin 'centre-wide' design objectives and requirements, and precinct based preferred maximum building heights, preferred setbacks and development outcomes (refer to Figure 2). Preferred building heights were also tested through 3D modelling and had regard to *"sensitive interfaces, ensuring solar access to key footpaths and public spaces, understanding the development potential of properties based on size, and how development responds to gateways and the skyline of the Activity Centre"*.

The study concluded that the updated built form controls should be implemented through revisions to the existing DDO6 and that they should be discretionary rather than mandatory provisions.

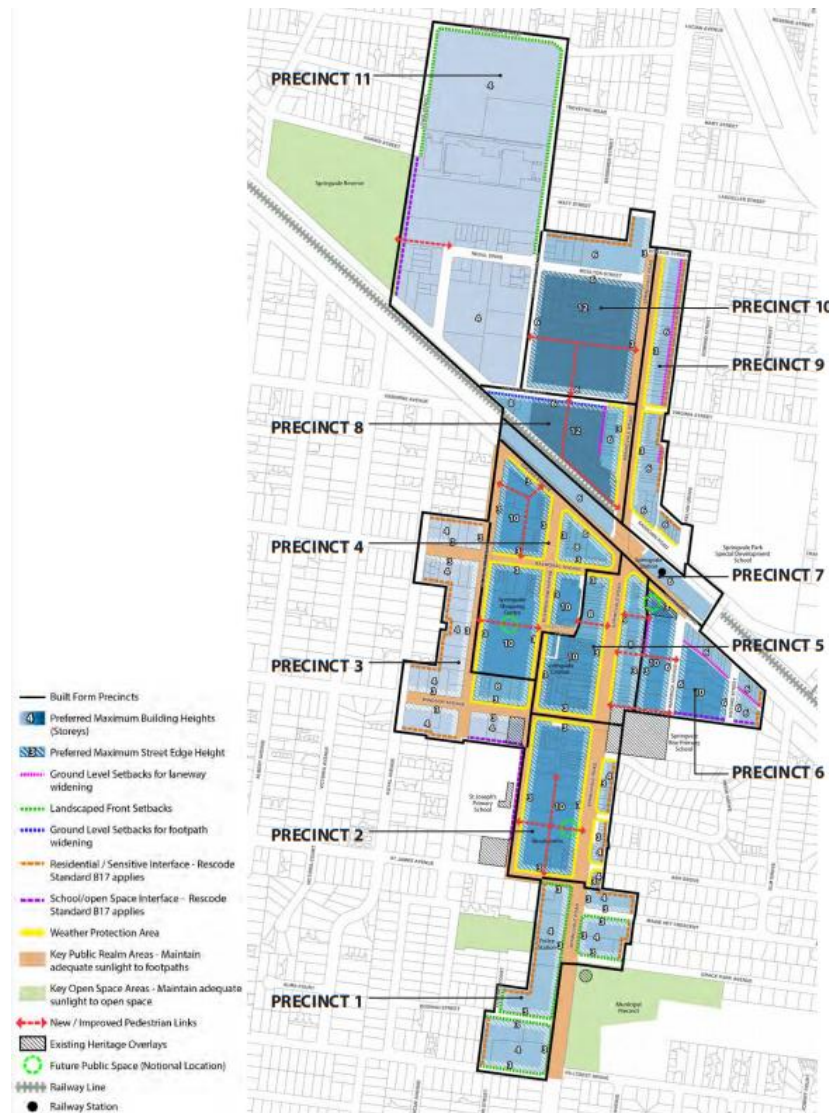
Apart from the detailed issues raised by submitters, there was general support for the Building Heights and Setbacks Study. Mr Czarny supported the *"overarching urban morphology"* including the focus on achieving 'human scale' streetscapes and solar access.

The Panel is satisfied that the study provides a sound technical basis for the built form provisions in the Amendment and that the ten overarching 'design principles' provide an appropriate strategic framework for those provisions.

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Figure 2 Springvale Major Activity Centre Built Form Plan



(ii) Springvale Activity Centre Structure Plan 2017

The Structure Plan applies to the area shown in Figure 3 and builds on the 2010 Structure Plan and implements various background documents, including the Building Heights and Setbacks

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Study. It provides for the “*renewal and revitalisation*” of the activity centre, consistent with the following 20 year vision:

- Springvale will build on its current unique cultural and Asian food retailing strengths to become a place of business growth and local employment opportunities.
- Springvale will have greater housing choices and safer and more attractive streets.
- Springvale will ensure the design of new buildings is site responsive, innovative and achieves environmentally sustainable design outcomes.
- Springvale will have a high degree of connectivity and accessibility for pedestrians and cyclists.
- Springvale will have distinctive and safe green open spaces for residents and visitors to enjoy.

The Structure Plan is organised around four themes:

Land Use and Economic Activity – Objectives and strategies for how the centre will manage land use and encourage economic activity.

Built Form and Urban Design – Objectives and strategies for how the centre will achieve excellence in built form and urban design for new developments.

Transport and Movement – Objectives and strategies for how the centre will encourage and promote transport and movement options to the car.

Open Space and Public Realm – Objectives and strategies for how the centre will improve and increase its open space and public realm provisions.

The key components of these themes are shown on the Activity Centre Urban Design Framework Plan shown at Figure 3.

In relation to built form and urban design, the Structure Plan noted that “*There is a current lack of specific guidance regarding appropriate heights and setbacks for the centre*” and adopted the recommendations of the Building Heights and Setbacks Study. It also included the ‘built form and urban design’ objectives:

Ensure new development responds to the preferred built form character of the centre and provides appropriate transitions.

Maintain a human scale at street level and reduce visual bulk by ensuring appropriate setbacks.

Ensure all new development meets Council’s requirements for environmentally sustainable design.

The Structure Plan recommended that it be implemented by updating the Local Planning Policy Framework, introducing it as a Reference Document and revising the current DDO6.

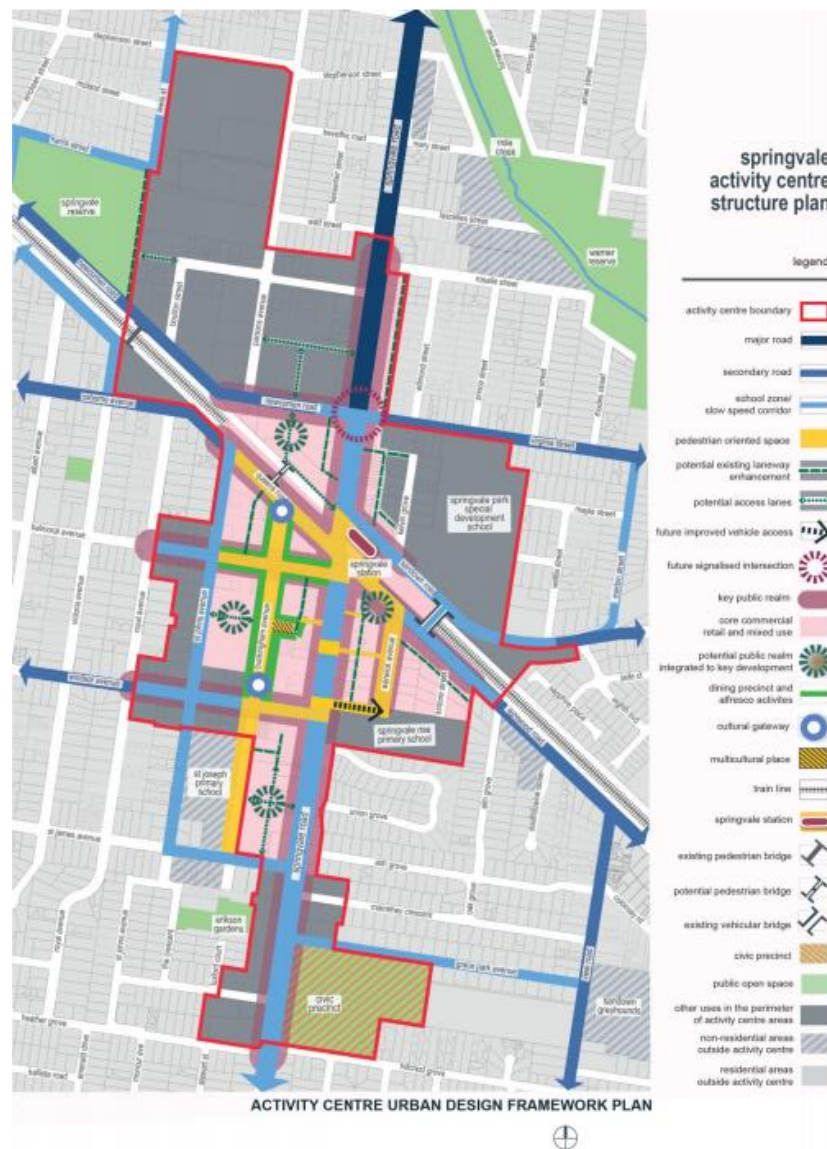
There was general support for the Structure Plan in submissions and evidence.

The Panel is satisfied that the Structure Plan is a competent and thorough document that provides a sound strategic and technical basis for the Amendment.

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

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Figure 3 Springvale Activity Centre Structure Plan



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(iii) Other supporting documents

The Amendment was also informed by a range of other documents and investigations, including the:

- Springvale Activity Centre Structure Plan 2017 Pedestrian Level Wind Considerations 2018 report prepared by MEL Consultants that provided the basis for the wind comfort criteria and other wind related elements of the DDO6.
- Springvale Activity Centre Residential Demand Study 2018 prepared by SGS that assessed the Centre's housing capacity and found that *"...there is sufficient housing capacity to accommodate future housing demand for high density attached dwellings within the SAC [Springvale Activity Centre], given that a medium-to-high dwelling density scenario is supported."*

2.4 Ministerial Directions and Planning Practice Notes

Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of Ministerial Direction 11 (Strategic Assessment of Amendments) and Planning Practice Note 46: Strategic Assessment Guidelines, August 2018 (PPN46). That discussion is not repeated here, however the Panel agrees that the Amendment is consistent with those documents.

Planning Practice Notes

The other relevant planning practice notes include:

- Planning Practice Note 58: Structure planning for activity centres, September 2018 (PPN58) that provides guidance to councils on the activity centre structure planning process.
- Planning Practice Note 59: The Role of Mandatory Provisions in Planning Schemes, September 2018 (PPN59) that sets out criteria that can be used to decide whether mandatory provisions may be appropriate in planning schemes.
- Planning Practice Note 60: Height and setback controls for activity centres, September 2018 (PPN60) that provides guidance on the preferred approach to the application of height and setback controls for activity centres.

The Panel is satisfied that the Amendment is consistent with these planning practice notes.

2.5 Zones and overlays

The Amendment continues the current use of the DDO in combination with an underlying zoning regime and local planning policy to manage the Centre. Council explained that different approaches were considered, including the use of the Activity Centre Zone but that it preferred to continue the current regime. Council also advised that DELWP had supported this approach during the authorisation process.

The Panel is satisfied that this is a legitimate approach and an appropriate use of the Victoria Planning Provisions.

2.6 Discussion and conclusions

The Panel notes that submissions on the Amendment were either focussed on matters of detail or sought clarification about particular provisions – none opposed the Amendment or

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challenged its underlying strategic justification. In fact, submissions were generally supportive of the Amendment and the background investigations on which it was based.

Council's submissions reinforced the extensive investigations and analysis that informed the Amendment and highlighted how it is consistent with and will help implement the relevant elements of the planning policy framework. Council noted Mr Czarny's support for the Amendment and his assessment that:

The adopted Springvale Structure Plan and the associated Building Heights and Setbacks Study has in my opinion been prepared in an orderly fashion that is broadly consistent with the methodology set out in the State Government's Planning Practice Notes No 58 and 60 relating to Activity Centre Structure Plans and relevant Height and Setback Controls. While the final adopted Structure Plan and associated Amendment C203 material has been exhibited as a final product, there is a very considerable quantum of background investigation and testing, particularly in relation to built form matters that inform the revised Clause 22.10 and DDO6 proposition. To this end, the Structure Plan is not just a statement of intent, rather a document fully informed by valid research and a combination of State, Local and Precinct based strategic influences.

As noted earlier, the Panel has largely focussed on the detailed issues raised in submissions and has only undertaken a broader review of the Amendment in that context. However, the Panel is satisfied that the Amendment is based on sound strategic analysis and is broadly consistent with the policy framework and relevant guidance documents.

For these reasons, the Amendment should proceed, subject to addressing the more specific issues raised in submissions and discussed in the following chapter.

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

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3 Issues

3.1 Design and Development Overlay Schedule 6 – General issues

3.1.1 The definition of building heights

(i) The issue

The issue is whether the DDO6 should exclude basements from the calculation of building height.

(ii) Submissions

The Tran family and Ty Ear submitted that the DDO6 should exclude below/ground basement levels from the calculation of the total building height in storeys. They noted that this was reflected in various DDO6 diagrams, but was not clearly articulated in the text.

Council advised that preferred building heights are intended to be measured above ground level and agreed that this could be made clearer in the DDO6. To do this, Council proposed that the exhibited definition of 'nominated storey' in the DDO6 be modified² to:

Nominated storeys are based on 4.5 metres floor to floor height at ground level. Above ground level floor level of 3.2 metres floor to floor height for residential uses and 3.6 metres floor to floor height for commercial and all other uses. Nominated storeys commence from top of basement at ground level or no more than a 1.2 metre basement projection.

(iii) Discussion and conclusion

The Panel is satisfied that Council's proposed change to the DDO6 will appropriately clarify how building heights are to be calculated and supports this change to the Amendment.

(iv) Recommendation

The Panel recommends:

In Design and Development Overlay Schedule 6 (Clause 2.1 Definitions), add the following text to the end of the definition of "Nominated storeys":

Nominated storeys commence from the top of basement at ground level or no more than a 1.2 metre basement projection.

3.1.2 Laneways

(i) The issue

The issue is whether the DDO6 mapping and setback provisions relating to 'laneways' are appropriate.

(ii) Submissions

The Lenczner Family Partnership noted that the DDO6 includes a definition of 'laneway', but submitted that laneways should be indicated on a map to provide greater clarity and to avoid

² Modification shown in [blue](#).

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ambiguity in the application of setback controls. The submitter noted that the laneway abutting the western boundary of its property at 250 Springvale Road has an interface with a public open space area (Multicultural Place) and that, having regard to the purposes of the setback controls, a setback from the laneway would be unnecessary.

The submission sought:

- the identification of all laneways on a map in the DDO6³
- an amendment to the provision relating to a 5 metre setback from the centreline of a laneway for habitable room windows and balconies to *"acknowledge that this setback is not necessary where land on the opposite side of a laneway does not constitute a potential redevelopment site"*⁴.

Council submitted that maps 2 and 3 in the DDO6 adequately identify laneways and that no mapping changes were necessary.

In relation to setbacks, Council did not support the change sought by the submitter and advised that it:

... does not consider it appropriate to remove the setback requirement where land on the opposite side of a laneway does not constitute a potential redevelopment site. Whether a site is a potential redevelopment site can change in the future (for example, land could be sold, or consolidated, such that sites not previously considered to be a redevelopment site may ultimately become a redevelopment site).

Further, any future application for a permit under the DDO6 will be assessed on its merits against all the relevant provisions of the Scheme, and having regard to its individual site context, including the status of adjoining land.

(iii) Discussion and conclusions

The DDO6 and Clause 22.10 maps clearly indicate the location of laneways and are consistent with the laneway mapping in the Structure Plan. The Panel is satisfied that this mapping is appropriate and does not believe that any changes or additions are necessary.

The DDO6 laneway setback provision is a translation of the following centre-wide *"design requirement"* in the Building Heights and Setbacks Study:

For windows of habitable rooms and balconies facing side or rear boundaries, provide a 5 metre setback to the side or rear boundary of the property, or a 5 metre setback to the centreline of a laneway where the property abuts a laneway.

The Panel agrees that the laneway setback can serve an important amenity function, but also acknowledges that a different setback treatment might be appropriate where the development site is opposite public open space and where, for example, there is greater opportunity for solar access. As Council noted, the setback provision is discretionary and provides for appropriate setbacks to be assessed on a site-by site basis, including sites, such as the submitters, that are opposite public open space. This assessment would need to have regard to the provision's purpose to achieve *"high levels of internal amenity"* and the possibility that a reduced setback, opposite public open space, might well be appropriate.

³ DDO6 maps 2 and 3 and Clause 22.10 map 2 show *"potential existing laneway enhancement"* and *"potential access lanes"*.

⁴ DDO6 Clause 2.3 *"Buildings and works requirement"* includes the following provision under the heading *"Internal Amenity"*: *"Ensure building separation and setbacks achieve high levels of internal amenity for all development by providing a 5 metre setback from a habitable room window or balcony to the side or rear boundary of the property or a 5 metre setback to the centreline of a laneway where the development abuts a laneway"*.

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The Panel does not believe that this needs to be 'spelt out' in the DDO6 and is satisfied that the discretionary nature of the provision can accommodate variations to the default 5 metre setback.

3.1.3 Public open space

(i) The issue

The issue is whether the DDO6 'overshadowing' references to 'public spaces' require further clarification.

(ii) Submissions

The Lenczner Family Partnership supported the overshadowing provisions but submitted that there *"is a level of ambiguity around what is considered to be a 'public space' for the purposes of applying the Overshadowing Requirements within table 1 at Clause 2.3."* It queried whether 'public open space' and 'key public realm' are the same thing and suggested that *"public realm referred to in Table 1 should be more clearly defined within the control, potentially with reference to a map"*.

Council advised that the term 'public realm' refers to *"publicly accessible land (including open space, laneways, footpaths and building forecourts)"*⁵.

Council proposed that the exhibited reference to 'Overshadowing of public open space' in DDO6 Clause 2.3 be modified⁶ to:

Overshadowing of ~~public open space~~ the public realm

- With the exception of minor works or minor changes to existing buildings within that defined space, buildings and works should not cast any additional shadow across existing and proposed areas of the public realm ~~and open spaces~~ during the hours specified in Table 1.
- Ensure development is designed to minimise overshadowing and solar access is maintained to footpaths and public accessible spaces on 22 September as specified in Table 1.

(iii) Discussion

The changes proposed by Council will provide greater clarity about the application of the overshadowing provisions, but there is still some scope for confusion because of the different references to land that falls within the 'public realm', including the *"key public realm"* and *"public open space"* designations on DDO6 maps 2 and 3 and Clause 22.10 map 2. The term *"public realm"* is also used in the DDO6 'wind' provision that follows the 'overshadowing' provision.

To provide greater clarity about what is intended and where these provisions apply, the Panel believes that the DDO6 should include a definition of 'public realm' based on Council's definition in its Part B submission. Although the Structure Plan and Building and Setbacks Study include numerous references to the 'public realm', neither include a specific definition of the term, so instead the Panel has relied on Council's definition. If Council agrees with this approach, it should review whether the definition captures all of the areas that are intended

⁵ Council's Part B submission.

⁶ Modifications shown in ~~red~~ and blue.

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to be covered and that all of the relevant public open space/public realm references in the DDO6 are appropriate and internally consistent.

(iv) Recommendations

The Panel recommends:

In Design and Development Overlay Schedule 6 (Clause 2.3 Buildings and works requirement), replace the title and two dot points of “Overshadowing of public open space” with:

Overshadowing of the public realm

- *With the exception of minor works or minor changes to existing buildings within that defined space, buildings and works should not cast any additional shadow across existing and proposed areas of the public realm during the hours specified in Table 1.*
- *Ensure development is designed to minimise overshadowing and solar access is maintained to footpaths and publicly accessible spaces on 22 September as specified in Table 1.*

In Design and Development Overlay Schedule 6 (Clause 2.1 Definitions), include the following:

Public realm means publicly accessible land (including open space, laneways, footpaths and building forecourts).

3.1.4 Internal amenity

(i) The issues

The issues are:

- whether the internal amenity provisions in the DDO6 unnecessarily duplicate other planning scheme provisions
- whether the DDO6 should discourage the use of lightwells as the primary source of daylight to habitable rooms.

(ii) Evidence and submissions

The Lenczner Family Partnership submitted that, with the exception of setbacks for habitable windows and balconies, the ‘internal’ amenity requirements in DDO6 Clause 2.3 duplicate the Better Apartment Design Standards (BADS) at Clause 58 and should be deleted. In addition, *“the requirement to avoid use of lightwells as the primary source of daylight to a habitable room” goes beyond the expectations of BADS and is considered to be unreasonably onerous*⁷.

Council did not support the submission and submitted that Clause 58 does not apply to all of the development types and zones that are covered by the DDO6 and for which Council seeks to manage internal amenity outcomes. Council also relied on Mr Czarny’s evidence which noted the duplication of some provisions, but concluded that it is *“helpful to have all relevant design considerations in a single statement, rather than relying on a multitude of relevant*

⁷ DDO6 Clause 2.3 “Buildings and works requirement” includes the following provision under the heading “Internal Amenity” “Avoid use of light wells as the primary source of daylight to a habitable room.”

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parallel Clauses". Mr Czarny noted that the Building Heights and Setbacks Study, on which the DDO6 is based, was prepared prior to the implementation of the Urban Design Guidelines for Victoria and the BADS.

Council also submitted that avoiding the use of lightwells as the primary source of light for habitable rooms is consistent with the Apartment Design Guidelines for Victoria and will avoid light, noise and odour issues associated with light wells.

(iii) Discussion and conclusions

While there is some duplication between the Amendment and other planning scheme provisions, the Panel agrees with Council and Mr Czarny that there is utility in having a consolidated set of provisions in the DDO6 and that the DDO6 has a broader application than other provisions such as Clause 58. For these reasons the Panel does not believe that these provisions need to be changed.

In relation to lightwells, the Panel notes that the DDO6 provision is discretionary and is satisfied that it provides appropriate design guidance.

3.2 Design and Development Overlay Schedule 6 – Precinct/site specific issues**3.2.1 Precinct 3 (Medical/Health) - Preferred maximum building height****(i) The issue**

The issue is whether the preferred maximum building height of 15.3 metres (four storeys) in Precinct 3 should be increased.

The DDO6 proposes the following preferred maximum building heights in Precinct 3 (refer to Figure 4):

- up to 29.7 metres (eight storeys) for properties on Windsor Avenue between St Johns Avenue and Buckingham Avenue
- up to 15.3 metres (four storeys) for other properties.

These heights are consistent with the recommendations of the Building Heights and Setbacks Study.

(ii) Evidence and submissions

The Tran family and Ty Ear own 22, 24 and 28 St Johns Avenue (shown on Figure 4) and submitted that the preferred maximum building height of 15.3 metres (4 storeys) in most of Precinct 3 should be increased *"to a range of at least 22.5 metres (at the interface with the RGZ) to 29.7 metres on the St Johns Avenue frontage"*. This would *"represent a two storey difference in height differential between the Activity Centre and the RGZ and therefore, provide an adequate level of transition to existing residential areas"*.

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Figure 4 22, 24 and 28 St Johns Avenue, Springvale (yellow star) shown on an extract of DDO6 map 2



The submission concluded that implementing this change “would still achieve the design objective of encouraging higher density development, whilst maintaining the fine grain rhythm at street level and achieving a transition down in scale to reduce amenity impacts to the surrounding established residential area”.

Council noted that the preferred maximum building heights are drawn from the Building Heights and Setbacks Study that described the Precinct as follows:

Precinct 3 provides for a transition from surrounding residential areas into the more intensive built form within the core of the Activity Centre. Land consolidation is encouraged and the interface to adjoining housing is sensitively managed.

Council also noted that the preferred maximum building heights seek to provide:

- development that ensures solar access is maintained to footpaths and public spaces within 4 metres of property boundaries on either side of St Johns Avenue between 10am and 22pm on 22 September
- development that responds to Standard B17 ResCode requirements for overlooking and overshadowing where the property abuts a property in a Residential Zone
- development that provides for greater activation and an improved address to St Johns Avenue, Windsor Avenue and Balmoral Avenue.

Council submitted that the four storey height would provide “an appropriate transition to the residential properties adjoining the activity centre” and “is essential to protect the amenity of

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these residential properties". It also submitted that this height would support the medical and health uses sought for the Precinct.

Council noted that the eight storey area of the Precinct differs from the four storey area because it does not have a sensitive (residential) interface and directly abuts the ten storey building height to the north in Precinct 4.

Council also noted that the building heights are discretionary and that there is an opportunity to seek a taller building having regard to individual site context.

Mr Czarny generally supported the arrangement of preferred maximum building heights, including the transition to four storey buildings adjacent to RGZ interfaces⁸. Mr Czarny also noted that the building height was discretionary and that a variation to the preferred height *"is likely to be accommodated in the case of amalgamated land or deep parcels, with the onus on ensuring bulk, overshadowing and overlooking of neighbouring (existing or future) residential land is consistent with Clause 55 Standard B-17 envelope"*.

(iii) Discussion and conclusions

The Panel acknowledges the basis for applying the four storey maximum building height in Precinct 3 as outlined by Council, and agrees that this is a reasonable, albeit cautious, approach to addressing amenity issues related to abutting residential areas. The Panel also agrees with Mr Czarny, however, that some sites might be capable of supporting a building taller than four storeys, depending on their location relative to residential development in the RGZ and their size and dimensions.

The Panel is satisfied that the discretionary nature of the provision will enable alternative building heights to be assessed on a site-by-site basis, without needing to increase the four storey designation as sought by the Tran family and Ty Ear. As Council and Mr Czarny highlighted, this is one of the benefits of a discretionary provision. To assist this process, the Panel has recommended (in section 3.2.5 of this report) that the 'application requirements' in the DDO6 require applications for a building taller than the preferred maximum height to address the relevant elements of the DDO6 and Clause 22.10.

The Panel also notes that the six and eight storey heights sought by the submitters have not been subject to the detailed analysis provided in the Building Heights and Setbacks Study, including the overshadowing assessment and 3D modelling. In the absence of this analysis, the Panel is reluctant to support a 'blanket' change to the exhibited heights in this area. While it is possible that some sites might be able to accommodate a taller building, it has not been established that this is true of all sites in all circumstances.

For these reasons, the Panel is satisfied that the preferred four storey maximum building height in the relevant areas of Precinct 3 should be retained.

⁸ Some RGZ areas (including land to the west and south of Precinct 3, but not abutting the Precinct) were rezoned GRZ3 through Amendment C213 that was approved in May 2020. That schedule has a maximum mandatory height of three storeys (11 metres).

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3.2.2 Precinct 5 (Springvale Road Retail) - Preferred maximum building height**(i) The issue**

The issue is whether the preferred maximum building height of 29.7 metre (8 storeys) in Precinct 5 should be increased.

The DDO6 applies two heights within Precinct 5:

- up to 29.7 metres (eight storeys) on the east side of Springvale Road and the west side of Springvale Road, north of 256 Springvale Road
- up to 36.9 metres (ten storeys) on the west side of Springvale Road, south from 254 Springvale Road.

These heights are consistent with the recommendations of the Building Heights and Setbacks Study.

(ii) Evidence and submissions

The Lenczner Family Partnership submitted that the preferred maximum building height of 29.7 metres (eight storeys) that applies to its property at 250 Springvale Road (refer to Figure 5), and more broadly in Precinct 5 should be increased to ten storeys.

The submission was prepared by SJB and included 'urban design advice' that noted that the variation in preferred building height had been proposed in response to lot dimensions (larger lots can accommodate increased setbacks) and their impact on amenity outcomes and solar access. The advice found that:

- the depth of a lot is more constraining than width in achieving maximum building height because it determines the extent of upper level setbacks that can be achieved before impacting on public realm amenity through overshadowing
- the width of a lot is far less constraining than depth because fine-grain streetscapes can accommodate boundary to boundary development as an appropriate measure for negating amenity impacts to adjoining properties.

For these reasons, the advice concluded that the area could accommodate a 10 storey building height, "*modulated by public realm overshadowing requirements*" and recommended:

The maximum building height requirements to be based on lot depth and ability to accommodate upper level setbacks to manage public realm interfaces rather than lot consolidation and overall dimensions.

Council relied on the justification for the proposed building heights provided in the Building Heights and Setbacks Study:

- Ten storey building heights are recommended for properties south of the existing public square including the Springvale Central Site. The larger dimensions of these properties will enable the additional building height to be achieved with minimal impact on adjoining properties and the public realm.
- Elsewhere eight storey building heights are recommended. These properties generally have a depth of 35-40m however many are narrow in width, which limits redevelopment opportunities. The eight storey building height is intended to encourage lots to consolidate to achieve the preferred building heights.

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Figure 5 250 Springvale Road, Springvale (yellow star) shown on an extract of DDO6 map 2



Council noted that the provision was discretionary and that if larger sites were achieved through consolidation there would be flexibility for a taller building to be approved, subject to the assessment of public realm outcomes, such as solar access and wind conditions.

Mr Czarny generally supported the arrangement of building heights in the Precinct and the technical analyses in the Building Heights and Setbacks Study that underpin them. His evidence report noted that the eight storey maximum height “reflects the particularly fine subdivision pattern and shallow allotment depths (35-40m) which limit redevelopment opportunity somewhat” and that “in some instances the maximum recommended height does not cast extensive shadow across the streetscape (refer to Figure 34 for Precinct 5 Springvale Road – thereby indicating that a greater profile could be achievable (considering solar access arrangements alone)”.

Mr Czarny also noted that the eight storey building height would be consistent with the preferred eight storey height on the opposite side of Springvale Road.

Mr Czarny agreed with Council that the discretionary height provisions provide an opportunity to consider taller building heights and indicated that there could be “some give” in the application of street setbacks in this area.

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(iii) Discussion and conclusions

A key rationale for the eight storey building height in Precinct 5 (including the west side of Springvale Road) is the narrow width and depth of many lots⁹ and the expectation that lots will need to be consolidated in order to provide adequate lot sizes for taller buildings. The Panel generally supports this approach but notes that 250 Springvale Road has a width of approximately 16 metres and an approximate depth varying between 42 and 45 metres. Mr Czarny agreed that a lot of those dimensions could potentially accommodate a ten storey building, although he queried whether the upper storey setback provisions could be met.

The Panel was not provided with any detailed design evidence about the capacity of 250 Springvale Road (or other sites along Springvale Road) to accommodate a ten storey building, but expects that a ten storey building, in the context of the DDO6, might be achievable on the submitter's site, depending on the satisfactory assessment of the various factors raised by Council and Mr Czarny. In the absence of this more detailed analysis, the Panel does not support the blanket increase to the preferred building height sought by the submitter.

As an alternative, the Panel considered whether to include 250 Springvale Road (and the adjacent property to the south) in the ten storey designation by simply shifting the boundary further to the north (up to the proposed east-west laneway). In assessing this option, the Panel noted that the western boundaries of these sites are adjacent to Multicultural Place, an important public open space area¹⁰, and it is not clear how taller buildings might impact on solar access and other amenity issues associated with that open space and the laneway. For these reasons, the Panel does not support an increase in the preferred building height for these sites.

The Panel notes, however, that the discretionary nature of the provisions will enable an application for a taller building to be made and that the Amendment will provide a sound framework for identifying and assessing the relevant amenity issues that might impact on building height in this area. To assist this process, the Panel has recommended (in section 3.2.5 of this report) that the 'application requirements' in the DDO6 require applications for a building taller than the preferred maximum height to address the relevant elements of the DDO6 and Clause 22.10.

3.2.3 Springvale Road street wall height**(i) The issue**

The issue is whether the preferred maximum street wall height of three storeys should be increased to six storeys along Springvale Road.

The preferred street wall height provisions operate in conjunction with the upper storey setback provisions that are discussed in the following section.

⁹ The Panel estimates that the narrow lots are approximately seven metres wide and are approximately 40 metres deep.

¹⁰ The Building Heights and Setbacks Study identifies Multicultural Place as a "key public realm area where good solar access should be provided".

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(ii) Evidence and submissions

The Lenczner Family Partnership submitted that the DDO6 preferred maximum street wall height of three storeys¹¹ should be increased to six storeys on its site at 250 Springvale Road (within Precinct 5) and, more broadly, along Springvale Road. The submission noted that the rationale for the three storey street wall height was to achieve an appropriate human scale and respect existing development, but submitted that:

- although responding to 'human scale' was an appropriate consideration, the characteristics of Springvale Road would support a *"more robust street wall treatment"* while still providing an appropriate response to human scale
- relying on existing built form was inappropriate in an activity centre identified for significant change.

The submission was prepared by SJB and included 'urban design advice' that described the three storey street wall height as an appropriate *"starting point"*, but that the characteristics of Springvale Road would support an increase in preferred street wall height. The advice recommended:

The street wall height requirements along Springvale Road to accommodate an increase in height given the physical characteristics of the streetscape.

Council noted that the DDO6 nominates a preferred maximum three storey street wall height for the majority of land within the Centre, consistent with the recommendations of the Building Heights and Setbacks Study¹² that concluded:

A three storey building height at the street is recommended for the majority of the Activity Centre, particularly for streets that are likely to experience a significant amount of pedestrian activity now and into the future. The three storey edge and upper level setbacks not only reinforces the human scale of streets, but it also assists in the mitigation of downward wind drafts. There are a small number of areas where a six storey building edge is recommended where the streets are likely to have less of a pedestrian role.

In relation to Precinct 5, the Building Heights and Setbacks Study noted that:

The recommended three storey building edge maintains the human scale of existing shopfronts whilst ensuring the taller elements of the building do not dominate the street.

Council supported the three storey street wall height and submitted that it was necessary:

- to maintain the human scale of existing shopfronts while ensuring that taller elements of the building do not dominate the streetscape
- to ensure that new development appropriately integrates with and does not dominate the streetscape
- to ensure any new proposed street edge achieves a human scale
- to assist with the mitigation of downward wind drafts.

Council acknowledged that Springvale Road is a significant corridor with a width of approximately 30 metres, but noted that proposed landscape improvements¹³ are focussed on *"creating a signature boulevard"* and improving the *"pedestrian realm"*.

¹¹ Shown as *"preferred max street edge height"* in DDO6 map 2.

¹² Principle 2 – Reinforce the sense of human scale to key Activity Centre streets and public realm.

¹³ The Springvale Road Boulevard Project being undertaken by Council.

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Council also noted that the street wall height provision is discretionary and that alternative heights might be appropriate where *“the proposed street edge achieves a human scale, does not dominate the streetscape and will not result in adverse wind impacts”*.

Mr Czarny generally supported the proposed street wall heights in the DDO6 and the analysis of this issue in the Building Heights and Setbacks Study, including Principle 2. He noted that this approach to street wall heights is a *“common phenomenon in Main Street based Activity Centres and a feature noted in the State-wide Urban Design Guidelines”*.

Mr Czarny also noted that the provisions were discretionary and would allow for *“subtle variance”*.

(iii) Discussion and conclusions

The proposed street wall height provisions are a key element of the Amendment, that have clear support in the Building Heights and Setbacks Study. They will contribute to achieving Council's vision for the Centre and are consistent with its focus on maintaining a human scale in pedestrian areas and more generally in the public realm.

Although Springvale Road is a significant arterial road and by some measures might be capable of supporting a taller street wall, allowing a six storey street wall, as sought by the Lenczner Family Partnership, would undoubtedly impact on Council's vision for a *“human scale”* street interface in this area and undermine the principles that informed the Building Heights and Setbacks Study and the Amendment. The Panel supports this vision and agrees that a three storey street wall height is a key tool for achieving it.

The Panel also notes that the increase in street wall height to six storeys as sought by the submitter has not been subject to the detailed analysis provided in the Building Heights and Setbacks Study, including possible solar access and wind comfort impacts. Even if the Panel had concluded that there might be merit in increasing the street wall height, it would be reluctant to recommend that it be 'doubled' without further technical analysis.

Finally, the Panel notes that the street wall height provisions are discretionary, although it is not evident that a significant increase could be easily justified having regard to the design principles that underpin the DDO6.

3.2.4 Precinct 5 (Springvale Road Retail) - Upper level setbacks**(i) The issue**

The issue is whether the upper level setbacks should vary relative to the height of the building.

The Precinct 5 setback provisions in DDO6 Table 2 provide for:

- zero setbacks up to 11.7 metres (three storeys)
- three metre front setback for storeys above 11.7 metres (three storeys)
- five metre front setback for storeys above 11.7 metres (three storeys) if the overall building height is greater than 22.5 metres (six storeys).

These setbacks are consistent with the recommendations of the Building Heights and Setbacks Study.

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(ii) Evidence and submissions

The Lenczner Family Partnership submitted that the DDO6 preferred upper level setback of three metres¹⁴ should be applied regardless of overall building height.

The submission concluded that the *“greater 5m setback nominated for taller buildings is unnecessary and onerous”*.

The submission also sought the inclusion of a reference in the DDO6¹⁵ that *“architectural treatment, in concert with physical setbacks, have the potential to be effectively employed to differentiate between street wall and upper level building components”*.

The submission included urban design advice prepared by SJB that noted that the rationale for different upper storey setbacks is to ensure that taller buildings do not dominate the streetscape and that the three and five metre setbacks were intended to maintain solar access to Springvale Road. The advice concluded that:

- the three metre setback provides a useful starting point for providing a differentiation from the street wall, however the five metre setback will be largely illegible within the streetscape context
- overshadowing will be controlled by other provisions in the DDO6.

The advice recommended:

The upper level street setbacks to be standardised across the precinct to encourage a consistent character and, once the recommended setback is met, to then be managed through the overshadowing controls.

Council noted that the DDO6 upper storey setback provisions were drawn from the Building Heights and Setbacks Study and were based on the ten design principles and 3D modelling. In relation to Precinct 5, the Study noted that:

Buckingham Avenue, Springvale Road, Windsor Avenue, Balmoral Avenue and Queens Avenue are identified as key public realm areas where good solar access should be provided. Solar access is particularly important in this precinct given its major retail role. The 3D modelling opposite¹⁶ demonstrates that the upper level setbacks will be required along these interfaces to maintain adequate solar access, however this will not have a significant impact on the overall development yield on these properties.

Council submitted that the provisions, in conjunction with the proposed maximum street wall heights, will:

- maintain solar access to key public areas including the streets
- reinforce the human scale of development from the streetscape and other public realm areas
- ensure built form does not dominate the streetscape
- assist in mitigating downward wind drafts.

Council also noted that the provisions are discretionary and that alternative setbacks might be appropriate where, for example, *“it can be demonstrated that solar access will be maintained to all key public areas, including the street, and the built form will not dominate the streetscape”*.

¹⁴ The Panel assumes that the submission relates to the three metre setback in Precinct 5, in which the submitter's property is located.

¹⁵ DDO6 Clause 2.4.

¹⁶ Refer to Figure 6.

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Figure 6 Precinct 5 Building heights and setbacks shadow diagram (Building Heights and Setbacks Study)

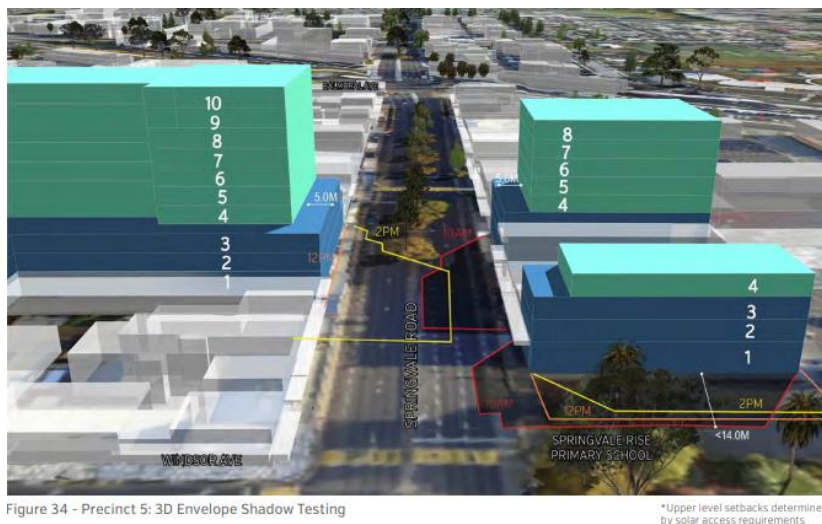


Figure 34 - Precinct 5: 3D Envelope Shadow Testing

Mr Czarny noted the justification for the setback provisions in the Building Heights and Setbacks Study, including the provision of adequate solar access, wind mitigation and reinforcing the street wall from the ground level public domain. He supported the *"consistent street wall model and overall height regime"* in the Study and the Amendment and did not believe that any changes were warranted.

Nevertheless, he noted that:

The building setback measure (behind the street wall) is a parameter that is commonly relaxed. I do not endorse any changes to the proposed control – but suggest that there can be judicious interpretation of this particular measure in the appraisal of development applications.

(iii) Discussion and conclusions

The Panel accepts Mr Czarny's evidence that the five metre setback has merit, but also believes that different design approaches could also be appropriate, subject to more detailed site-by-site analysis.

In forming this view, the Panel notes that one of the reasons for the five metre setback is to provide acceptable solar access to the footpath on the east side of Springvale Road as shown in Figure 6. The Panel was not provided with a shadow diagram for a ten storey building with a three metre front setback, and it is not clear whether the shadow of a building of this configuration would extend to the eastern footpath.

It is also not clear whether or to what extent the five metre setback will be more effective than a three metre setback at mitigating wind effects. Although wind mitigation is cited in the Building Heights and Setbacks Study as a reason for the increased setback, it is not clear what weight was or should be given to this factor. Although the Panel's general understanding of

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this issue was assisted by the Springvale Activity Centre Structure Plan 2017 Pedestrian Wind Considerations report, 2018, the report did not address this specific setback situation.

The Panel agrees with Council and Mr Czarny that the five metre setback will assist in reinforcing the street wall and therefore maintain the “*human scale*” of Springvale Road. However, it seems to the Panel that this might also be achieved by a progressive stepping back of upper storeys (rather than a single five metre setback) or by including an “*architectural treatment, in concert with physical setbacks*” as proposed by the Lenczner Family Partnership.

The Panel considered whether it should recommend that this element of the DDO6 be deleted or whether there should be further justification for retaining it. However, the Panel is reluctant to ‘unpick’ this part of the DDO6 given that it is part of a broader suite of interrelated provisions, including preferred maximum building heights. The Panel also notes that it is a discretionary provision and that individual sites and development proposals can be considered on a case-by-case basis. For these reasons, the Panel supports its retention, but encourages Council to monitor and review its application and usefulness over time and to modify it in the future if necessary.

The Lenczner Family Partnership submitted that the DDO6 should specifically provide for “*architectural treatments*” to be relied upon in assessing the need for and extent of setbacks. While the Panel agrees that this is a valid consideration, it does not believe that it needs to be specifically referenced in the DDO6.

3.2.5 Precinct 6 (Warwick Avenue) – Preferred building heights**(i) The issue**

The issue is whether the DDO6 should include ‘guidance’ provisions for preparing and assessing building proposals that exceed the recommended maximum building height in Precinct 6.

The DDO6 proposes the following preferred maximum building heights in the Precinct (shown in Figure 7):

- up to 22.5 metres (six storeys) for properties on the east side of Kintore Street and for properties fronting Lightwood Road between Warwick Avenue and the eastern precinct boundary
- up to 36.9 metres (ten storeys) for properties fronting onto Warwick Avenue and the west side of Kintore Street.

These heights are consistent with the recommendations of the Building Heights and Setbacks Study.

(ii) Evidence and submissions

Mr Thea lodged a written submission on behalf of the owners of 1, 3, 5, 7 and 9 Warwick Avenue and 2, 4 and 6 Kintore Street (refer to Figure 7). Mr Thea outlined a development concept for a 17 storey mixed use development on the land and raised issues related to car parking requirements and building heights. Council advised that a planning permit application for the concept has not been lodged, although a pre-application meeting was held with Council officers in November 2018.

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Figure 7 General area referred to in the Thea submission (yellow star) shown on an extract of DDO6 map 2



Mr Thea was represented by Mr Perry at the Hearing who submitted that the DDO6, particularly the preferred maximum building heights, would unnecessarily constrain future development in the Precinct. Mr Perry noted that the provisions were discretionary, but expected that they would be applied as default 'requirements', particularly in the absence of guidelines and performance measures to provide for the consideration of buildings taller than the preferred maximum height.

Mr Perry highlighted Springvale's strategic role as a MAC and its proximity to the Monash and Dandenong NEICs as factors that support intensive redevelopment within the Centre. He also highlighted the central location of the Warwick Avenue Precinct within the Centre, its proximity to the Springvale railway station, bus interchange and retail core, and its capacity to accommodate taller buildings, particularly on the large 'amalgamated' site promoted by Mr Thea.

Mr Perry referred to various background and guidance documents (including PPN60) relating to building height provisions, including performance standards in other planning schemes that provide a framework for considering proposals that exceed discretionary maximum building heights. In particular, he referred to the Monash Planning Scheme DDO12 (Glen Waverley Major Activity Centre) that includes:

An application to exceed the preferred maximum building height must demonstrate how the development will continue to achieve the Design Objectives, Development Outcomes and all other relevant requirements of this schedule.

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Mr Perry submitted that the DDO6 should anticipate applications for buildings that are taller than the preferred maximum heights and provide some guidance about when they might be appropriate and how they might be assessed. He concluded that the DDO6 should include a similar provision to that included in the Monash DDO12.

Council noted the justification for the preferred building heights in the Building Heights and Setbacks Study that included:

Building heights of 6-10 storeys are recommended across the precinct. Ten storey preferred building heights are recommended for properties fronting onto the Warwick Avenue and the west side of Kintore Street where there are fewer sensitive interfaces and the sites are large enough to accommodate the additional height with minimal impact on the public realm.

Buildings are recommended to scale down to the east and south of the precinct to be more compatible with the residential and school interface.

Council highlighted the need to address interface issues, including the southern abuttal with the Springvale Rise Primary School (and its open space) and the eastern abuttal with an established residential area zoned RGZ1¹⁷.

In relation to Mr Perry's request for an 'exceedance' provision, Council noted that although planning schemes took different approaches to this issue, it was satisfied that the opportunity to apply for a taller building was implicit in the discretionary provisions and that there was adequate guidance in the DDO6 and other relevant planning scheme provisions to guide the preparation and assessment of such applications. Council also submitted that it does not want the Planning Scheme to provide an "invitation" for applications that exceed preferred maximum heights.

Mr Czarny was satisfied that the DDO6 provides adequate built form (and height) guidance and did not believe that additional performance standards or guidelines were necessary.

In response to questions from Mr Perry about Mr Thea's development concept, Mr Czarny indicated that there were likely to be issues with a 17 storey building in the Precinct given the need to address sensitive interfaces, although he also noted that the proposed podium and towers design was an appropriate design model, subject to determining a suitable building height. He also agreed with Mr Perry that the large size of the amalgamated site might provide an opportunity for a building taller than ten storeys.

(iii) Discussion and conclusions

The Panel agrees with Mr Perry that the Warwick Avenue Precinct has a number of locational advantages that support intensive redevelopment, particularly on a large site such as the site promoted by Mr Thea. However, the Panel also agrees with Council and the finding in the Building Heights and Setback Study that future development should have regard to sensitive interfaces, particularly the Springvale Rise Primary School because of its lengthy shared boundary and the desirability of maintaining solar access to its playgrounds and open space areas¹⁸. For these reasons, the Panel supports the general arrangement of preferred maximum heights in the Precinct but acknowledges, as did Mr Czarny, the possible scope for

¹⁷ This area has since been zoned GRZ3 through Amendment C213.

¹⁸ The Panel believes that the residential area to the east is less of a constraint because it has a short interface with Precinct 6.

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taller buildings on larger sites. As Council noted, the discretionary nature of the DDO6 height provisions provide for such applications to be considered.

The Panel is satisfied that the DDO6 Design Objectives and Decisions Guidelines, in combination with the extensive Policy Objectives and Policies in Clause 22.10, provide a suitable framework for assessing permit applications, including proposals that exceed preferred building heights. However, the Panel believes that there would be merit in augmenting the DDO6 'Application requirements' to specifically refer to these types of applications and to 'raise the bar', or at least be more specific, in terms of the supporting analysis and justification that should accompany an application. This is a relatively straightforward change that would largely address Mr Perry's concerns about preferred maximum heights being interpreted as default requirements, while recognising Council's view that the DDO6 should not overtly invite applications for taller buildings.

The Panel's recommended provision is based on the Monash DD012 example referred to by Mr Perry, but modified for the Springvale context and to fit within the DDO6. It specifically requires that relevant applications address the DDO6 Design Objectives and the relevant Clause 22.10 'built form and urban design' Policy Objectives and Policies. The Panel believes that the requirement should apply across the entire Centre and need not be confined to Precinct 6. The Panel does not believe that this is a transformational change and is satisfied that it can be adopted as part of the Amendment.

(iv) Recommendation

The Panel recommends

In Design and Development Overlay Schedule 6 (Clause 5.0 Application requirements) add the following dot point:

- An application to exceed the preferred maximum building height specified in this schedule must demonstrate how the development will achieve the Design Objectives in this Clause, and the relevant Built Form and Urban Design Policy Objectives and Policies in Clause 22.10 (Springvale Major Activity Centre).***

3.3 Victorian School Building Authority**(i) The issues**

The issues are:

- traffic and parking impacts on the Springvale Rise Primary School and the Springvale Park Special Development School
- amenity impacts on the Springvale Rise Primary School and the Springvale Park Special Development School.

(ii) Evidence and submissions

The Victorian School Building Authority (VSBA) raised various queries in relation to the Structure Plan's coverage of population projections and future school enrolments, and indicated that it would have further discussions with Council about these matters.

In relation to the Springvale Rise Primary School, the VSBA raised the following access issues:

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- The redevelopment of the car park directly to the north of the school will mean the loss of this access. The VSBA sought confirmation that access rights to the school will be retained, including access from the right-of-way off Warwick Avenue.
- Warwick Street is proposed to be prioritised for pedestrian access and it is unclear what impacts this will have on vehicle access to the school.
- Figure 9 in the Structure Plan shows a 'future improved vehicle access' route within the school. The VSBA sought confirmation of this and an explanation of what is intended.

The VSBA also raised the following amenity issues:

- There will be potential for noise related complaints given the schools proximity to future residential development. The VSBA sought advice on whether and how this has been considered.
- There will be potential overlooking issues from any south facing balconies or windows to the school site. The VSBA sought advice on whether and how this has been considered.
- Future development should avoid significant overshadowing of the school site.

In relation to the Springvale Park Special Development School, the VSBA raised the following access and amenity issues:

- The Structure Plan identifies the potential for an expansion of the commercial zoning in the area and the VSBA sought confirmation of whether this would create a more intensive urban form and different land uses than shown in the Structure Plan's Figures 5 and 8.
- The VSBA sought clarification that no changes are proposed to the traffic, off-street parking and existing vehicle access to the school, including Sandown Road and Kelvin Grove.

Council provided a detailed response in its Part B submission and noted that:

- Council officers have had further discussions with the VSBA about the issues raised in its submission.
- There are no proposals to develop the car park or change the road layout associated with the Springvale Rise Primary School, and any future proposals will be discussed with the VSBA and the school.
- Any future redevelopment proposals that might impact the Springvale Rise Primary School will be assessed for impacts on the school, including whether any treatments are required to address noise and overlooking issues.
- The DDO6 includes provisions for protecting solar access to the Springvale Rise Primary School.
- Although the Structure Plan identifies future development opportunities near the Springvale Park Special Development School, the Amendment does not propose the rezoning of any land in this area. The VSBA and school will be notified of any future rezoning amendments and will have the opportunity to make a submission to Council.
- The Amendment does not propose any changes to the parking and access arrangements associated with the Springvale Park Special Development School.

Mr Czarny noted that school interface issues, including overshadowing and overlooking, will require careful management, but was satisfied that the DDO6 provides adequate guidance to address these issues.

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(iii) Discussion

The VSBA did not object to or propose any specific changes to the Amendment, but raised various issues that were of legitimate concern. The Panel notes Council's responses to these issues and is satisfied that the Amendment will not prejudice the future operation of the schools. In this context, the Panel makes the following observations about the matters raised by the VSBA.

The DDO6 includes an overshadowing requirement along the northern boundary of the Springvale Rise Primary School (part of which is also identified as an interface on DDO6 map 2), together with various height and setback provisions within Precinct 6 that relate to the interface with the school. These provisions are drawn from the Building Heights and Setbacks Study that recognised, among other things, the need to protect solar access to the school. The Panel agrees with Council and Mr Czarny that these overshadowing provisions are appropriate.

Other interface issues, such as noise and overlooking, can be addressed as part of the assessment of future permit applications and the Panel notes that the Amendment will provide significantly more guidance to do this than exists in the current DDO6 and Clause 22.10.

In relation to future access and parking arrangements and development in the vicinity of the two schools, the Amendment includes various concepts and opportunities that were drawn from the Structure Plan. As Council noted, however, the Amendment does not include any rezonings or commitments to implement these proposals and they will require further analysis and consultation before they could proceed. These processes would provide an opportunity for further input from the VSBA and the schools.

Finally, the schools are important assets within the MAC and the Panel encourages Council, the VSBA and the schools to continue their discussions about development proposals that might impact on them.

3.4 Heritage**(i) The issue**

The issue is whether the Amendment should provide protection for heritage sites.

(ii) Evidence and submissions

Mr Dalton submitted that the Amendment and Structure Plan should provide for the *"preservation and protection of heritage buildings in central Springvale"*.

Council advised that there are five sites in the MAC that are subject to the Heritage Overlay and that these sites were considered in the Building Heights and Setbacks Study. Council noted that although heritage is addressed in the DDO6, there are no heritage references or policies in Clause 22.10. Consequently, Council proposed that the following additional policy be included under Clause 22.10-3 (Built Form and Urban Design):

To ensure development is designed to respect adjoining heritage buildings.

Mr Czarny supported this inclusion.

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(iii) Discussion and conclusion

The Panel notes that the DDO6 includes numerous references to heritage sites, including 'specific requirements' in three precincts, application requirements and decisions guidelines, however there is no overarching heritage policy or context provided in Clause 22.10.

To some extent this perceived shortcoming is addressed by the existing strategy at Clause 21.05-2 (Heritage) *"Ensure that new developments in activity centres respect and contribute to the heritage value of the centre"*, however the Panel accepts that having a 'Springvale' specific policy would have merit and supports Council's proposed inclusion.

(iv) Recommendation

The Panel recommends:

In Clause 22.10 (Springvale Major Activity Centre) include the following "Policy Objective" under "Built Form and Urban Design":

- ***To ensure development is designed to respect adjoining heritage buildings.***

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

POLICY AND STRATEGY

**PLANNING SCHEME AMENDMENT C203 CONSIDERATION OF
PANEL REPORT AND ADOPTION**

ATTACHMENT 2

**AMENDMENT C203 CLAUSE 43.02
SCHEDULE 6 DESIGN AND
DEVELOPMENT OVERLAY (POST-PANEL
CHANGES)**

PAGES 25 (including cover)

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

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SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**.

SPRINGVALE MAJOR ACTIVITY CENTRE**1.0 Design objectives**

___/___/2019
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- To implement the Springvale Activity Centre Structure Plan (2017) and the Springvale Activity Centre Building Heights and Setbacks Study (2016) to maintain and create a strong and distinct image of the Springvale Major Activity Centre.
- To encourage higher density development, whilst maintaining the fine grain rhythm at street level, and achieve a transition down in scale to reduce amenity impacts to the surrounding established residential areas.
- To ensure the height and setbacks of development delivers a high quality public realm which maintains sunlight and comfortable wind conditions.
- To encourage high quality buildings and ensure building separation and setbacks achieve high levels of external and internal amenity for occupants, visitors and the general public which may require consolidation of sites.
- To enhance the amenity and appearance of the industrial area (Precinct 11).

2.0 Buildings and works

___/___/2019
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2.1 Definitions

The following definitions apply for the purposes of interpreting this schedule:

- **Comfortable wind conditions** are defined as a mean wind speed from any wind direction (minimum 16 wind direction sectors) with probability of exceedance of 0.1%, equal to or less than:
 - 5 metres per second for sitting areas
 - 7 metres per second for standing areas
 - 9 metres per second for walking areas
- **Laneway** means a side or rear lane principally providing servicing / access to parking on lots with another street frontage. Pedestrian and bicycle movements are generally not facilitated.
- **Mean wind speed** means the maximum of:
 - Hourly mean wind speed, or
 - Gust equivalent mean speed (3 second gust wind speed divided by 1.85)
- **Nominated storeys** are based on 4.5 metres floor to floor height at ground level. Above ground level of 3.2 metres floor to floor height for residential uses and 3.6 metres floor to floor height for commercial and all other uses. [Nominated Storeys commence from the top of basement at ground level or no more than a 1.2 metre basement projection.](#)
- **Pedestrian and shared laneway** means a side or rear lane principally for

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pedestrian and bicycle movements and where suitable, vehicle movements.

- [Public realm means publicly accessible land \(including open space, laneways, footpaths and building forecourts\).](#)
- **Street wall** means any part of the building constructed within 5 metres of a lot boundary fronting the street.
- **Street wall height** means the vertical distance from natural ground level to the highest point of the street wall.
- **Unsafe wind conditions** are defined as the hourly maximum 3 second gust which exceeds 23 metres per second from any wind direction (minimum 16 wind direction sectors) with a probability of exceedance of 0.1%.
- **Weather protection area** means a permanent structure designed to minimise any potential increase in the level of wind at ground level and any adverse effect on pedestrian comfort.

2.2 Permit Requirement

A permit is required to construct a fence which is more than 1.5 metres above ground level.

A permit is not required in the Commercial 1 or Commercial 2 Zone for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

A permit is not required in the Residential Growth Zone for:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

A permit is not required in the Public Use Zone to:

- Use land, or to construct a building or construct or carry out works on land, listed in a schedule to this zone, provided any condition in the schedule is complied with.

2.3 Buildings and works requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works.

Built form

Buildings and works should:

- Achieve the relevant design objectives and satisfy the decision guidelines as specified in this Schedule.

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4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

- Not exceed the preferred maximum building heights and meet the setback and access requirements specified in Table 2 and illustrated on Map 2 to this Schedule.
- Be designed with a floor-to-floor dimension of up to 4.5 metres at ground floor to enable adaptation for uses in the future.
- Be designed to a high quality and consider how the building design and articulation of roof form will be viewed from the streetscape and when viewed from a distance.
- Incorporate new pedestrian connections and laneways as identified in Table 2 and illustrated on Map 3 to this Schedule.

Active streets

Buildings and works should:

- Provide active pedestrian interest and interaction to 'primary active frontages', 'secondary/semi active frontages' and 'key public realms' as follows (frontage types illustrated on Map 3):
 - Provide a minimum of 80% of the building façade at ground floor level with a permeable façade incorporating windows and door openings with clear glazing to 'primary active frontages' and frontages to 'key public realms'
 - Corner sites to be designed to address 'primary active frontages' and/or 'key public realms' at street level by having 80% of the dominant frontage and 50% of the secondary frontage permeable incorporating windows and door openings with clear glazing.
 - First floor and above podium levels, inclusive of car parking levels, must provide passive surveillance of the street and public realm, by having 80% of the dominant frontage and 50% of the secondary frontage permeable.
- Ensure car parking, including undercroft and podium level car parking, is not visible from the street by incorporating design measures such as sleeving, or alternatively providing as basement parking
- Design upper levels of buildings to maximise habitable rooms with windows or balconies that overlook the public realm to support passive surveillance.
- Be designed to retain the existing human scale by not dominating the streetscape and retaining the fine grain character through innovative and site responsive design.
- Be designed to consider future signage needs that enhances the visual amenity of the building do not contribute to excessive visual clutter or dominate or obscure windows

Weather protection

Buildings and works should:

- Incorporate verandahs or awnings into the design to provide effective weather protection, generally between 3 metres and 4.5 metres in height and consistent with adjoining sites in 'weather protection areas' identified in Maps 2 and 3 of this Schedule where appropriate.

Internal amenity

Buildings and works should:

- Ensure building separation and setbacks achieve high levels of internal amenity for all development by providing a 5 metre setback from a habitable room window or balcony to the side or rear boundary of the property or a 5 metre setback to the centreline of a laneway where the development abuts a laneway.
- Ensure the design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.

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4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

- At least 40 per cent of dwellings should provide effective cross ventilation that has:
 - A maximum breeze path through the dwelling of 18 metres.
 - A minimum breeze path through the dwelling of 5 metres.
 - Ventilation openings with approximately the same area.
 The breeze path is measured between the ventilation openings on different orientations of the dwelling.
- Orientate buildings and position habitable room windows and balconies, awnings and shutters to capture solar access in winter and provide appropriate shading in summer.
- Ensure habitable rooms have a window facing an outdoor space open to the sky.
- Avoid use of light wells as the primary source of daylight to a habitable room.
- Include appropriate noise attenuation measures particularly where new dwellings are constructed on Springvale Road or near the railway line.

Car parking

Car parks should be designed to:

- Consider the impacts on the street and landscaping
- Mitigate flooding impacts
- Provide natural ventilation
- Integrate ventilation grilles or security gates into the façade
- Provide security gates and conceal service pipes and ducts, to improve the appearance of basement entries from the street.
- Provide bicycle parking, public access and pedestrian safety to lifts.

Access and services

Buildings and works should:

- Ensure pedestrian entries are designed to be clearly visible and easily identifiable from the street, incorporating windows and doors, with clear glazing and accessible for all abilities.
- Be designed to ensure the visual impact of car parking, access, loading and servicing do not adversely impact on the streetscape primarily through using existing laneways and where this is not possible through design and landscape screening.
- Retain and improve permeable, safe and high quality pedestrian networks through street, mid-block connection, laneways and arcades throughout the Activity Centre.
- Ensure roof top services are hidden from view from any adjoining public space or designed as architectural roof top features. Roof top services include but are not limited to plant rooms, air conditioning, lift overruns, structures associated with green roof area and roof mounted equipment.
- Provide appropriate waste storage, loading and recycling facilities and use appropriate and innovative screening and screen planting.

Landscape design

Landscaping should:

- Improve the amenity and appearance of the public domain and outdoor areas by retaining existing trees and provide for the planting of new vegetation including canopy trees wherever possible.

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4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

- Provide communal garden spaces at podium and rooftop levels to create improved outdoor amenity for residents, workers and visitors.

Overshadowing of ~~public open space~~ the public realm

- With the exception of minor works or minor changes to existing buildings within that defined space, buildings and works should not cast any additional shadow across existing and proposed areas of the public realm ~~and open spaces~~ during the hours specified in Table 1.
- Ensure development is designed to minimise overshadowing and solar access is maintained to footpaths and publicly accessible spaces on 22 September as specified in Table 1.

Table 1 Overshadowing requirements

Location	Overshadowing Requirement
Southern footpaths and public spaces	Solar access is maintained within 4 metres of the property boundaries from 10am
Western footpaths and public spaces	Solar access is maintained within 4 metres of the property boundaries from 10am – 12pm
Eastern footpaths and public spaces	Solar access is maintained within 4 metres of the property boundaries from 12pm – 2pm
Northern property boundary of the Springvale Rise Primary School	Solar access is maintained 14 metres south of the northern property boundary from 10am

Wind effects on the public realm

- A building with a total height in excess of 15 metres must not cause unsafe wind conditions in publicly accessible areas within a distance equal to half the longest width of the building above 15 metres in height measured from all façades, or half the total height of the building, whichever is greater. A permit cannot be granted to vary this requirement.
- A building with a total height in excess of 15 metres should achieve comfortable wind conditions in publicly accessible areas within a distance equal to half the longest width of the building above 15 metres in height measured from all façades, or half the total height of the building, whichever is greater.

Development abutting a Residential Zone

- A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:
 - At least the distance specified in a schedule to the zone, or
 - if no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
- 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 a lot should not abut the boundary:
 - For a length of more than the distance specified in a schedule to the zone; or
 - If no distance is specified in a schedule to the zone, for a length of more than:
 - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or

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GREATER DANDENONG PLANNING SCHEME

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. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.6 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

- 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.

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.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

- Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

- 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. 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. Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- 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.
- This 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

ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

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.

2.4 BUILDING HEIGHT AND SETBACK REQUIREMENTS

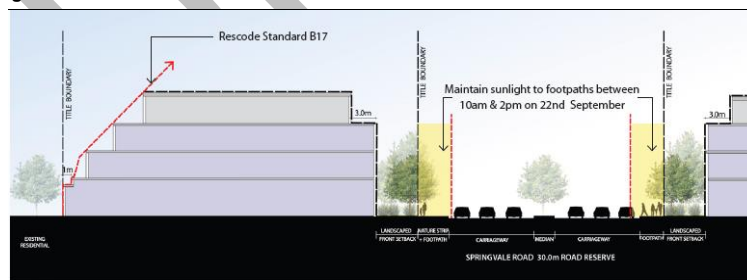
Building height and setback requirements apply to each precinct as detailed in Table 2. Map 1 to this Schedule details the Springvale Major Activity Centre Precinct Plan.

Table 2 Building height, setback and specific precinct requirements

Precinct 1 – Southern Approach

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> Up to 15.3 metres (4 storeys). 	<ul style="list-style-type: none"> Provide a minimum 5 metre front street setback up to 11.7 metres (3 storeys). Provide an 8 metre front setback for storeys above 11.7 metres (3 storeys). Zero side and rear setbacks for development up to 15.3 metres (4 storeys) unless adjoining a Residential Zone. 	<ul style="list-style-type: none"> Development should enhance the southern entry into the Springvale Activity Centre.

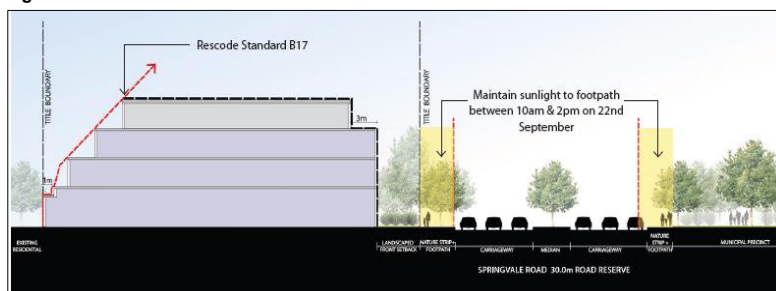
Figure 1 Precinct 1



4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

Figure 2 Precinct 1



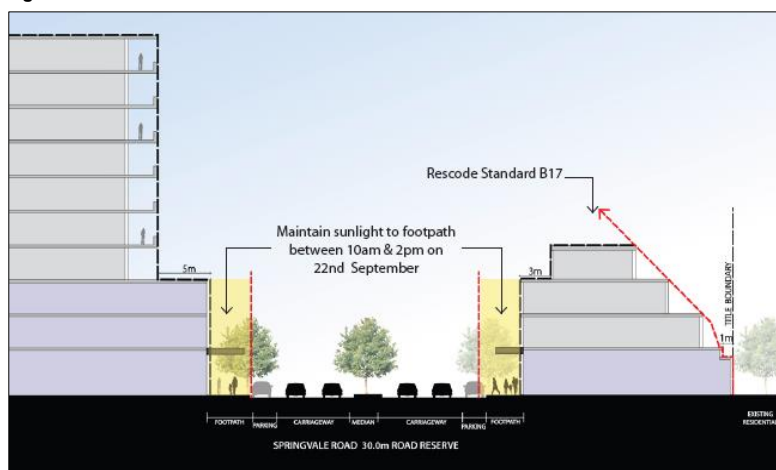
Precinct 2 - Peripheral Retail

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> Up to 15.3 metres (4 storeys) on the east side of Springvale Road. Up to 36.9 metres (10 storeys) on the west side of Springvale Road. 	<ul style="list-style-type: none"> Zero front, side and rear setbacks for development up to 11.7 metres (3 storeys) unless adjoining a Residential Zone. If overall building height is 22.5 metres (6 storeys) or less: <ul style="list-style-type: none"> Provide a minimum 3 metre front setback for storeys above 11.7 metres (3 storeys). If overall building height is greater than 22.5 metres (6 storeys): <ul style="list-style-type: none"> Provide a minimum 5 metre front setback for storeys above 11.7 metre (3 storeys). 	<ul style="list-style-type: none"> Development should respect the heritage buildings on the west side of Buckingham Avenue. For the Woolworths Site (302 Springvale Road, Springvale) development should: <ul style="list-style-type: none"> Provide an east-west pedestrian link through the site which is of a generous width, activated by adjoining uses and publicly accessible at all times of the day/night. Provide a publicly accessible space within the Woolworths site (302 Springvale Road, Springvale) which is located along the proposed east-west pedestrian link with good access to sunlight, is activated by adjoining uses, and provides shade and shelter, and landscaping.

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

Figure 3 Precinct 2



Precinct 3 – Medical/Health

Preferred maximum building height	Preferred setbacks
<ul style="list-style-type: none"> Up to 29.7 metres (8 storeys) for properties on Windsor Avenue between St Johns Avenue and Buckingham Avenue. Up to 15.3 metres (4 storeys) for all other properties within the precinct. 	<ul style="list-style-type: none"> Zero front, side and rear setbacks for development up to 11.7 metres (3 storeys) unless adjoining a Residential Zone If overall building height is 22.5 metres (6 Storeys) or less: <ul style="list-style-type: none"> Provide a minimum 3 metre front setback for storeys above 11.7 metres (3 storeys). If overall building height is greater than 22.6 metres (6 storeys): <ul style="list-style-type: none"> Provide a minimum 5 metre front setback for storeys above 11.7 metres (3 storeys).

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

Figure 4 Precinct 3

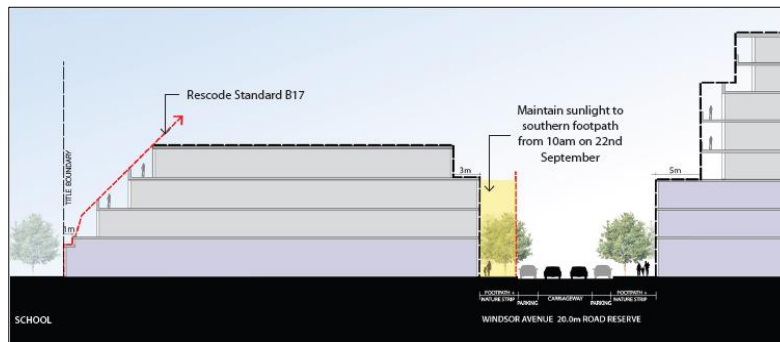
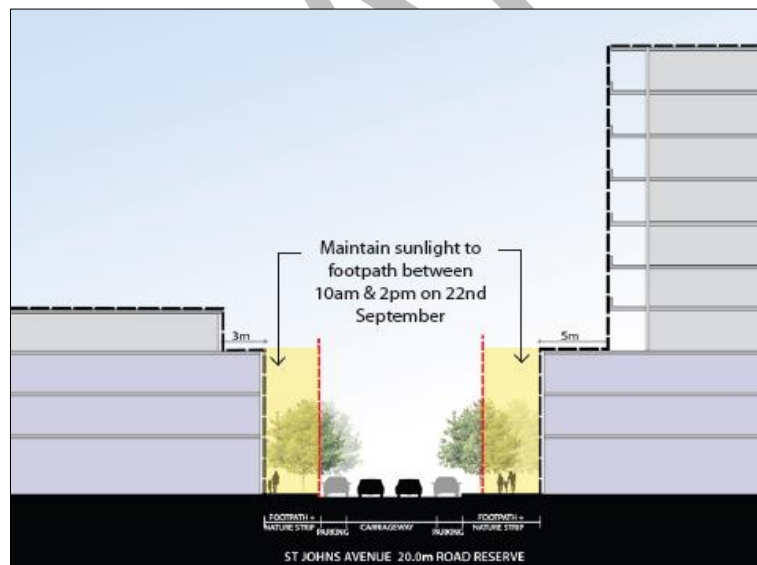


Figure 5 Precinct 3



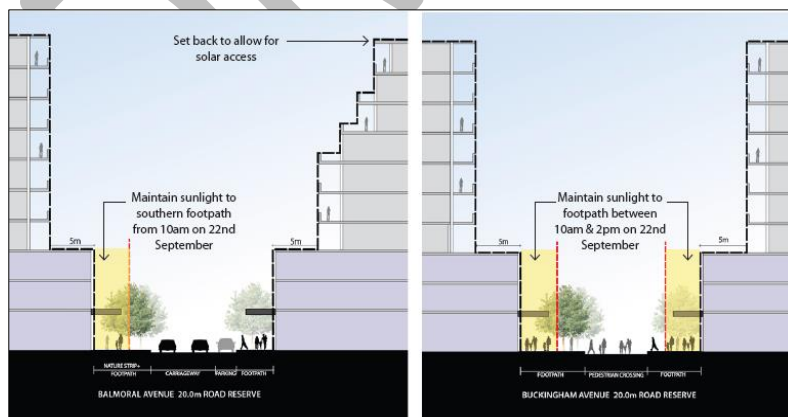
ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

Precinct 4 – Core Retail

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> Up to 29.7 metres (8 storeys) for properties bounded by Buckingham Avenue, Balmoral Avenue and Queens Avenue. Up to 36.9 metres (10 storeys) for all other properties within the precinct. 	<ul style="list-style-type: none"> Zero front, side and rear setbacks for development up to 11.7 metres (3 storeys). Zero front, side and rear setbacks for development up to 22.5 metre (6 storeys) for properties on Queens Road west of Buckingham Avenue. For other properties in the precinct if overall building height is 22.5 metres (6 storeys) or less: <ul style="list-style-type: none"> Provide a minimum 3 metre front setback for storeys above 11.7 metres (3 storeys). If overall building height is greater than 22.5 metres (6 storeys): <ul style="list-style-type: none"> Provide a minimum 5 metre front setback for storeys above 11.7 metres (3 storeys). 	<ul style="list-style-type: none"> For the Springvale Shopping Centre site (46-58 Buckingham Avenue, Springvale) development should: <ul style="list-style-type: none"> Provide an east-west pedestrian link through the site, which connects to the existing pedestrian crossing on Buckingham Avenue, is of a generous width, is activated by adjoining land uses and is publicly accessible at all times of the day/night. Provide a publicly accessible space within the site which is located along the proposed east-west pedestrian link, activated by adjoining uses, provides shade and shelter, and landscaping.

Figure 6 Precinct 4

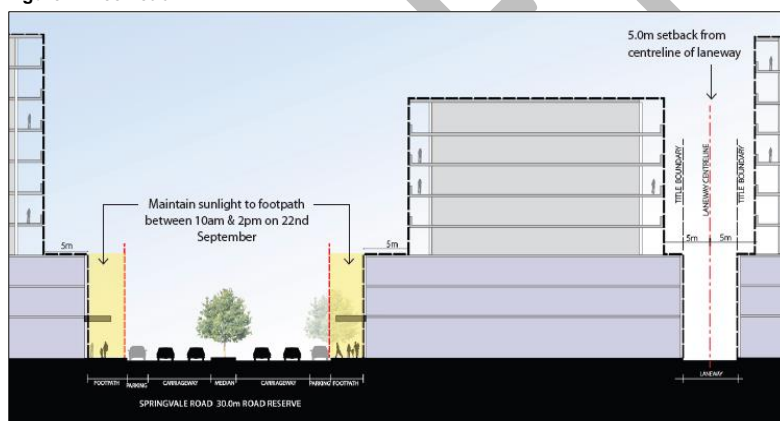
ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

Precinct 5 – Springvale Road Retail

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> Up to 29.7 metres (8 storeys) on the east side of Springvale Road and the west side of Springvale Road north of 256 Springvale Road north. Up to 36.9 metres (10 storeys) on the west side of Springvale Road from 254 Springvale Road south. 	<ul style="list-style-type: none"> Zero front, side and rear setbacks for development up to 11.7 metres (3 storeys). If overall building height is 22.5 metres (6 storeys) or less: <ul style="list-style-type: none"> Provide a minimum 3 metre front setback for storeys above 11.7 metres (3 storeys). If overall building height is greater than 22.5 metres (6 storeys): <ul style="list-style-type: none"> Provide a minimum 5 metre front setback for storeys above 11.7 metres (3 storeys). 	<ul style="list-style-type: none"> Development should provide a high quality response to prominent sites at the corner of Springvale Road and Queens Avenue, Springvale Road and Balmoral Avenue, and Springvale Road and Lightwood Road. Development should respect the heritage buildings at the Springvale Rise Primary School.

Figure 7 Precinct 5**Precinct 6 – Warwick Avenue**

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> Up to 22.5 metres (6 storeys) for properties on the east side of Kintore Street and for properties fronting Lightwood Road between Warwick Avenue and the 	<ul style="list-style-type: none"> Zero front, side and rear setbacks for development up to 22.5 metres (6 storeys) unless adjoining a Residential Zone. If overall building height is greater than 22.5 metres (6 storeys): 	<ul style="list-style-type: none"> New development should provide rear setbacks to enable the adequate servicing of existing and future development. Development should respect the heritage

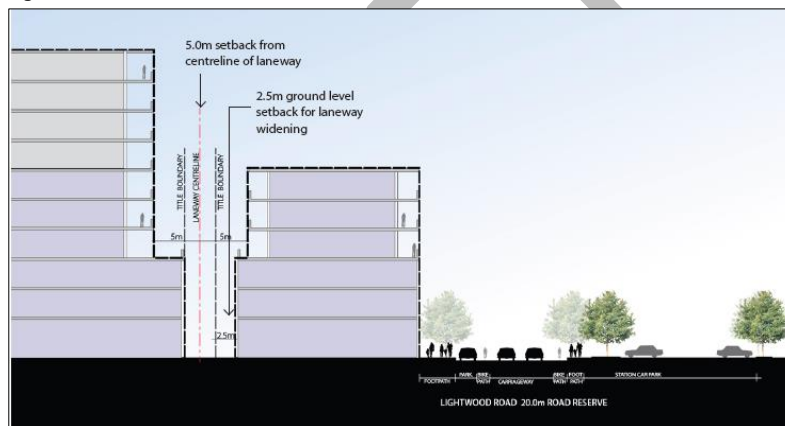
ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

<p>eastern precinct boundary.</p> <ul style="list-style-type: none"> Up to 36.9 metres (10 storeys) for properties fronting onto Warwick Avenue and the west side of Kintore Street. 	<ul style="list-style-type: none"> Provide a minimum 5 metre front setback for storeys above 22.5 metres (6 storeys). A minimum 6 metre setback to the western boundary at 4 -16 Warwick Avenue to achieve a continuous north-south vehicle laneway. An appropriate rear setback for all properties fronting Lightwood Road between Warwick Avenue and 20 Lightwood Road to achieve a minimum 5.5 metre wide laneway to facilitate and ensure servicing of future development. 	<p>buildings at the Springvale Rise Primary School.</p>
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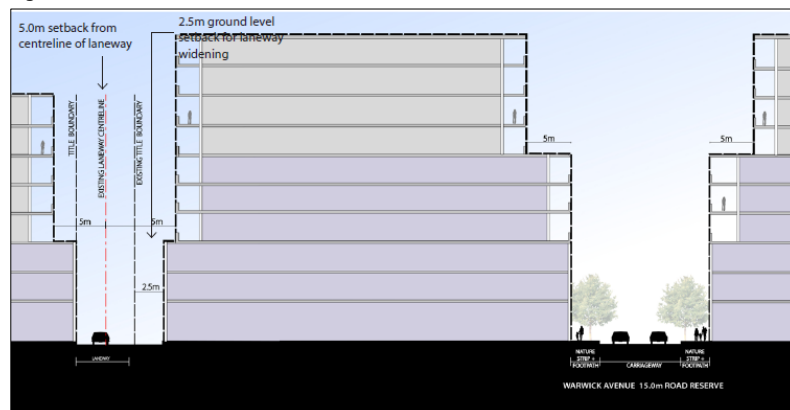
Figure 8 Precinct 6



ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

Figure 9 Precinct 6**Precinct 7 – Springvale Railway Station**

Preferred maximum building height	Preferred setbacks
<ul style="list-style-type: none"> Up to 22.5 metres (6 storeys). 	<ul style="list-style-type: none"> Zero front, side and rear setbacks for development up to 15.3 metres (4 storeys). Provide a minimum 3 metre street setback for storeys above 15.3 metres (4 storeys).

Precinct 8 – Triangle Precinct

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> Up to 22.5 metres (6 storeys) for properties fronting onto Springvale Road. Up to 29.7 metres (8 storeys) for properties from 2A to 6 Newcomen Road. Up to 44.1 metres (12 storeys) for properties fronting Newcomen Road and 208 Springvale Road. 	<ul style="list-style-type: none"> Provide a minimum 3 metre front setback for development south of Newcomen Road to enable footpath widening. Provide zero front, side and rear setbacks for development up to 11.7 metres (3 storeys) for properties fronting onto Springvale Road. If overall building height is 22.5 metres (6 storeys) or less: <ul style="list-style-type: none"> Provide a minimum 3 metre front setback for storeys above 11.7 metres (3 storeys). 	<ul style="list-style-type: none"> New development should provide setbacks to achieve opportunities for road widening south of Newcomen Road. For sites at 8-12 Newcomen Road and 208 Springvale Road, development that: <ul style="list-style-type: none"> Provides a continuous pedestrian link connecting Springvale Road to Newcomen Road.

ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

	<ul style="list-style-type: none"> Provide zero front, side and rear setbacks for development up to 22.5 metres (6 storeys) for properties fronting onto Newcomen Road. If overall building height is greater than 22.5 metres (6 storeys): <ul style="list-style-type: none"> Provide a minimum 5 metre front setback for storeys above 22.5 metres (6 storeys). Provide a minimum 3.7 metre setback to the eastern boundary of 8-12 Newcomen Road to provide a suitable laneway width in accordance with the existing constructed access way. 	<ul style="list-style-type: none"> Ensures the pedestrian link is activated by adjoining uses and is publicly accessible at all times of the day/night.
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Figure 10 Precinct 8



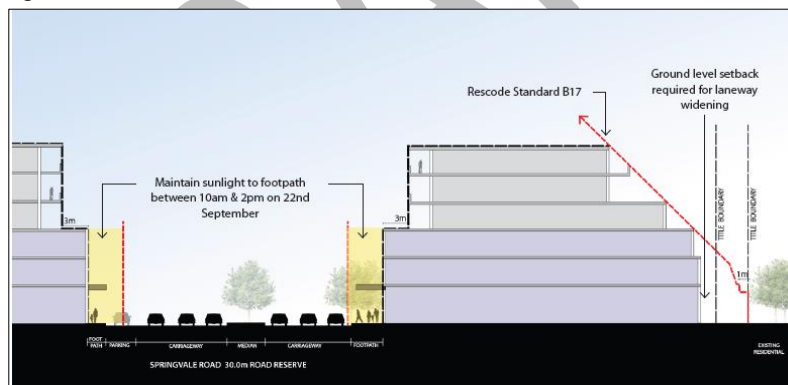
ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

Precinct 9 – Springvale Road North

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> Up to 22.5 metres (6 storeys). 	<ul style="list-style-type: none"> Zero front, side and rear setbacks for development up to 11.7 metres (3 storeys) unless adjoining a Residential Zone. If overall building height is 22.5 metres (6 storeys) or less: <ul style="list-style-type: none"> Provide a minimum 3 metre front setback for storeys above 11.7 metres (3 storeys). Provide sufficient setback to the rear boundary for properties which front Springvale Road between Rosalie Street to Sandown Road to achieve a minimum 5.5 metre wide laneway for vehicle servicing and access. 	<ul style="list-style-type: none"> Development should enhance the northern entry into the Springvale Activity Centre. Development should provide surveillance and improved address to the Springvale Railway Station. New development should provide setbacks to achieve a laneway and adequate space for servicing. Primary pedestrian access to be provided via roads (not via laneway).

Figure 11 Precinct 9

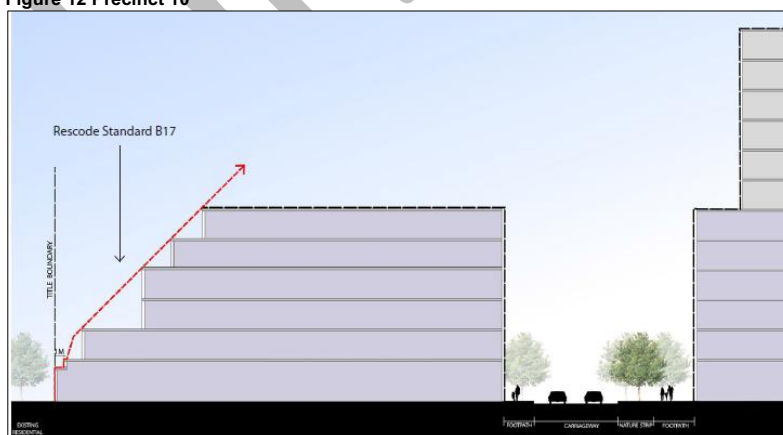
ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

Precinct 10 – Large Format Retail/Commercial

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> Up to 22.5 metres (6 storeys) for properties on the north side of Boulton Street. Up to 44.1 metres (12 storeys) for properties south of Boulton Street and north of Newcomen Road. 	<ul style="list-style-type: none"> Development up to 11.7 metres (3 storeys) for properties fronting onto Springvale Road: <ul style="list-style-type: none"> Zero front, side and rear setbacks for 11.7 metre (3 storeys) unless adjoining a Residential Zone. If overall building height is 22.5 metres (6 Storeys) or less: <ul style="list-style-type: none"> Provide a minimum 3 metre front setback for storeys above 11.7 metres (3 storeys). If overall building height is greater than 22.5 metres (6 storeys): <ul style="list-style-type: none"> Provide a minimum 5 metre front setback for storeys above 3 storeys. Development up to 22.5 metres (6 storeys) for properties fronting onto Newcomen Road, Parsons Avenue and Boulton Street: <ul style="list-style-type: none"> Zero front, side and rear setbacks. <p>Provide a minimum 5 metre front setback for storeys above 22.5 metres (6 storeys).</p>	<ul style="list-style-type: none"> Development should enhance the northern entry into the Springvale Activity Centre. For 1-3 Newcomen Road and 144-152 Springvale Road, development that: <ul style="list-style-type: none"> Provides a publicly accessible north-south and east-west pedestrian link through the site that is publicly accessible and fronted with active uses.

Figure 12 Precinct 10

ORDINARY COUNCIL MEETING - AGENDA

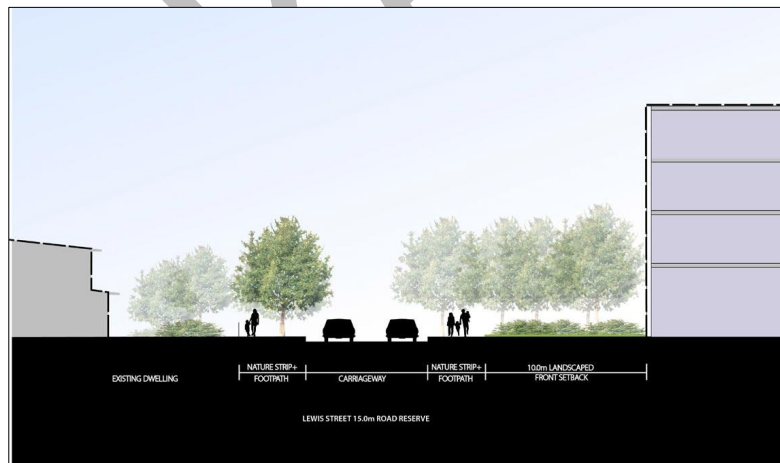
4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

Precinct 11 - Industrial

Preferred maximum building height	Preferred setbacks & access	Specific requirements
<ul style="list-style-type: none"> Up to 15.3 metres (4 storeys). 	<ul style="list-style-type: none"> At maximum preferred height a minimum 10 metre ground level street setback to Lewis Street, Stephenson Street and Parsons Avenue north of Boulton Street. Zero front, side and rear setbacks for the remainder of the precinct unless adjoining a Residential Zone. 	<ul style="list-style-type: none"> Development should provide an activated edge to Springvale Reserve and adjoining footpath, with articulated built form and habitable rooms or spaces at the interface. Development should enhance the amenity and appearance of the industrial precinct. Provide a landscaped setback opposite existing housing. Development should provide an east-west pedestrian link through 8 Regal Drive to connect Regal Drive to the Springvale Reserve.

Figure 13 Precinct 11



4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

2.6 Exemption from notice and review

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An application for construction of a building or to construct or carry out works 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. This exemption does not apply to an application within 30 metres of land (not a road) which is in a Residential Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

3.0 Subdivision

___/___/2019
C___

None specified.

4.0 Advertising signs

___/___/2019
C___

None specified.

5.0 Application Requirements

___/___/2019
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The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application for buildings and works must be accompanied by an Urban Context Report. The urban context report must:
 - explain the key planning, design and contextual considerations and influences on the proposed buildings and works.
 - describe the existing urban context of the area in which the proposed buildings and works are to be located.
 - explain how the proposed buildings and works relate to and respond to their urban context including:
 - built form character of adjacent and nearby buildings.
 - heritage character of adjacent and nearby heritage places.
 - identify the key opportunities and constraints supporting the design response.
 - explain the effect of the proposed buildings and works, including on:
 - microclimate, including sunlight, daylight and wind impacts on streets and other public spaces.
 - vistas.
- Explain how the proposed buildings and works respond to building and works requirements in Section 2, inclusive of Tables 1 and 2 to this schedule, as appropriate.
- An application for buildings and works in excess of 15 metres overall height must be accompanied by a wind analysis report prepared by a suitably qualified person and address the following:
 - designed to minimise any potential increase in the level of wind at ground level and any adverse effect on pedestrian comfort.

ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

- explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all facades, or half the total height, whichever is greater.
- at a minimum, undertake a desktop analysis to model the wind effects of the proposed development and its surrounding buildings (existing and proposed). In specific cases a wind tunnel test may be required to the satisfaction of the responsible authority.
- identify the principal role of the publicly accessible areas for sitting, standing or walking purposes.
- demonstrate how the development does not rely on street trees or any other element such as screens, within public areas for wind mitigation.

- [An application to exceed the preferred maximum building height specified in this schedule must demonstrate how the development will achieve the Design Objectives in this Clause, and the relevant Built Form and Urban Design Policy Objectives and Policies in Clause 22.10 \(Springvale Major Activity Centre\).](#)

6.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- How the development responds to the Springvale Activity Centre Structure Plan (2017) and the Springvale Activity Centre Building Heights and Setbacks Study (2016).
- Whether the development responds appropriately to the design objectives, building and works requirements including overshadowing, height, setback, access and specific development requirements as set out in this Schedule.
- The impact of the proposed built form and visual bulk on daylight, sunlight, and sky views from within public open spaces, streets, laneways and/or on adjoining heritage places.
- Whether the development creates a range of built form typologies that contribute positively to the streetscape and when viewed from a distance.
- How the interface of the development with the street creates an activated permeable fine grain streetscape and passive surveillance to the street and public realm.
- How the development creates a strong definition to all streetscapes through high quality buildings that contribute positively particularly on corner sites, at the southern and northern entries to the Activity Centre and within the key public realm.
- How the development creates an appropriate transition in building height and design to the residential areas adjoining the Activity Centre and provides a high level of internal amenity for building occupants.
- How the development has incorporated best practice environmentally sustainable principles into the design.
- The visual impact of car parking, access, loading and servicing on the streetscape and public realm.
- Provision of new and/or improved existing permeable, safe, high quality pedestrian networks throughout the Activity Centre.

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

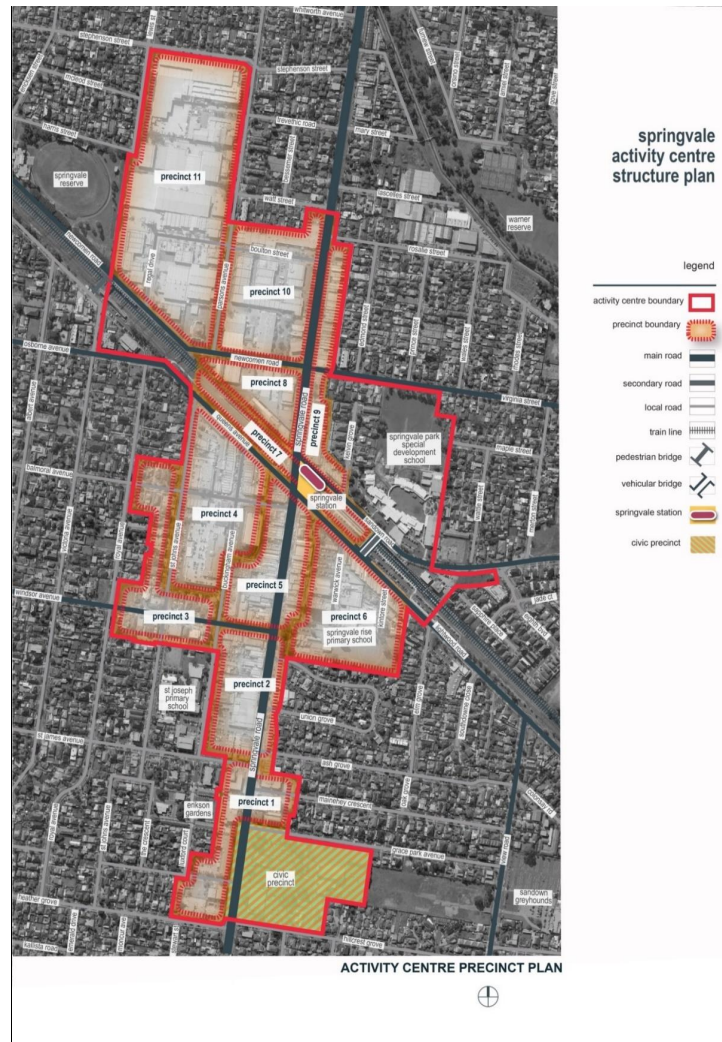
- How the development demonstrates the impacts of wind on the amenity and usability of nearby public open spaces, streetscapes or the public realm including any appropriate mitigation measures, to achieve safe and comfortable wind conditions.

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4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

Map 1 of the Schedule to Clause 43.02 – Springvale Major Activity Centre Precinct Plan

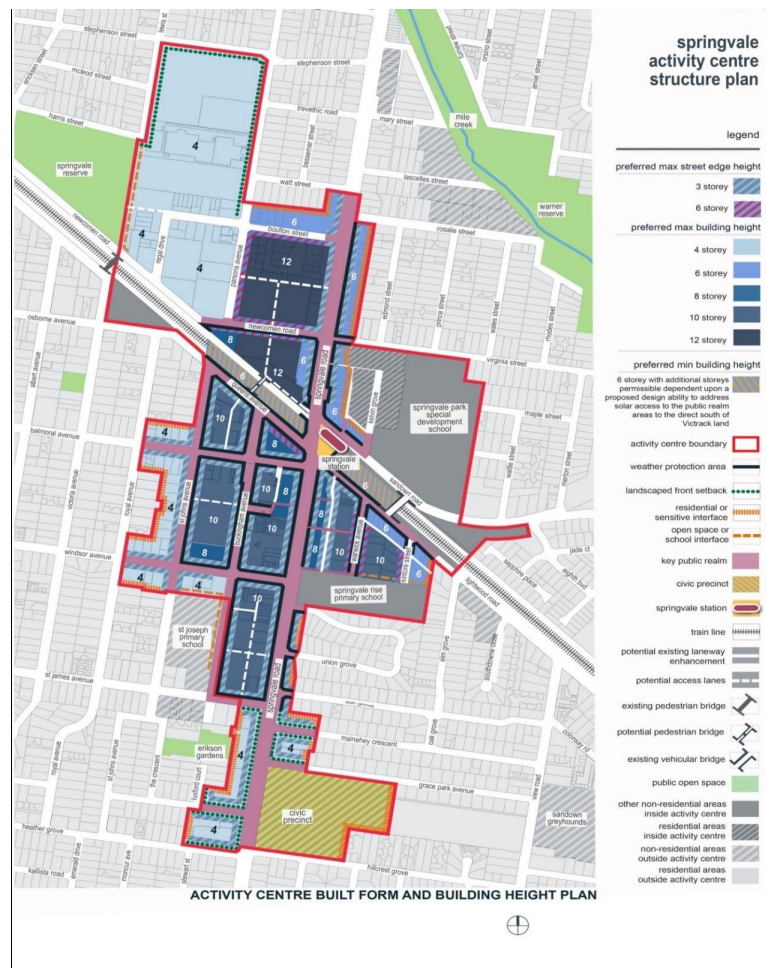


Source: Springvale Activity Centre Structure Plan 2017

ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

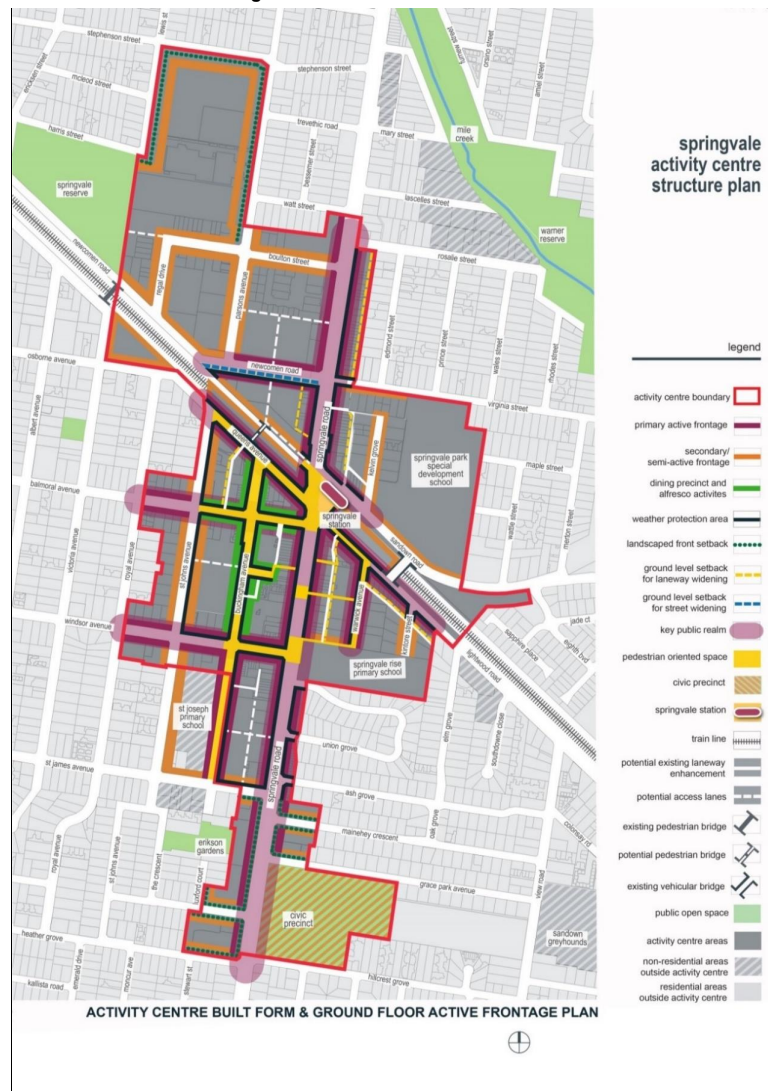
Map 2 of the Schedule to Clause 43.02 – Springvale Major Activity Centre Built Form and Building Height Plan

Source: Springvale Activity Centre Structure Plan 2017

ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

Map 3 of the Schedule to Clause 43.02 – Springvale Major Activity Centre Built Form and Ground Floor Active Frontage Plan

Source: Springvale Activity Centre Structure Plan 2017

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

POLICY AND STRATEGY

**PLANNING SCHEME AMENDMENT C203 CONSIDERATION OF PANEL
REPORT AND ADOPTION**

ATTACHMENT 3

**AMENDMENT C203 CLAUSE 22.10
SPRINGVALE ACTIVITY CENTRE LOCAL
POLICY**

PAGES 8 (including cover)

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

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

22.10 SPRINGVALE MAJOR ACTIVITY CENTRE

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This policy applies to all land in the Springvale Major Activity Centre (as identified in Map 1 and 2 at Clause 22.10-4) and is affected by Schedule 6 of the Design and Development Overlay.

22.10-1 Policy Basis

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The policy:

- Provides direction to Council in considering future land use and development applications within the Springvale Activity Centre.
- Builds on Plan Melbourne and supports the strategic direction for the Dandenong and Monash National Employment and Innovation Cluster (NEIC).
- Supports the MSS objectives in Clause 21.04 (Land Use), Clause 21.05 (Built Form) Clause 21.06 (Open Space and Natural Environment) and Clause 21.07 (Infrastructure and Transport) to this scheme.
- Applies the PPF objectives of Clause 11 (Settlement), Clause 11.03 (Planning for Places), Clause 16 (Housing), Clause 17 (Economic Development) and Clause 19.02 (Community Infrastructure).
- Implements the vision, objectives and strategies of the *Springvale Activity Centre Structure Plan August, 2017 (Structure Plan)* which supports the continued development and expansion of Springvale as a Major Activity Centre.

22.10-2 Policy Objectives

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Land Use and Economic Activity

- To encourage a mix of complementary land uses that supports the future development of the Activity Centre in accordance with the Structure Plan.
- To encourage and support the redevelopment of underutilised and strategic development sites in the Activity Centre as per Map 2 at Clause 22.10-4.
- To strengthen and diversify the role of the Asian Food Precinct and promote a 'night-time' economy.
- To improve the presentation and amenity of the Activity Centre.
- To provide higher density housing options to support the commercial component of the Activity Centre.
- To encourage and support the development of key strategic development sites and other strategic sites including the Springvale Civic Site.
- To promote development which fosters growth in business, industry and population in the Activity Centre to support the Monash Employment and Innovation Cluster (NEIC).
- To support and protect commercial and industrial areas as major sources of local employment in the Activity Centre and facilitate employment growth in the Monash NEIC.
- To encourage industrial and commercial development in Precincts 10 and 11 which enhances the northern entry into the Activity Centre and improves building address to streets and public spaces.

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

Built Form and Urban Design

- To ensure all new development responds to the preferred built form of the Activity Centre and provides appropriate height and setback transitions in accordance with the Structure Plan.
- To maintain a human scale at street level and reduce visual bulk by ensuring appropriate building form, heights and setbacks.
- To encourage the consolidation of strategic sites in well designed, mixed-use developments.
- To incorporate the design principles of the Structure Plan, address internal and external amenity and provide architectural design excellence using high quality materials and finishes.
- To ensure all new development meets Council's requirements for environmentally sustainable design.

Transport and Movement

- To encourage efficiency of movement and sustainable trips through improved public transport services, and walking and cycling opportunities.
- To protect and enhance the existing movement and functions of streets and laneways.
- To facilitate and encourage new pedestrian connections and mid-block links within the Activity Centre through the creation of new, and widening of, existing laneways and footpaths.
- To facilitate improved transport links between the Activity Centre and the Monash NEIC.
- To improve walkability within the Activity Centre by upgrading existing pedestrian infrastructure and facilitating new pedestrian connections.
- To increase opportunities for pedestrian and cyclist activity and shared urban space within existing road reserves.
- To ensure access ways and car parking have a minimal impact on urban design and public realm.

Open Space and Public Realm

- To enhance existing open space and create new urban open spaces for recreation and leisure opportunities for residents, workers and visitors.
- To ensure the development of strategic development sites facilitate opportunities for new urban open spaces which are useable and accessible to the public.
- To encourage the integration of buildings with public spaces to reinforce the public realm.

22.10-3

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Policy

Land Use and Economic Activity

- Reinforce the Activity Centre's role in encouraging a diverse mix of land uses that include retail, commercial, industrial and residential.

ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

- Support the consolidation of sites where development outcomes respect the character of the Activity Centre and results in the establishment of well designed, mixed-use developments.
- Encourage and support high density housing that is located close to public transport.
- Support future investment and encourage the development of strategic sites as identified in the Structure Plan to achieve a mix of residential and commercial uses.
- Support the retention of existing industrial and commercial areas for employment growth and the local economy.
- Encourage and promote the night-time economy of the Activity Centre.
- Encourage people to visit and stay through streetscape improvements and forming a consistent 'brand' for the Activity Centre.
- Encourage child and family friendly spaces, venues and outdoor areas.
- Improve awareness and perceptions of the Activity Centre as a tourism destination and support Council and community festivals and events.
- Encourage purpose-built medical facilities to be designed and located in accordance with the Structure Plan.
- Encourage retail diversity that compliments the core retail function and minimise office uses at ground level.
- Support the location of commercial anchors to the southern end of the centre along Springvale Road.

Built Form and Urban Design

- Ensure development contributes and responds to the preferred built form of the Activity Centre.
- [To ensure development is designed to respect adjoining heritage buildings.](#)
- Create a human scale that promotes pedestrian amenity.
- Orientate buildings to minimise overshadowing of the public realm.
- Encourage high-quality design through the use of articulation and visually appropriate façades that positively contribute to the street and upper levels of the building.
- Avoid visual bulk of new development when viewed from surrounding areas by ensuring appropriate scale, form and articulation.
- Encourage development that reflects the existing fine grain pattern of shop fronts and does not further segment existing land holdings.
- Encourage active frontages along key pedestrian routes, open spaces and Springvale Railway station including the bus transport interchange.
- Ensure scale transitions between buildings through appropriate building height and setbacks consistent with the Structure Plan.
- Encourage the integration of roof design and forms into overall building façade design, especially in industrial areas.
- Ensure the design of new built form or modifications to existing buildings are designed and constructed to be site responsive, innovative, utilise materials that minimise glare, can withstand the effects of weathering and incorporate environmentally sustainable design measures.

ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

- Improve pedestrian amenity by facilitating and maintaining pedestrian connections and links through mid-block links, laneways and arcades.
- Encourage the creation of new pedestrian laneways, widening of existing laneways and footpaths and streetscape improvements.
- Encourage streetscape upgrades such as the planting of trees and the relocation of power lines underground.
- Ensure the external and internal amenity of all new dwellings is considered especially access to daylight and impact of noise and odours.
- Ensure the landscaping and built form of new development integrates with the streetscape, the public realm and outdoor areas.
- Encourage new commercial premises to provide well-designed, safe and well-lit carparking.

Transport and Movement

- Investigate and develop with the Victorian Planning Authority and neighbouring municipalities ways to improve access to the Activity Centre by all modes of transport including buses and cycling between Springvale and other locations within the Monash NEIC.
- Encourage and advocate with neighbouring municipalities to implement cycling infrastructure linking Springvale and other locations within the Monash NEIC.
- Develop and maintain a Network Operating Plan for Springvale referencing VicRoads' Movement and Place Framework.
- Advocate for improved public transport services (frequency and coverage) servicing the Activity Centre.
- Encourage and promote the use of off-street car parking (particularly No.8 Balmoral Car Park) to assist with meeting the car parking demand.
- Continue to manage car parking occupancies to promote high turnover of car parking within prime on-street locations.
- Car parking and vehicular access to be located to the rear of a property where it does not compromise the streetscape character, segment retail frontages or dominate the design and form of a building.
- Minimise and appropriately locate vehicle crossovers to protect pedestrian amenity and preserve street trees.
- Discourage parking, turning areas or other hard stand areas in front setbacks.
- Provide pedestrian connectivity through the creation of new pedestrian laneways, widening of existing laneways and footpaths and streetscape improvements.
- Ensure new laneways and pedestrian links integrate with the pattern of development of adjacent streets and laneways.
- Enhance permeability and connectivity for pedestrians and cyclists within the Activity Centre and facilitate their priority and safety.
- Improve pedestrian access and safety through way finding signage, crossing points, footpaths and street lighting.
- Advocate for improved pedestrian crossing facilities, crossing times and reduction of speed limits along Springvale Road.

ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

- Encourage opportunities for increased pedestrian space and shared urban space within existing road reserves.
- Advocate and support the provision of a continuous cycle route along the rail corridor passing through the Activity Centre with the Level Crossing Removal Authority.

Open Space and Public Realm

- Ensure that the development of strategic sites as identified in the Activity Centre as per Map 2 at Clause 22.10-4 facilitates opportunities for new open spaces and widened footpaths.
- Ensure buildings and works do not cast any additional shadow across existing and proposed open space and public realm areas.
- Encourage new development to integrate landscaping with surrounding public spaces.
- Encourage the design of development to incorporate landscaping which complements adjoining public realm.
- Improve street linkages to open space areas to enable a safe path of travel for pedestrians.
- Encourage streetscape improvements including canopy tree planting to soften the built form.
- Encourage design treatments along Springvale Road to better define the entrances into the Activity Centre.
- Provide safe green open spaces for residents and visitors to enjoy.
- Support public realm initiatives to improve the Activity Centre's amenity.

22.10-4 Policy Reference Document

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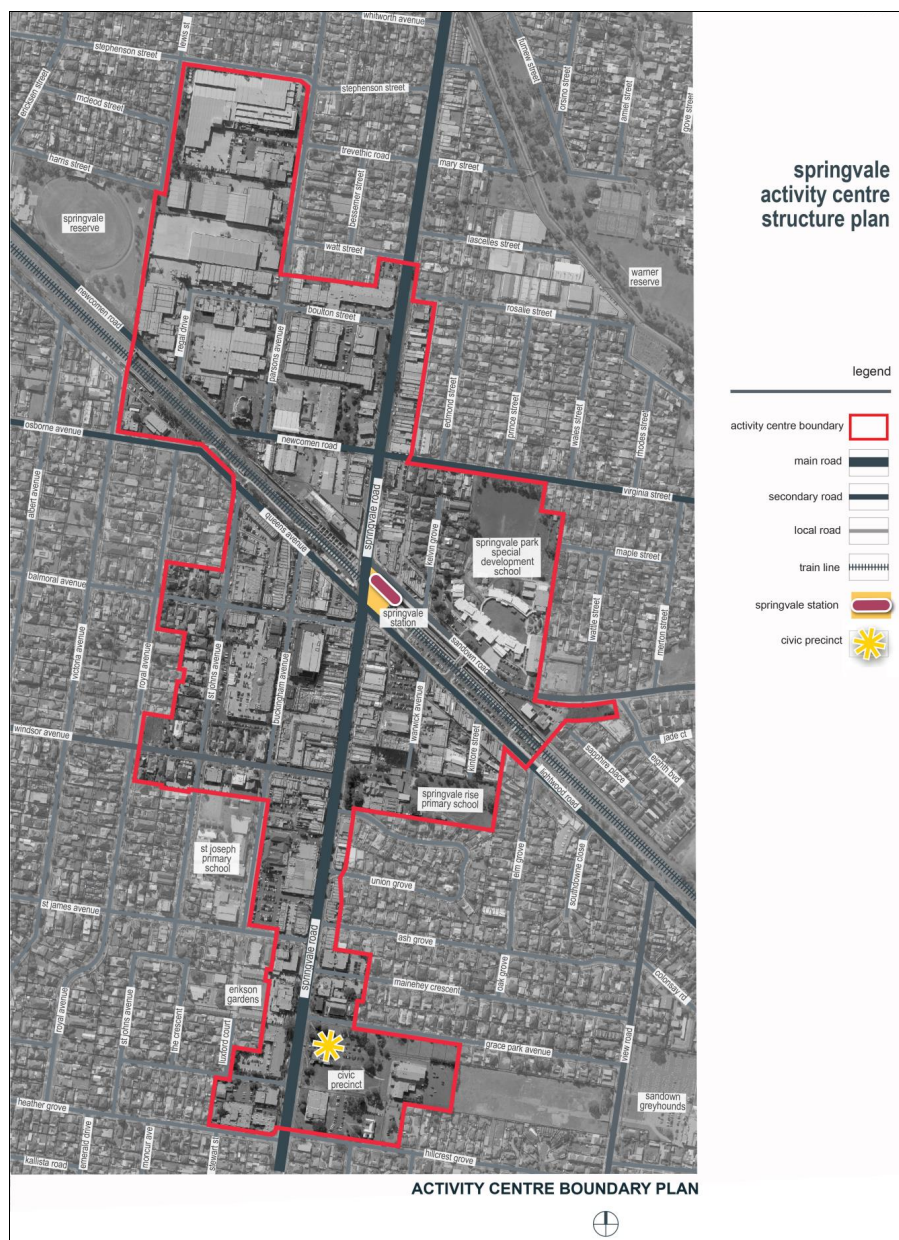
Springvale Activity Centre Structure Plan, City of Greater Dandenong, August 2017.

Springvale Activity Centre Building Heights and Setbacks Study (Tract Consultants, July 2016)

4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

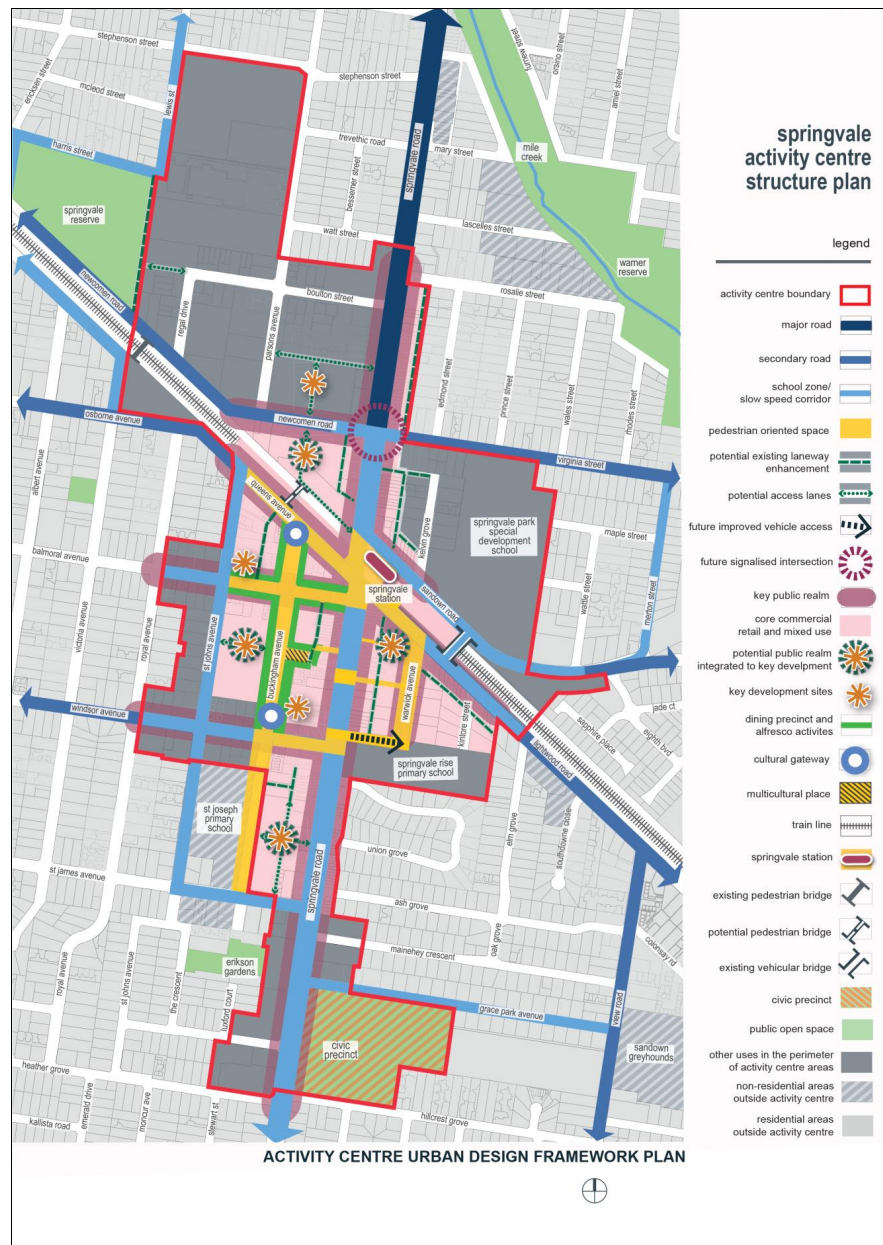
Map 1 – Springvale Major Activity Centre Boundary Plan



4.1.1 Planning Scheme Amendment C203 Consideration of Panel Report and Adoption – Springvale Major Activity Centre (Cont.)

GREATER DANDENONG PLANNING SCHEME

Map 2 – Springvale Major Activity Centre Framework Plan



4.1.2 Sporting Grounds and Pavilion Management Policy 2020

File Id:

Responsible Officer:

Director Community Services

Attachments:

Sporting Grounds and Pavilion Management
Policy 2020

Report Summary

The Sporting Grounds and Pavilion Management Policy 2020 seeks to enhance the utilisation of Council facilities by ensuring sporting clubs are allocated appropriately to meet the needs and growth of the club (where possible) and maximise the utilisation of infrastructure.

This policy supersedes the existing policy: Sports Pavilion Management Policy 2017.

Recommendation Summary

This report recommends that the Sporting Grounds and Pavilion Management Policy 2020 be endorsed by Council.

4.1.2 Sporting Grounds and Pavilion Management Policy 2020 (Cont.)**Background**

The City of Greater Dandenong (CGD) currently has 24 recreation reserves containing active sports facilities, in addition to five school sites. This Policy seeks to maintain the quality and cleanliness of Council facilities through measures such as incentives for clubs regarding sporting ground and pavilion management, sports development, and a system of sign-off by clubs regarding pavilion condition at the end of each inspection.

The following factors have been considered in the development of this Policy:

- Several sports clubs have contributed to the upkeep or enhancement of pavilions and would want to ensure they are maintained in good order.
- Council has invested substantial funds in developing sporting grounds and pavilions with an emphasis on shared use.
- The existing stock of pavilions is ageing.
- There is a continuing need for inspections and proper maintenance as a proactive approach to facility use.
- The capacity of sporting grounds needs to be considered to ensure the surface can remain in an acceptable condition for all users and usage levels do not result in unnecessary over-expenditure of Council's allocated maintenance budget. Capacity refers to the level of use during allocated times compared to the maximum level of use recommended.
- The condition of sports pavilions needs to be enhanced.
- Council, sports clubs and other users have a responsibility to ensure that the pavilions are appropriate for the purpose and operated in a safe and clean condition.

This Policy covers the management of seasonally allocated sporting grounds and pavilions located within CGD including Police Paddocks. This Policy does not cover leased sports facilities such as tennis courts and lawn bowls clubs that have separate lease agreements.

Proposal

This Policy supersedes the existing policy: Sports Pavilion Management Policy 2017. The key changes between the two policies include:

- The addition of the management of the sporting grounds. In the previous policy the allocation and management of sporting grounds was not included as it was implied that if a pavilion is allocated it included all adjacent sporting grounds. However, this practice does not consistently occur with clubs being allocated to grounds independent of the pavilion e.g. in locations where there is no pavilion available or the club does not require access.
- In line with Council's Multipurpose Use of Community Facilities Policy, all sporting pavilions are to be multi-use and available for community use outside of their allocated sport club times.
- A review and update of the financial incentives for pavilion management has been undertaken to encourage sports development initiatives.
- Inclusion of non-seasonal allocation categories, including pre-season training and competition, casual booking use and informal / self-organised use.

4.1.2 Sporting Grounds and Pavilion Management Policy 2020 (Cont.)

These amendments to the previous Policy bring the new Policy in line with current sporting ground and pavilion allocation processes and will provide clarity to stakeholders regarding their responsibilities.

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

- *Outdoor Activity and Sports* – Recreation for everyone
- *Lifecycle and Social Support* – The generations supported

Place

- *Sense of Place* – One city many neighbourhoods
- *Appearance of Places* – Places and buildings

Opportunity

- *Tourism and visitors* – Diverse and interesting experiences

Council Plan 2017-2021

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

People

- A vibrant, connected and safe community

Place

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

Opportunity

- A diverse and growing economy
- An open and effective Council

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

- Community Wellbeing Plan 2017-2021
- Activate – Sport and Active Recreation Strategy 2014-2019

4.1.2 Sporting Grounds and Pavilion Management Policy 2020 (Cont.)

- Draft Make Your Move Greater Dandenong Physical Activity Strategy 2020-2030
- Sports Facilities Plan – Implementation Plan 2018

Related Council Policies

- Supersedes the existing policy: Sports Pavilion Management Policy 2017
- Community Facilities Management Policy
- Disability Policy
- Multipurpose Use of Community Facilities Policy
- Recreation Reserve Advertising, Promotional and Club Signage Policy
- Sports Ground Floodlighting Policy

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

Public Exhibition of the draft policy occurred from 24 April to 22 May 2020 via email to the 84 City of Greater Dandenong Sporting Clubs who have held an allocation with Council in the past 24 months. In addition, the draft Policy was available on the homepage of the Council website. Two clubs provided feedback which was considered as part of the Policy.

Conclusion

The Sporting Grounds and Pavilions Management Policy seeks to maintain the quality, usage and cleanliness of Council facilities through measures such as incentives for clubs regarding sporting ground and pavilion management and sport development whilst providing clear direction to clubs on the expectation of use and management of Council assets.

Recommendation

That the Sporting Grounds and Pavilion Management Policy 2020 be endorsed by Council.

4.1.2 Sporting Grounds and Pavilion Management Policy 2020 (Cont.)

POLICY AND STRATEGY

SPORTING GROUNDS AND PAVILION MANAGEMENT POLICY

ATTACHMENT 1

**SPORTING GROUNDS AND PAVILION
MANAGEMENT POLICY 2020**

PAGES 9 (including cover)

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

4.1.2 Sporting Grounds and Pavilion Management Policy 2020 (Cont.)



Greater Dandenong Policy

Sporting Ground and Pavilion Management Policy 2020

File Number:	A1510623	Authority:	Council
Directorate:	Community Services	Responsible Officer:	Manager Community Development, Sport & Recreation
Policy Type:	Discretionary	Version No:	3
1 st Adopted by Council	13 Feb 2012 Minute No. 1093	Last Adopted by Council:	28 Sept 2015 Min No.1107
Review Period:	Every 2 years	Next Review:	

1. Purpose

The aim of the Policy is to maximise shared use of sporting grounds and pavilions in a manner which minimises unnecessary wear and damage to sporting facilities and to ensure that the sporting grounds and pavilions are presented in the best possible condition.

The Policy will provide a framework for the allocation of sports grounds and pavilions to ensure that maximum utilisation of Council infrastructure can be facilitated. This will ensure that sports clubs will be allocated adequately depending on the composition and needs of the club participants (e.g. junior, youth, senior and master's teams).

The Policy will also clarify the responsibility of maintenance and improvement works to ensure facilities are maintained to Councils standards.

2. Background

This Policy seeks to enhance the utilisation of Council facilities by ensuring sports clubs are allocated appropriately to meet the needs and growth of the club (where possible) and maximise the utilisation of infrastructure.

This Policy seeks to maintain the quality and cleanliness of Council facilities through measures such as incentives for clubs regarding sporting ground and pavilion management, sport development and a system of sign-off by clubs on pavilion condition at the end of each inspection.

The following factors have been considered in the development of this Policy:

4.1.2 Sporting Grounds and Pavilion Management Policy 2020 (Cont.)



Greater Dandenong Policy

- Many sports clubs have contributed to the upkeep or enhancement of pavilions and would want to ensure they are maintained in good order.
- Council has invested substantial funds in developing sporting grounds and pavilions with an emphasis on shared use.
- The existing stock of pavilions is ageing.
- There is a continuing need for inspections and proper maintenance as a proactive approach to facility use.
- The capacity of sporting grounds needs to be considered to ensure the surface can remain in an acceptable condition for all users and usage levels do not result in unnecessary over expenditure of Council's allocated maintenance budget. Capacity refers to the level of use during allocated times compared to the maximum level of use recommended.
- The condition of sports pavilions needs to be enhanced.
- Council, sports clubs and other users have a responsibility to ensure that the pavilions are appropriate for the purpose and operated in a safe and clean condition.

Council conducts detailed inspections during and at the end of each season to ensure pavilions are in an acceptable state, particularly when required to transfer to the incoming seasonal tenant.

In addition, Council conducts regular inspections of sports grounds to ensure they remain in an acceptable condition for all users.

3. Scope

This Policy covers the management of seasonally allocated sports grounds and pavilions located within the City of Greater Dandenong including Police Paddocks. There are currently 34 pavilions covered by this Policy which are allocated to clubs such as cricket, football (AFL and soccer), rugby league, baseball, softball, hockey and athletics.

The Policy does not cover leased sports facilities such as tennis courts and bowls clubs that have separate lease agreements.

4. Human Rights and Responsibilities Charter – Compatibility Statement

The Victorian Charter of Human Rights and Responsibilities has been considered in the preparation of this Policy. This Policy is consistent with the Charter and with the recognition of Council's duty of care to all who seek to make use of Council facilities.

5. References

- Supersedes the existing policy: Sports Pavilion Management Policy 2017
- Community Wellbeing Plan 2017-2021
- Victorian Charter of Human Rights and Responsibilities
- Community Facilities Management Policy
- Sports Facilities Plan – Implementation Plan
- Activate – Sport and Active Recreation Strategy
- Disability Policy

4.1.2 Sporting Grounds and Pavilion Management Policy 2020 (Cont.)



Greater Dandenong Policy

6. Definitions

For the purposes of this Policy a shared use facility is one that is utilised by more than one group for a range of activities during that season.

The term facilities may refer to either Pavilions or Sporting Grounds.

The term Pavilion means the building allocated for seasonal club use which may include associated facilities such as score boards, coaches' boxes, separate storage infrastructure, etc.

7. Council Policy

7.1. Financial Incentives for Pavilion Management

A fees and charges discount is available for all seasonal tenants who demonstrate good asset management and sports development initiatives based on meeting a number of criteria.

Clubs are able to apply for the following criteria adding a potential accumulated discount of 30 per cent.

Participation opportunities and Community Engagement

Item	Requirement	Supporting information required	Discount
Formal participation opportunities for juniors and females (only one discount level applicable per club)	Club has at least one (1) junior team or junior program* and one (1) female team in competition *Program to be at least 6 weeks in duration and provide pathway through to competition.	Details of teams / program from current season	10%
Delivering program and/or event opportunities to other local community groups and schools. (Only one discount per program/event per club per seasonal allocation)	Club has delivered a least one program/event for the benefit of the broader community	Report from program/event conducted in last 12 months to include photos, attendance and details of activity	10%

4.1.2 Sporting Grounds and Pavilion Management Policy 2020 (Cont.)



Greater Dandenong Policy

Healthy and Sustainable Clubs

Item	Requirement	Supporting information required	Discount
Healthy Sports Clubs	Clubs will be expected to be a Healthy Sports Club (HSC) member by 2023. To achieve a financial discount per season, clubs must successfully complete at least one new marker each year. Priority markers include: - <i>Healthy food and beverages</i> - <i>Substance prevention and misuse</i> - <i>Inclusion and mental wellness</i> Please refer to Council's Seasonal Handbook for more information.	Council will provide guidelines to clubs on a seasonal basis	5%
Volunteer training and development	Minimum of three (3) members per seasonal allocation to complete an accredited training/development course within six months of the allocated seasonal allocation timeframe (e.g. First Aid, CPR, Officials, Coaches, RSA, Food Handling, Council-led courses etc)	Copies of Certificates or attendance records to be provided	5%

The discount will be deducted from seasonal fees and charges for pavilion usage only.

7.2. Club Allocation

Council allocates sporting grounds and pavilions at recreation reserves on a seasonal basis through a transparent process.

The seasonal dates are as follows:

- Winter: 1 April to 31 August
- Summer: 1 October to 28 February

If pavilions and/or sporting grounds are required for finals commitments (training or hosting matches) during March or September, prior written approval from Council is required. In the case of matches Council requires the competition organiser to complete the allocation process. The allocation of grounds as finals venues will be considerate of ground maintenance program requirements and the in-coming seasonal tenant's availability of the ground in suitable condition to commence its season on time.

4.1.2 Sporting Grounds and Pavilion Management Policy 2020 (Cont.)



Greater Dandenong Policy

The process of allocation involves sporting groups signing a dedicated Hire Agreement created for their specific club and the facilities allocated. The Agreement includes the conditions of use and specific days and times allocated for club usage. Breaches of the Hire Agreement, including facility usage outside the allocated times and non-payment/outstanding fees and charges, may result in the allocation being revoked or future allocations being declined.

Pavilions and grounds are not available for use outside the approved times unless prior arrangements have been confirmed by Council, in which case casual hire charges will apply.

If a club finds it necessary to alter the times of ground/facility usage during the season, arrangements must be made with Council prior to an alteration being affected.

Clubs or associations are not permitted to sublet or hire Council's grounds or pavilions to a third party.

During times when grounds and pavilions are not allocated, Council may utilise the grounds and pavilions and/or make them available to casual users.

7.3. Prioritisation

Allocation of Council's grounds and pavilions will be given preference if the club actively:

- Demonstrates a commitment to grow junior, female and CALD participation by taking active steps towards inclusion and participation in competition/s.
- Demonstrates the provision for membership opportunities, participation and inclusion of people with disabilities.
- Participates in additional club development programs.
- Provides physical activity opportunities for City of Greater Dandenong residents.
- Complies with all previous occupancy requirements.

Clubs are required to submit a range of supporting documents to be considered for a seasonal allocation.

7.4. Termination of Ground Allocation

Under extenuating circumstances, Council may consider terminating an allocation. Examples of those circumstances include non-payment of fees, sub-letting, hiring, continual disorderly conduct, or breaches of this Policy.

A process of resolution will be followed:

- 1) Two written advice/ warnings to the Club with opportunities to address the issues.
- 2) Mediation meeting between Council and Club.
- 3) Notice of termination.

7.5. Facility utilisation outside the season such as Pre-Season Training and Competition

Clubs wishing to undertake training opportunities and/or organised competition outside their allocated season usage must apply to Council by submitting a casual allocation which will incur

4.1.2 Sporting Grounds and Pavilion Management Policy 2020 (Cont.)



Greater Dandenong Policy

a charge as outlined in the Council published fees and charges document – in advance of the intended usage period. Pavilion hire is not available for pre-season training and competition.

Council will assess the request and availability of the sporting ground. Requests of a commercial nature will not be supported. Should the request not be possible due to ground maintenance, an existing seasonal club allocation or another allocation (e.g. event, casual booking, etc), every attempt will be made to identify alternative options.

In the circumstance where clubs wish to access pavilions out of season for non-training use, a written request must be forwarded to Council detailing the requirements of usage for consideration. Clubs found utilising facilities without permission or an allocation may have future allocation requests declined.

7.6. Club relocation from one facility to another

Upon investigation and if determined beneficial for community sport in the municipality, Council may relocate a club/user group from one facility to another if it is deemed the facility in question is not being utilised to its full potential, no longer requires that level of facility, or requires a greater standard of facility.

Reasons a club may be reallocated include:

- Change in the number of teams and/or club playing numbers
- Reserve no longer meet the needs of the club
- Clubs reach higher/lower levels of competition or match play resulting in increased/decreased facility requirements
- As a requirement of the club's affiliated competition
- For the benefit of community sport in the broader municipality.

The process of relocation would require an opportunity for the club to rebuild/build teams and player numbers or implement new sections (juniors/women) within a set period prior to the relocation being facilitated.

7.7. Shared Use – Seasonal Allocation

Shared use of pavilions by clubs within the same season will incur a shared charge instead of full charge. The shared charge will be determined on the allocated hours applied for by all allocated clubs within the facility. An example of percentage fees is shown below.

Total hours of facility use	Club A		Club B		Club C	
	Hours of use	%	Hours of use	%	Hours of use	%
45	20	44	15	33	10	23

This provides an incentive for shared use of Council facilities and for clubs to ensure they are providing accurate allocation information and not applying for extensive pavilion access. This will ensure Council can allocate effectively and ensures clubs fees and charges are accurate.

4.1.2 Sporting Grounds and Pavilion Management Policy 2020 (Cont.)



Greater Dandenong Policy

7.8. Shared Use – Casual and Community Use

7.8.1. Booked Use

During periods, days and times when grounds and pavilions are not allocated, Council may allow casual and community bookings. Council is not required to provide notice of these bookings. Council will use any area of the pavilion, including the multi-purpose/social spaces, kitchens/kiosks, change rooms, toilets, offices and meeting rooms as needed. All Council-supplied furniture and appliances located within the facility are available for use by casual/community users. Casual bookings may also include use by Council.

A maximum five per cent levy will be applied for utility costs which will be payable by Council to cover the utility costs when a pavilion is utilised by casual/community users.

Refer to the Multi-Purpose Use of Community Facilities Policy for more information.

7.8.2. Informal/ Self-Organised Use

Council is committed to providing space at selected active sporting grounds for informal/self-organised use where ground capacity is not at its maximum. This usage does not require a booking or fee to be paid and is not for club, event or association training or competition usage.

Council will advertise active sporting grounds which can be used by the community at selected times. Please note that users who have a confirmed Council booking of a sporting ground at a specific time will have precedence over informal/self-organised users.

Council will not provide access to pavilions for this type of usage. There may be grounds which will have lighting provided at Councils' cost.

8. Sign-Off on Inspection Report

At the end of each season there is a transition period of up to four (4) weeks (depending on fixtures and finals games) during which time clubs will be asked to attend an end of season changeover inspection and to confirm the inspection report for the pavilion. This pavilion inspection report will be prepared by Council and will be signed by the outgoing tenants.

The signed report noting any repair of damage, cleaning or required maintenance will be processed by Council officers for record and follow up action. Council is responsible for arranging remedial work or repairs to facilities where necessary, however all other cleaning works will be the responsibility of the outgoing sports club/s.

Council may inspect the sports facilities at any stage during the tenancy. There will be an initial inspection which the club will be notified prior to its occurrence, and at least two other inspections conducted by Council officers during the season.

As part of the Building and Facilities Asset Management Plan for all Council facilities, the Building Maintenance department also undertakes regular asset condition inspections and reports.

4.1.2 Sporting Grounds and Pavilion Management Policy 2020 (Cont.)



Greater Dandenong Policy

Clubs are also responsible for maintaining any waste and recycling infrastructure supplied to them including:

- Internal pavilion waste and recycling bins
- 240 litre waste and recycling bins, from which waste and recycling is collected
- Educational signage associated with waste and recycling.

Any loss or damage to these items identified during the changeover inspection will be charged to the clubs.

Following an inspection by Council of the sports pavilion the club(s)/tenant(s) will be advised that Council will rectify any repair of damage or maintenance identified. Any cleaning required as a result of their occupancy of the facility will also be advised to the club(s)/tenant(s) to be rectified within a set time to ensure compliance with the conditions of occupancy. Normal fair wear and tear is excluded.

If the cleaning has not been undertaken within the set time or to the satisfaction of Council, the work will be undertaken by Council and any costs will be covered by the outgoing sports club/s.

9. Sporting Ground and Pavilion damage

The full costs to repair sporting ground and pavilion damage caused by club(s)/tenant(s) outside of regular wear and tear will be met by the allocated club(s)/tenant(s). Should the costs of repair/cleaning exceed the amount of the bond, the club(s)/tenant(s) will be charged the additional costs incurred by Council. For instances where damage has occurred a seasonal penalty bond of \$1000 will be levied against the offending club for the immediate future season allocation. 50 per cent of the penalty bond will be refunded returning the bond provision to \$500 at the end of the ensuing season should no damage be found at the season handover.

Council has the right to refuse a tenancy application from a club where there is a history of poor asset maintenance or non-payment of fees and charges to Council.

10. Related Documents

Sports Facilities Plan - Implementation Plan 2018

4.2 OTHER

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough

File Id:	A6651015
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Consultation Summary Report

Report Summary

In response to Council's Notice of Motion (NoM) No. 78, an online community survey was undertaken for the subject reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough. The purpose of the online survey was to gain a greater understanding of how the community use the park, their views on the 'kick-around area' and playground, and to seek their ideas on what future facilities they would like to be provided in this neighbourhood park. The online community consultation was open for public comments from 29 May to 29 June 2020 and received a total of 222 responses.

This report provides a summary of the outcomes from the online survey and the proposed key directions for the reserve as an outcome of the survey responses.

Recommendation Summary

This report recommends that Council note that the online survey undertaken for Notice of Motion No. 78 has been completed and that the responses received have undergone a rigorous process of analysis which has provided a comprehensive direction on the future planning and investment in this reserve.

Based on the outcomes of the online survey, this report recommends that Council endorse the development of a reviewed and revised concept plan for this reserve in 2020/21 in accordance with the framework provided by Council's strategies and policies, to provide guidance on what facilities and improvements can be accommodated, including their locations and that the concept plan is used as a basis for a referral for future capital works bids.

It is also recommended that an assessment of the 'kick-around' area's uneven ground surface is undertaken, with recommendations provided on the maintenance of the grass surface.

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)**Background**

At the Council Meeting on 23 March 2020, Councillors moved the NoM No. 78 to undertake an online community survey by the end of April 2020 to get a better idea of what future facilities the community would like to be provided in the reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough.

The background to the NoM No. 78 outlined that Councillors had received regular complaints from residents in the vicinity of the subject reserve about the poor ground surface of the 'kick-around' area, which was cited as being uneven and unsafe, hence contributing to the low use of the 'kick-around' space. Other residents had also expressed their disappointment that the AFL goals which were part of the original plan had been removed and that this was contributing to the low usage of the 'kick-around' area. Some residents had also critically questioned whether the 'kick-around' area needed to be retained at all, and whether it would be better expanding the playground that is often used at its full capacity.

Considering the numerous concerns raised by the community regarding the level of usage of the 'kick-around' area and the reserve's function and provision of facilities, the NoM No. 78 was developed. The objective of the online community survey was to provide Council with a better understanding of what the community wants in order to inform the potential future improvements to the reserve.

In particular, the NoM No. 78 directed that the online survey should investigate the following questions:

1. why the 'kick-around' area is not being used;
2. what features the residents would like to see provided in that area of the park;
3. whether or not there is a desire to expand the playground into the kick-around area into the future;
4. whether or not there is a desire to keep (entirely or in part) the 'kick-around' area;
5. if the 'kick-around' area is kept (entirely or in part), what improvements are desired to be made to the 'kick-around' area into the future to encourage its use; and
6. other suggestions from residents.

It was requested that following the completion of the survey, an officer's report be tabled at the 9 June 2020 Council Meeting, with the officer's response and recommendations to the submissions received in the survey.

Site Context

The subject reserve is located at the corner of Westwood Boulevard and Stanley Road, Keysborough. The reserve is approximately 17.5ha in area and is classified as a neighbourhood level reserve under the CGD *Open Space Strategy* (2009) and the *Draft Open Space Strategy* (2020-2030).

The reserve's western boundary along Stanley Road is 115m in length and the southern boundary to Westwood Boulevard is approximately 135m in length. An open drainage corridor, referred to as Tyers Lane Reserve runs along the eastern boundary of the reserve. The northern boundary is addressed by the Verde Lane residential lots and the court bowl of Cherryfield Drive.

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

The reserve was opened in 2017 and includes a large grassed 'kick-around' area (approximately 10 ha in area) with a soccer goal for casual play located at the north west corner of the reserve. The park's other key features include an entry arbour, a neighbourhood-level playground, a sheltered BBQ and picnic tables/-seatings, a basketball half-court, a jogging/ walking track and an exercise station/ fitness equipment (Refer to Figure 1 below).



Figure 1 – Existing Park Facilities Plan

The Consultation Process

In response to the NoM No. 78, Council ran an online survey to gather information on how the subject reserve is used and to gauge the community views on what future improvements they consider necessary or desirable for the reserve. The survey opened for public comments for approximately 4 weeks from 29 May to 29 June. The online survey could be accessed through Council's website and was promoted via a letter drop to the community within a catchment radius that ranged from 500m to 1km from the park.

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)**Online Survey Questions**

The online survey asked 5 key questions:

Question 1	Out of the features below, which ones do you use when you visit? <i>*Note – you can choose more than one in your answer if applicable*.</i>	<ol style="list-style-type: none"> 1. 'kick-around' area 2. Soccer goal net 3. Children playground 4. Basketball half-court 5. Picnic tables, seats, BBQ and shelter 6. Walking and jogging track 7. Fitness Equipment
Question 2A	Would you like the 'kick-around' area to be retained?	Yes/No
2B	Why?	
Question 3A	Would you like the playground to be expanded into the 'kick-around' area?	Yes/No
3B	How?	
Question 4	If the kick-around area is retained in full (or in part) what improvements would you like to see in the space?	
Question 5	Any additional feedback about the park is welcome.	

Summary of the Consultation Outcomes

Council officers have reviewed all the responses and feedback from the 222 respondents to the survey. Attachment 1 – [Consultation Summary Document](#) provides a detailed analysis of the outcomes and feedback from the online survey.

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

A summary of the key consultation findings is provided below:

Question 1: We asked the respondents to tell us what features of the reserve they use the most when they visit (they could choose more than one option).

Results:

Reserve Features	No. Responses	%
Children Playground	160/222	72%
Walking/ Jogging Track	158/222	72%
Picnic tables/ seats/ BBQ/ Shelter	136/222	62%
Basketball half-court	99/222	45%
'kick-around' area	89/222	40%
Fitness equipment	68/222	31%
Soccer goal net	50/222	23%

222 total respondents to the online survey

Question 2A: We asked the respondents if they would like the "kick-around" area to be retained.

Results:

'kick-around' to be Retained	No. Responses	%
Yes	164/222	74%
No	58/222	26%

Question 2B: We then asked them to provide a reason for answering 'yes' or 'no' to retaining the 'kick-around'. As this was an open question, not all respondents provided an answer to this 'why' question. For those who did elaborate on their viewpoint, the responses were varied in their levels of support or objection to the retention or removal of the 'kick-around' area. As summarised below the respondents provided diverse viewpoints to this question.

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

Summary of Reasons for 'Yes' answer (74%)

For those who were in favour of the retention of the 'kick-around' area, the table below captures the reasons for replying 'yes'.

'Yes' Response - Summary of reasons for retaining the 'kick-around' area	No. Mentions
A space for children to either run around, kick a ball, frisbee, fly kite, for picnic on the grass or for holding an event	95 mentions
Retain it partly but it can be reduced in size	24 mentions
A 'safe' space to kick a ball that is away from the road	12 mentions
We have a small backyard/no backyard	7 mentions
No other reserve/ park in the Somerfield estate/ in the vicinity like this reserve	7 mentions
Good family space for my kids in the future (i.e. not just playground equipment)	6 mentions
Liking the 'green' look/ providing a greenery outlook in the area	6 mentions

Summary of Reasons for 'No' answer (26%)

For those who were not in favour of retaining the 'kick-around' area, the table below captures the reasons for replying 'no'.

'No' Response - Summary of reasons for <u>not</u> retaining the 'kick-around' area	No. Mentions
It is useless/ waste of space/ I never use it/ I do not see enough people using it	29 mentions
Prefer to have a larger playground or other better usage	12 mentions
Not everyone wants 'kick-around'	1 mention

Question 3A: We asked the respondents if they would like the playground to be expanded into the 'kick-around' area.

Questions 3A Results:

Expand the playground into the 'kick-around' area	No. Responses	%
Yes	131/222	59%
No	91/222	41%

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

Question 3B:

We followed this by asking how they would see the playground being expanded into the 'kick-around' area or why they don't want the playground to be expanded.

Question 3B Results:

Summary of Reasons for 'Yes' answer (59%)

There were varied levels of support as well as diverse views from those who were in favour of the playground expansion. As this was an open question, not all respondents provided an answer to elaborate on their response of 'yes' or 'no' or 'how' they saw the playground being expanded. For those who responded to this question, the table below captures the key reasons.

Summary of Reasons - 'Yes' to expanding playground	No. Mentions
Needing a 'much' bigger play area/ a 'little' bigger play area	55 mentions
Request for various 'specific' type of play equipment that the existing playground does not have/ is lack of (water play, flying fox, BMX ramp, bigger slide, more swing, climbing ropes, obstacle course, etc)	57 mentions
Need more variety of play equipment in general	35 mentions
Need to provide more play equipment suitable for tweens	15 mentions
Need to provide more play equipment suitable for toddlers	5 mentions
Upgrading the playground to a larger district level playground and park. Specific examples were: Tatterson Park (2 mentions), Burden Park (2 mentions) Booran Road Reserve (2 mentions) and Bicentennial Park, Chelsea (1 mention).	17 mentions
Could expand a little but make sure to leave a fair/ decent bit of the 'kick-around' space	11 mentions

Reasons for 'NO' answer (41%)

The response of 'no' generated a range of diverse views and reasons for objecting to the expansion of the playground. For those who responded 'no' to this question, the table below captures the key reasons.

Summary of Reasons - 'No' object to expanding playground	No. Mentions
It is already big enough/ no need to expand/ keep it as it is	19 mentions
Do not expand the playground towards the kick around area (conflict of use)	8 mentions

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

There are already enough number of playgrounds in this neighbourhood and not enough kick around area in the vicinity	6 mentions
Prefer open space than playground expansion	5 mentions
Playground has already many features/ plenty to do	4 mentions
Expand the playground towards the creek/ Verde lane instead	2 mentions

Questions 4:

This question gave the respondents space to share their thoughts on if the 'kick-around' area was to be retained (in full or in part) what improvements they would like to see in that space.

Question 4

Results: There were diverse ideas raised in the responses to what type of improvements the community would like to see in the retained (in full or in part) 'kick-around' area. Again, not all respondents answered this question. The popular themes that received a higher number of mentions is summarised in the table below:

Response Themes - Improvements	No. Mentions
Fix the uneven grassed area/ improve the ground surface of this playing field	70 mentions
Include soccer/ futsal pitches, including <ul style="list-style-type: none"> Adding a 2nd soccer goal (at both ends of the pitch) - 13 mentions Relocate the existing soccer goal with a better soccer goal and net – 17 mentions 	55 mentions
Footy (AFL) posts	28 mentions
Fence the 'kick-around' area to improve safety	28 mentions
Better drainage solution for the 'kick-around' area	17 mentions
Include a cricket pitch	11 mentions
Introduce synthetic grass/ Astro turf	7 mentions
Better maintenance of the grass area/ get rid of weeds	7 mentions

When reducing the size of the 'kick-around' area, the respondents also raised some new activities/ideas to replace the surplus area taken from the existing 'kick-around' area. These are summarised in the table below:

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

Response Themes - reducing size of 'kick-around' for other activities	No. Mentions
Expand/ improve the basketball court	27 mentions
Add more fitness equipment/exercise stations	18 mentions
Include tennis court facility	13 mentions
Include a rebound wall	6 mentions
Include an athletic track	6 mentions

There were some respondents who critically challenged the idea of improving the existing 'kick-around' area and offered some alternative views as outlined in the table below.

Response Themes – Alternative viewpoint	No. Mentions
The 'kick-around' area is already good and no more improvement needed/ leave it alone	4 mentions
Spend the money elsewhere	1 mention

Question 5: The last question on the survey provided space for the respondents for any additional comments they would like to make.

Summary of Question 5 Results:

This question generated a wide range of ideas and opportunities for future park improvements which is summarised in the themes table below.

Themes	No. Mentions
Public Toilet	56 mentions
Shade – including playground shade (19 mentions)	43 mentions
Café/ coffee cart	21 mentions
An additional BBQ and picnic facilities	19 mentions
More tree canopies	19 mentions
Better landscaping/ more plants/ garden	13 mentions
Improved walking track	12 mentions
More seating and benches	7 mentions

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

Drinking fountain and refill station	4 mentions
Better lighting	4 mentions
A fishing pond	3 mentions
More rubbish bins	2 mentions

In addition to the above ideas, the dog-related activities (including dog off leash area) was recorded as another idea that had a mix of popular and unpopular views. It recorded 8 favourable mentions and 8 mentions for not supporting it, including requesting tougher regulatory measures for controlling dog activities in the park through signs and fines.

General Feedback to the online survey

In addition to the specific feedback received, the following 'general' comments were expressed by a small number of respondents.

Positive comments expressed by 16 respondents included:

- "I love it as it is!" / "Wonderful facility" / "Nice place to visit" – 9 mentions
- "My children and I enjoy this park" – 2 mentions
- "Lovely park, always busy and well loved by kids" – 1 mention
- "I like the park and I like the soccer goal net" – 1 mention
- "Thanks for keeping the reserve green and presentable for our enjoyment" – 1 mention
- "We are lucky to have this good open space" – 1 mention
- "Thank you for making sure the facilities are constantly reviewed and improved" – 1 mention

Negative comments expressed by 2 respondents included:

- "It does not please me either way" – 1 mention
- "The facilities in the reserve look very poor" – 1 mention

Although the below extracted views are not a representation of the total views of the 222 survey respondents, these comments capture the community's general comments about the subject reserve.

Proposal

The responses to the online community survey have highlighted that this reserve is highly valued by the community for its diverse range of activities and facilities and the open grassed 'kick-around' area. There were a wide range of ideas and opportunities for future park improvements, many of which require direction on site planning and colocation considerations.

The key directions for the future planning and design of the reserve on the corner of Stanley Road and Westwood Boulevard are outlined below.

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)**Review of existing Concept Plan**

To review the existing concept plan for this neighbourhood level reserve. A revised concept plan would address the outcomes of the online survey, size and capacity requirements to accommodate the retention, expansion and inclusion of new opportunities into the reserve.

The review of the existing concept plan and a subsequent revised plan would be prepared in accordance with Council's *Open Space Strategy* park development standards for neighbourhood level parks, the *Playground Strategy and Action Plan 2013-2023* and other guiding strategies, plans and policies and the assessment of the facilities that have already been provided in this reserve. The key elements of this reviewed and revised concept plan are outlined in items 2, 3, 4 and 5 below.

'Kick-around' Area

The 'kick-around' area is a very popular community space for social recreational use, so the provision of infrastructure needs to be balanced against the community's usage, capacity of the reserve to co-locate, cater and fit multiple sporting infrastructure. 74% of respondents support the retention of the 'kick-around' area and yet the usage of the grassed area receives a moderate level of usage at 40%.

Based on the above, it can be assumed that the following direction needs to be taken to enhance and maintain the grassed area to encourage a higher level of usage of this valued open green space:

- Undertake an assessment of the 'kick-around' area's uneven playing ground surface and potholes, with recommendations provided on the maintenance of the grass surface. The assessment and recommendations can be provided separate to the concept plan review process.
- Undertake an assessment of the drainage around the 'kick-around' area;
- Review the location and provision of the soccer goal posts and nets;
- Undertake an assessment of reinstating the AFL goal posts and the co-location with soccer goal posts;
- Undertake a risk assessment of the 'kick-around' area and consider options to address safety concerns associated with ball sports, such as fencing.

The Children's Playground

The neighbourhood level playground is one of the reserve's main attractions (72%). As only slightly more than half of the respondents (59%) were supportive of extending the playground towards the 'kick-around' area compared to 41% who opposed the idea, the proposal for the playground area is as follows:

- Undertake a design review of the existing playground's design in terms of the equipment within the existing footprint, the current usage levels and the diversity of play equipment that cater for a range of age groups;
- Utilise the design review assessment as a framework for determining what the future needs of the playground are and whether the footprint needs to expand towards the 'kick-around' area;

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

- Undertake a footprint assessment of the impact of an expanded playground footprint on the 'kick-around' area for the community use of social soccer, football and other informal recreational activities;
- Develop playground footprint options that consider expanding the playground within other sections of the reserve that may encroach less on the grassed 'kick-around' space;
- Undertake the design to provide additional shade to the playground, e.g. a shade sail and additional trees;
- That prior to any future changes being made to the playground that a separate community engagement process on the design is undertaken;
- That any proposed upgrades are costed and assessed against the nominated budget outlined in the *Playground Strategy and Action Plan 2013-2023* for neighbourhood level playgrounds.

As per Council's *Playground Strategy and Action Plan 2013-2023*, in the context of an option to expand this neighbourhood level playground it will be important to manage community expectations around what a 'neighbourhood' playground entails and Council's budgetary framework.

Other Ideas for Future Park Improvement

The following park features received a high level of support and usage and are important elements to be considered in the revised concept plan. The key directions are:

1. New Public Amenity block

- Consider the provision of a new public amenity block within the reserve, in response to this idea being the most popular sought improvement to the park with 56 mentions.

2. Basketball Half-court

- Retain the existing basketball half-court;
- Undertake an assessment of whether the half basketball court footprint can be enlarged.

3. Fitness Equipment and Rebound Wall

- Review the opportunity to provide additional fitness equipment / exercise stations to diversify the informal recreational uses within the reserve;
- Review the opportunity for a rebound wall.

4. Walking/ Jogging track

- Retain the granitic sand path and undertake an assessment to review improvements to this path network;
- Undertake an assessment of the drainage and flooding issues around sections of the walking/ jogging track (i.e. along the northern section and near the entry arbour);

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

- Plant new trees along the walking path and around the perimeter of the 'kick-around' area to increase the tree canopy coverage and shade within the reserve.

5. BBQ/ Picnic area

- Consider the provision of an additional shelter to the picnic precinct;
- Consider the provision of an additional BBQ to cater for the popularity of the area;
- Consider the provision of additional picnic tables and seats;
- Review the requirement for more rubbish bins.

6. General Landscape Improvements

- Protecting the existing trees and significantly increasing the tree canopy cover across the reserve will create a more diverse landscape park experience as well as providing shade;
- Provision of additional trees and low-level planting to enhance the habitat and landscape character of the reserve;
- Consider the provision of an additional drinking fountain and refill station;
- Consider the provision of more park furniture across the reserve.

5. Implementation Plan

- The Implementation Plan provides the guidance on the budgets, design and construction sequence that will need to be undertaken to implement future capital works improvements for this reserve;
- The implementation of infrastructure improvements to this reserve is subject to the support and funding of capital works bids as part of Council's annual budget process.
- The proposed improvements to this neighbourhood level reserve would be guided by the *Open Space Strategy's* park development standards, the *Playground Strategy and Action Plan 2013-2023* and other supporting strategies and policies and their guiding budgetary framework.

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

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

Community Plan 'Imagine 2030'**People**

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

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings
- *Travel and Transport* – Easy to get around

Opportunity

- *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 2017-21

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

People

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

Place

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

Opportunity

- A diverse and growing economy
- An open and effective Council

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

- Open Space Strategy 2009
- Playground Strategy and Action Plan 2013-2023
- Activate - Sport and Recreation Strategy 2014-19
- Walking Strategy 2015-23
- Community Wellbeing Plan 2017-21 and Annual Action Plan
- Cycling Strategy 2017-24
- Sport and Recreation Participation Study 2019

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)**Related Council Policies**

The related Council policies that are relevant to this process are.

- Asset Management Policy
- Diversity Access and Equity Policy
- Financial Management Policy

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 funding has been allocated this financial year 2020/21 for the preparation of a reviewed and revised concept plan for this reserve. However, it is anticipated that the development of the revised concept plan could be resourced within existing operational budgets.

To facilitate future improvements to this neighbourhood level reserve a revised concept plan and associated implementation plan is required to support Council's investment. The review of the existing concept plan and a subsequent revised plan would be prepared in accordance with Council's *Open Space Strategy* park development standards for neighbourhood level parks, the *Playground Strategy and Action Plan 2013-2023* and other guiding strategies, plans and policies and the assessment of the facilities that have already been provided in this reserve.

The implementation plan's costs would be guided by the budgetary framework for neighbourhood level parks. The staging of future capital works improvements to this reserve will represent a significant commitment by Council over the long term. The implementation plan will outline indicative costs to guide the capital infrastructure project works. The funding to implement the projects is subject to the support and funding of capital works bids as part of Council's annual budget process.

Conclusion

The 222 respondents to the online survey in response to Council's Notice of Motion (NoM) No. 78 for the subject reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough has generated a comprehensive picture of how the community value and use this neighbourhood level park. The features within the reserve attract a very broad level of usage. Whilst there are some features that are more popular, each park feature is an integrated component of the park's design. The integrated elements of this park are reflected in the community's use of the features and the breadth of ideas provided for future improvements to the reserve. As an outcome, many of these 'co-location' ideas require a site planning review of these opportunities.

The specific questions on the 'kick-around' space highlighted that the majority of the respondents support the retention of the 'kick-around' space and that their increased usage of this open grass area would occur if improvements to the uneven grass playing area were made as well as additional sporting infrastructure being introduced.

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

The responses to whether the existing neighbourhood level playground should be expanded were less clear cut, with only slightly more than half of the respondents supporting the expansion. The range of ideas and opportunities for the reserve was broad, however the provision of a public toilet facility was identified as the most popular and sought-after improvement for the park.

In response to the survey outcomes, and as outlined in the proposal section, the preparation of a reviewed and revised concept plan for this reserve will enable a comprehensive park plan to be developed. This spatial planning exercise will assist in directly addressing the location of existing facilities and provide guidance on what facilities and improvements may be accommodated. The concept plan would provide a sound basis for referral for future capital works bids for this reserve.

Recommendation

That:

- 1. Council notes that the online community survey undertaken for Notice of Motion No. 78 for the subject reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough has been completed; that the consultation has been rigorous; and that an analysis has been made from which a comprehensive direction on the future planning and investment in the reserve will emerge;**
- 2. arising from that process, Council endorses the development of a revised concept plan for this reserve in 2020/21 in accordance with the framework provided by Council's strategies and policies, to provide guidance on what facilities and improvements may be accommodated including their locations and that the concept plan is used as a basis for consideration under future capital works budgets;**
- 3. notwithstanding the need for closer revision and separate Budget determinations, Council notes that ideas to have emerged from the consultation that received a high level of respondent support warrant, in the case of a new Public Amenity block, inclusion in a draft revised Concept Plan and for other ideas such as a basketball half-court; fitness equipment and a rebound wall; a walking/jogging track; BBQ/picnic area; and general landscape improvement, consideration for inclusion in any draft revised Concept Plan; and**
- 4. in consideration of the high level of respondent support for the 'kick-around' area, that this remains as a key component of the reserve but that causes for the uneven ground surface and therefore potentially, lower levels of utilisation, be assessed to determine how an improved, even and well maintained grass surface can be secured.**

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

OTHER

**RESPONSE TO NOTICE OF MOTION NO. 78 – ONLINE COMMUNITY
SURVEY – RESERVE AT THE CORNER OF WESTWOOD BOULEVARD
AND STANLEY ROAD, KEYSBOROUGH**

ATTACHMENT 1

**CONSULTATION SUMMARY REPORT –
RESERVE ON THE CORNER OF WESTWOOD
BOULEVARD AND STANLEY ROAD,
KEYSBOROUGH 24/06/2020**

PAGES 9 (including cover)

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

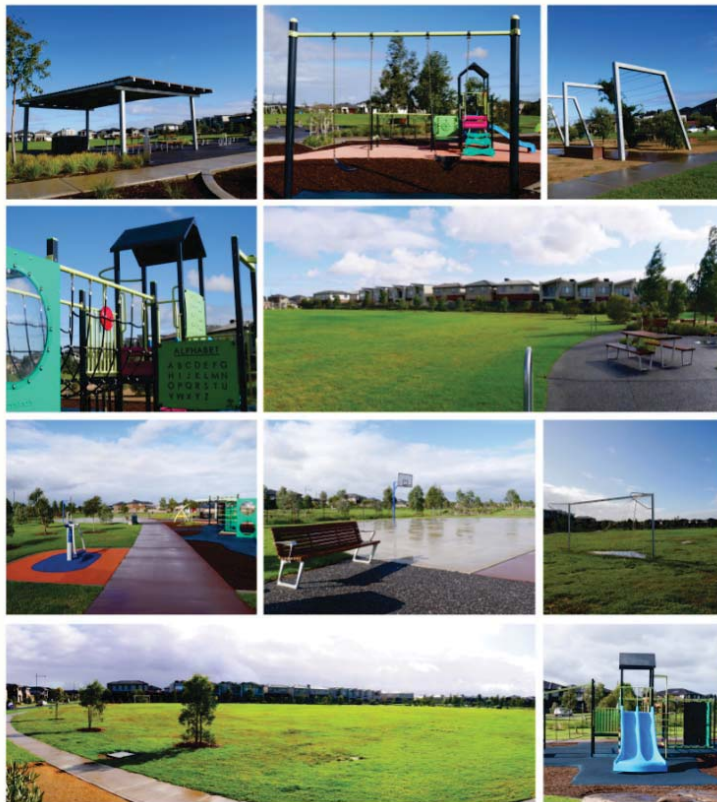
4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

1

Consultation Summary

RESERVE ON THE CORNER OF WESTWOOD
BOULEVARD AND STANLEY RD, KEYSYBOROUGH

MAY/JUNE 2020



4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

2



In response to Council's Notice of Motion No.78, an online community survey was undertaken for the subject reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough to gather a better understanding on what future facilities the community would like provided in this neighbourhood park. The Notice of Motion No.78 was motivated by the perceived poor condition and lack of usage of the kick-around area. The online community consultation was open for public comments from 29 May to 29 June 2020 and received an overwhelming 222 responses.



RESULTS

Q1) We asked the respondents to tell us what features of the reserve they use the most when they visit (they could choose more than one option).

- 1 **160/222** respondents said they use the children's playground = **72%**
- 2 **158/222** respondents said they use the walking/jogging track = **72%**
- 3 **136/222** respondents said they use the picnic tables, seats, bbq and shelter = **62%**
- 4 **99/222** respondents said they use the basketball half-court = **45%**
- 5 **89/222** respondents said they use the kick-around area = **40%**
- 6 **68/222** respondents said they use the fitness equipment = **31%**
- 7 **50/222** respondents said they use the soccer goal net = **23%**

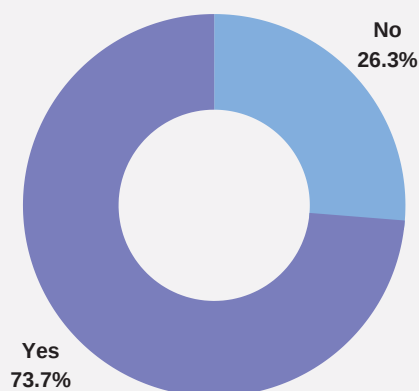
4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

3



RESULTS CONTINUED

Q2) We asked the respondents if they would like the kick-around area to be retained.



Q2) We then asked them the reason for their answer:

- "Because we need open areas for our children to be able to run around and kick a ball, play a game of basketball etc! Considering how tightly packed in all the houses are, no one has a backyard so these types of areas are essential."
- "It's a waste of space. No one uses it to 'kick-around'. Please consider making better use of the space! More playground, equipment, a dog park, tennis court or alike."
- "A kick-around area for people to use is valuable, but this is larger than what is required and the space could be sectioned."
- "We use it regularly to play games like frisbee, footy and soccer. Although the turf is in very bad condition. I've sprained my ankle a couple of times tripping in mini potholes while running on the grass."

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

4



RESULTS CONTINUED

Q3) We asked the respondents if they would like the playground to be expanded into the kick-around area.



Q3) We followed this by asking how they would see it expanded or why they don't want it to be expanded:

- "The playground is NOT big enough. In a nice day there can be 20 kids minimum playing and it just isn't big enough."
- "It would be great to have a safe playground for toddlers and a playground section for older kids to make all ages happy. I feel most playgrounds are designed for older kids and it's more of an effort for parents to be constantly taking the kids up and down the playground, rather than the toddlers learn how to use their skills."
- "Separation of areas for tweens/teens and little kids."
- "The playground is big enough."

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)**RESULTS CONTINUED**

Q4) The fourth question gave the respondents space to share their thoughts on if the kick-around area was to be retained (in full or in part) what improvements they would like to see in the space.

- *"Significantly improve turf quality, make clear boundaries, create areas of asphalt, or even create an oval running track with green, grassed area in the kick-around area."*
- *"I would like to see a public toilet."*
- *"Drainage."*
- *"My suggestion is to partially retain, and would be good if ground was checked and water drainage was looked at."*
- *"Would love a cricket pitch."*
- *"AFL goals PLEASE."*
- *"Trees for shade, can sit under and have a picnic."*
- *"A proper soccer goal should be put in place, but most importantly a large net needs to be installed behind the goal to prevent balls that don't hit the target from going onto the road, therefore resulting in kids taking the risk of running after it and onto the road."*
- *"I'd love a cafe. There is nothing within walking distance. Something similar to 'The Nest' in Waterways."*
- *"Fence around the area for security."*
- *"Shade sails."*

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

6

**RESULTS CONTINUED**

Q5) We then provided space for the respondents for any additional comments they would like to make:

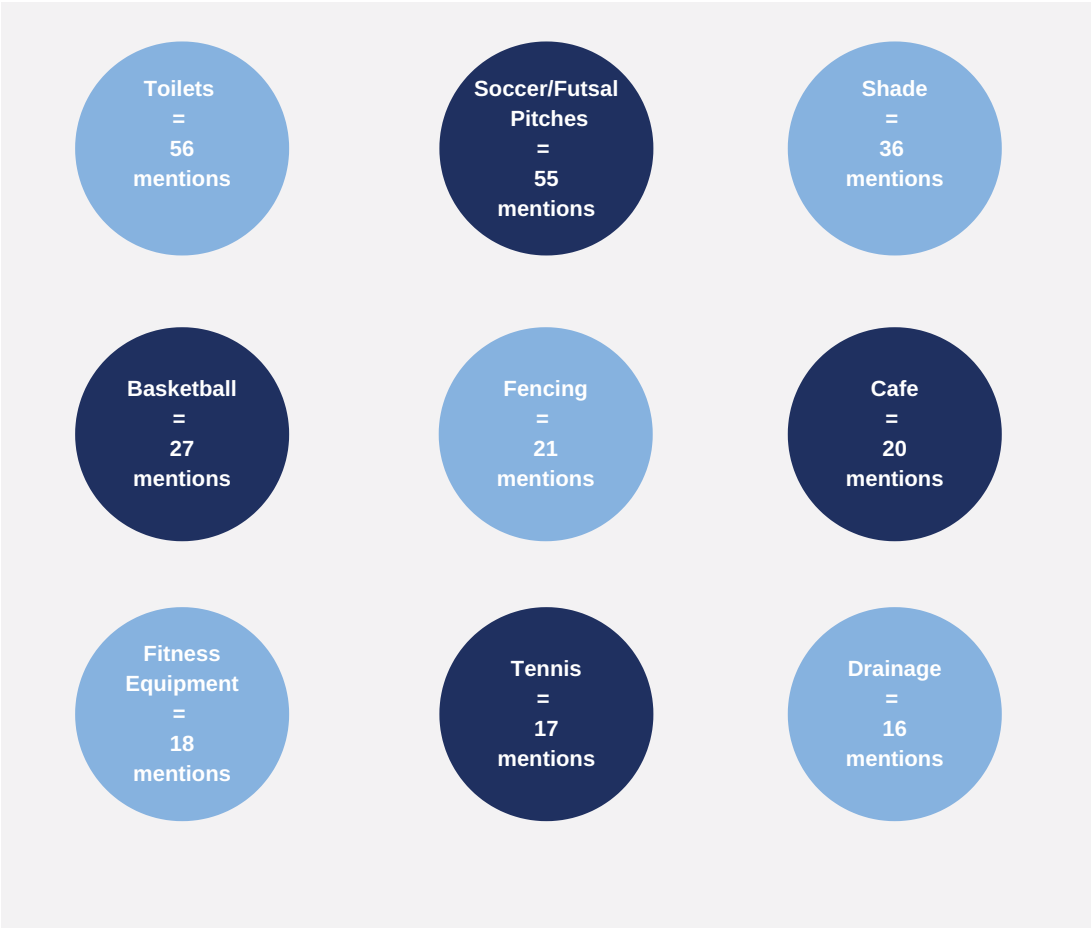
- *"Toilets are required. The picnic area is not really suitable for its purpose of you having to pack up everything and run home to use the bathroom. This is especially difficult with children."*
- *"The park desperately needs shade, please add shade sails over the playground area."*
- *"Another basketball hoop or two as the single one is extremely popular and busy."*
- *"Footy posts? Upgraded playground similar to that proposed for the insect park."*
- *"Make sure there is a water refill station and somewhere your pets can get a drink whilst on their walk."*
- *"A rebound wall would be fab, and another hoop. So many teenagers at the hoop which is great, but the younger kids don't get a shot."*
- *"More fitness equipment please."*
- *"The basketball court is too open, there is nothing to block the wind."*
- *"A cafe in the park would be great as there are none around the estate."*
- *"The kids play area needs shade."*
- *"It would be great to replicate nearby Pirate Park. We could have a Dinosaur Park theme."*

4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)



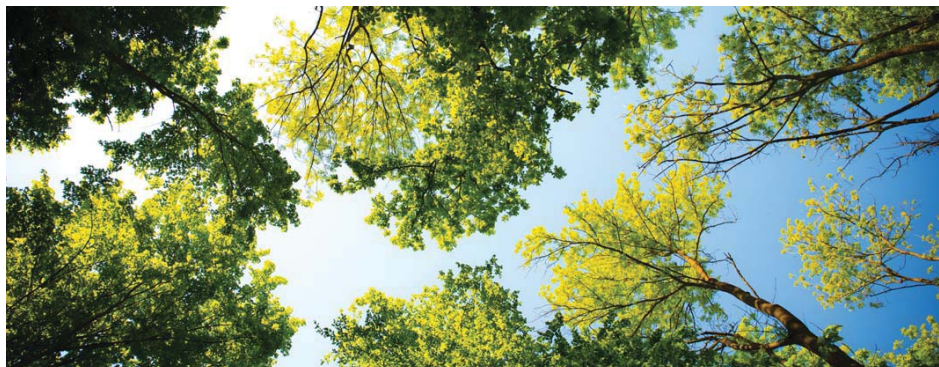
RESULTS CONTINUED

From the 222 respondents there were a lot of repeated comments and similar ideas shared amongst the survey answers. Below are some of the most repeated terms and ideas from the survey:



4.2.1 Response to Notice of Motion No. 78 - Online Community Survey - Reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough (Cont.)

8

**SUMMARY OF CONSULTATION**

Council's online community survey of the subject reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough was undertaken during 29 May to 29 June 2020. The survey received 222 responses in total in response to the five key questions relating to the kick around area, the playground expansion and what other future improvements that the community would to be provided at this neighbourhood level reserve. The survey findings had clearly indicated that:











- The majority of the respondents support the retention of the kick around space;
- The majority of the respondents support the playground expansion;
- Provision of public toilet facility was identified as the most popular sought improvement at the park.

The Notion of Motion No.78 was motivated by the perceived poor condition and lack of usage of the kick around area. The survey finding revealed that the kick around area has a moderate level of usage and the majority of respondents support of its retention. It is recommended that improving the unevenness of the ground playing should be endorsed as the highest priority action and the first step towards improving the safety of the kick around area of the subject reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough.

Council's officers recommend that Council should just focus on one or two elements of the high priority works that is considered affordable and justifiable to address the most pressing concern of the community.

NEXT STEPS

It is recommended that Council endorse the development of a revised Concept Plan in 2020/21 to provide guidance on the expansion of facilities and future capital works bids and projects.

 Phone 8571 1000	 TTY: 133 677 Speak and listen: 1300 555 727 Online: relayservice.gov.au	Find us online 
 Fax 8571 5196	 TIS: 13 14 50	greaterdandenong.com
 council@cgd.vic.gov.au		   

4.2.2 The State of Dandenong Activity Centre 12month Review.

File Id:

Responsible Officer:

Director Business, Engineering and Major
Projects

Report Summary

At its Ordinary Meeting of 23 April 2019, Council endorsed a number of actions in response to a Notice of Motion relating to the State of Dandenong Activity Centre. This report provides a summary of the impacts of these actions and provides recommendations relating to progressing these actions further and follows a recent Councillor briefing.

In summary, the report finds that the actions have had an impact on the Dandenong Activity Centre. As the actions relate to tools within Council's control, such as parking; placemaking; permitting and marketing; these have not been transformative, but the changes have been enough to warrant recommendations that some measures are extended and/or expanded. Covid19 continues to be a significant factor in declining economic activity with recovery likely to take several months with possible longer term implications.

Recommendation Summary

This report recommends a number of parking, business support and activation actions:

- Extend the Free Parking Trial on Lonsdale Street for an additional 12 months (1st July 2020 to 30 June 2021)
- Consult on a number of other alterations immediately in response to data and trader feedback:
 - 2P to 1P in service lane section (165-225 Lonsdale Street)
 - Increase number of 15min bays in service lane section (243-319 Lonsdale Street)
 - 1P to 2P in service lane section (312-373 Lonsdale Street).
- Notes the work being undertaken by Officers to progress the Dandenong Parking Precinct Action Plan (available on Councils Website), including, but not limited to initiatives such as:
 - Ongoing changes to management of Council controlled parking resources based on data / feedback
 - Ongoing liaison with local businesses to share relevant data relating to parking
 - Implementation of parking sensors
 - Exploration options to increase future car parking provision.
- Notes the work being undertaken by Officers to progress the Dandenong Visitor Attraction Plan and the potential for the plan's implementation to assist in COVID19 recovery.

4.2.2 The State of Dandenong Activity Centre 12month Review. (Cont.)

- Expands the scope of the initiatives to encourage footpath dining:
 - Extend the current 2-year offer (2019/20 – 2020/21) from only additional tables to include ‘all existing and proposed tables and chairs’
 - Extend free footpath dining permits to whole of municipality for 2020/21 – 2021/22 (2 years)
 - Allow footpath trading to extend beyond property boundary, provided abutting property owner/tenant agree (after implementation guidelines developed).
- Notes the Place and Wayfinding Improvements undertaken, including:
 - Tree planting
 - Implementation of the Indian Cultural Precinct Framework
 - *Transformed* temporary public art project
 - Interpretive signage
 - Delivery of Walker Street streetscape upgrade project.
- Notes key upcoming projects in central Dandenong including:
 - Design and construction of Vanity Lane
 - Construction of the Greater Dandenong Gallery of Art
 - Trees and planter boxes in Palm Plaza
 - *Transformed* temporary public art project.

4.2.2 The State of Dandenong Activity Centre 12month Review. (Cont.)

Background

At its Ordinary Meeting of 23 April 2019, Council endorsed a number of actions targeted at boosting activity within the Dandenong Activity Centre, in response to a Notice of Motion. Council resolved:

Parking:

(1) Endorses Officers to commence a 12month trial (aligning with the 2019/20 financial year) of fee free on street parking on both the eastern and western alignment of Lonsdale Street, between Foster Street and Clow Street. A report is to be brought back to Councillors in a briefing session to report on the trial results.

(2) Notes the work being undertaken by Officers to progress the Dandenong Parking Precinct Plan, including, but not limited to initiatives such as:

2.1. Ongoing changes to fees and duration of Council controlled parking resources based on data / feedback.

2.2. Parking sensors (CIP budget bid 2019/20).

2.3. Explore options to increase future car parking provision.

(3) Amends the 2019-2020 projected car parking income down by \$380,000.

Business support and activation:

(4) Notes the implementation of the Footpath Activity Guidelines for those businesses on Lonsdale Street between Foster and Clow Streets as follows:

4.1. No fees are applicable in 2019/2020 & 2020/2021 for all new applicants or existing traders wishing to add additional tables/chairs.

4.2. A Footpath Dining Encouragement package be designed and distributed to businesses and local real estate agents.

(5) Notes the work currently being undertaken by Officers in relation to place improvements, wayfinding and general amenity.

(6) Endorses Officers to prepare and implement a Marketing and Communications package to encourage greater visitation of Central Dandenong retail premises.

4.2.2 The State of Dandenong Activity Centre 12month Review. (Cont.)

Parking:

A review of the impacts of the parking actions has been undertaken and has been informed by extensive surveys of the area, including parking occupancy surveys, number plate surveys, pedestrian surveys and traffic surveys. As well as these, there has been an increase in the amount of feedback from traders relating to parking. Key findings include:

- A small increase in the amount of parking on Lonsdale Street, with the majority of this occurring in the early morning
- An increase in trader circulation in some areas (traders moving their car every few hours and continuing to park within the area), which can be detrimental to availability of parking for customers
- An increase in congestion and circulation during the busiest periods as customers are unable to find a parking space
- Traders have indicated an increased understanding of the impact different parking restrictions have on their customers.

Collaboration with traders on parking matters within the Dandenong Activity Centre is a key objective of Council's policy relating to parking, and the increase in this is a key factor in the recommendation to extend the free parking trial on Lonsdale Street.

However, the need to address some of the issues affecting traders caused by the parking trial is acknowledged, particularly:

- Customers being unable to find a parking space during peak periods
- Customers parking on Lonsdale Street and walking to other parts of the activity centre
- Congestion and circulation during some busy periods.

To address these, a number of changes to time limits are proposed. These changes will be subject to consultation with affected businesses and will only be implemented if the majority of businesses support the change, in accordance with council's established practice.

Business support and activation:

Since April 2019, there have been a number of placemaking and wayfinding activities occurring within the Dandenong Activity Centre, contributing to improved amenity of the city centre. These have included:

Place Improvements:

- 8 new trees planted and assistance to the ground conditions of 26 semi mature trees in Clow and Thomas Streets.
- Delivery of the Indian Cultural Precinct Framework and grant implementation including shop façade improvements (stage 3 and 4):
 - involved 18 shops
 - assists in improving wayfinding and orientation of visitors (particularly from station)

4.2.2 The State of Dandenong Activity Centre 12month Review. (Cont.)

- creates vibrant and cohesive shopping strip.
- *Transformed* (temporary public art) mural delivered in pocket park between Lonsdale Street and Palm Plaza Mall.
- Interpretive sign developed and installed celebrating the history of the Masonic Temple in Mason Street.

Wayfinding improvements:

- Installation of directional tourism signs at local intersections to improve wayfinding. These complement larger cultural precinct signs on arterial roads.
- Delivery of Walker Street streetscape upgrade project including:
 - planting of trees, improved lighting, CCTV, seating and bike racks
 - use of placemaking and design principles and a cohesive material palette,
 - creates a high-quality public realm expression
 - aligns streetscape to create more intuitive wayfinding to connect key destination points.

Additional activity:

- In addition, Officers have used research and data to understand how people view and use our activity centres, which informs meaningful and targeted activations and improvements.
 - *Activity Centres Business Audits and Analysis*: Understanding our business landscape.
 - *Activity Centres Behaviour Mapping*: Understanding who is using our public spaces and how.
 - *Activity Centres Place Scores*: Community assessment: rating what's important; what the community thinks is working well and what they think needs improving.

Dandenong Visitor Attraction Plan (DVAP):

Award winning marketing and communications consultants, Pessel & Carr have been engaged to prepare a *Dandenong Visitor Attraction Plan* which will identify opportunities to be implemented over a 2-year period with a focus on increasing visitation, extending the time visitors stay and encouraging visitors to visit multiple areas per visit.

In undertaking this plan, it is recognised that Central Dandenong hosts key 'attractors' and that a coordinated and collaborative marketing approach may assist in increasing visitation. The formal objectives of this plan are:

- Increase visitation to Central Dandenong, especially from south east and east Melbourne and inner eastern Victoria.
- Encourage visitors to stay longer when in Dandenong.
- Encourage 'single purpose' visitors to visit other locations in Dandenong.

4.2.2 The State of Dandenong Activity Centre 12month Review. (Cont.)

- Enhance Lonsdale Street as a destination and a connector between activity attractors.
- Initiate activities, promotions and interventions which enhance the experience visitors have.
- Lay the groundwork for stronger links and coordination between Council's marketing activities, and activities conducted by operators of activity attractors and other leading businesses.

Research and first round stakeholder interviews have begun. The final Visitor Attraction Plan will include estimated costings and timeline and is expected to be completed by September 2020. It is anticipated that recommendations from this plan will greatly assist in council's COVID19 recovery response.

No budget is currently allocated for the implementation of the plan's findings nor recommendations. Additional funds for this will be sought via the next available budget bid process.

Footpath Dining Encouragement Program:

Work has begun on a Footpath Dining Encouragement Program. A hard copy brochure is being finalised to promote free outdoor dining permits. This is planned to be distributed to every businesses and real estate agents.

This offer will be promoted via Greater Dandenong Business's weekly e-newsletter, Talking Business (print publication) and through discussions Officers have with businesses. Details of the opportunity will also be on Council's website.

The Economic Development team will be liaising with Local Laws to ensure consistent messaging from across Council departments.

The message and brochure created can easily be updated to include a wider geographic area should Council endorse the proposed recommendation of this report to offer the fee relief to traders municipal wide.

In light of the current COVID19 environment, Officers propose the following recommendations for Council's endorsement:

- Extend the current 2-year offer (2019/20 – 2020/21) from only additional tables to include 'all existing and proposed tables and chairs.'
- Extend free footpath dining permits to whole of municipality for 2020/21 – 2021/22 (2 years).
- Allow footpath trading to extend beyond property boundary, provided abutting property owner/tenant agree – guidelines to be developed for administrative purposes.

4.2.2 The State of Dandenong Activity Centre 12month Review. (Cont.)

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

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

Community Plan 'Imagine 2030'

People

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

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings
- *Travel and Transport* – Easy to get around

Opportunity

- *Jobs and Business Opportunities* – Prosperous and affordable
- *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:

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

4.2.2 The State of Dandenong Activity Centre 12month Review. (Cont.)

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

- Greater Dandenong Municipal Parking Strategy
- Greater Dandenong Activity Centre's Placemaking Framework
- Local Economic and Employment Development Strategy (LEED)
- Greater Dandenong Regional Food Strategy
- City of Greater Dandenong Tourism Strategy and Action Plan.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

The recommendations of this report include the extension of the free parking trail on Lonsdale Street. While the reduced income cannot be accurately predicted due to the ongoing impacts of the Covid19, it is likely that this will be in the region of \$300,000 in lost income.

In order to deliver free outdoor dining across the municipality, the cost to Council would be approximately \$22,000 per year in lost income – totalling about \$44,000 across two years.

Given the Dandenong Visitor Attraction Plan is currently in preparation, it is not possible to estimate the costs of implementation. Relevant budget bids will be prepared as the plan develops and details unfold.

Other place making and wayfinding improvements outlined are captured as part of the ongoing operational budget of the Place Making & Revitalisation unit.

Consultation

Ongoing consultation with traders is proposed as part of this report and has been discussed at a Councillor Briefing. Consultation with affected traders on parking matters forms part of Council's Municipal Parking Strategy and is proposed to inform potential parking changes within the area.

Consultation has begun with internal and external stakeholders in order to inform the Dandenong Visitor Attraction Plan – including Councillors, staff across a variety of departments and key businesses and organisations. In line with Council's consultation framework, an online survey was also available on Council's website for the general community. An internal working group is assisting consultants with guidance around stakeholders and the development of the plan.

As part of ongoing placemaking projects within Council's activity centres, consultation is critical to ensure success and relevance of projects. How this looks differs between projects and also requires flexibility in light of COVID19. However, consultation continues to occur and drive projects.

4.2.2 The State of Dandenong Activity Centre 12month Review. (Cont.)

Conclusion

This report concludes that the actions undertaken as part of the “State of Dandenong Activity Centre” Notice of Motion report in 2019 have had an impact on the Dandenong Activity Centre. As the actions relate to tools and practices within Council’s control, such as adjustments to parking restrictions, permitting, placemaking improvements and marketing, these have not been transformative, but the changes have been sufficient to warrant recommendations that some measures are extended and/or expanded.

These recommendations include a variety of proposals relating to parking as well as business support and activation measures.

Recommendation

That Council:

- 1. Extends the Free Parking Trial on Lonsdale Street for an additional 12 months (1 July 2020 to 30 June 2021).**
- 2. Consults on a number of other alterations immediately in response to data and trader feedback:**
 - 2.1. 2P to 1P in service lane section (165-225 Lonsdale Street);**
 - 2.2. Increase number of 15min bays in service lane section (243-319 Lonsdale Street); and**
 - 2.3. 1P to 2P in service lane section (312-373 Lonsdale Street).**
- 3. Notes the work being undertaken by Officers to progress the Dandenong Parking Precinct Action Plan (available on Councils Website), including, but not limited to initiatives such as:**
 - 3.1. Ongoing changes to the management of Council-controlled parking resources based on data / feedback;**
 - 3.2. Ongoing liaison with local businesses to share relevant data relating to parking;**
 - 3.3. Implementation of parking sensors; and**
 - 3.4. Exploration options to increase future car parking provision.**
- 4. Notes the work being undertaken by Officers to progress the Dandenong Visitor Attraction Plan and the potential for the plan’s implementation to assist in COVID19 recovery.**
- 5. Expands the scope of the initiatives to encourage footpath dining:**

4.2.2 The State of Dandenong Activity Centre 12month Review. (Cont.)

- 5.1. Extend the current 2-year offer (2019/20 – 2020/21) from only additional tables to include ‘all existing and proposed tables and chairs’;**
- 5.2. Extend free footpath dining permits to whole of municipality for 2020/21 – 2021/22 (2 years); and**
- 5.3. Allow footpath trading to extend beyond property boundary, provided abutting property owner/tenant agree (after implementation guidelines developed).**
- 6. Notes the Place and Wayfinding Improvements undertaken by Officers, including:**
 - 6.1. Tree planting;**
 - 6.2. Implementation of the Indian Cultural Precinct Framework;**
 - 6.3. *Transformed* temporary public art project;**
 - 6.4. Interpretive signage; and**
 - 6.5. Delivery of Walker Street streetscape upgrade project.**
- 7. Notes key upcoming projects in central Dandenong including:**
 - 7.1. Design and construction of Vanity Lane;**
 - 7.2. Construction of the Dandenong Gallery of Art;**
 - 7.3. Trees and planter boxes in Palm Plaza; and**
 - 7.4. *Transformed* temporary public art project.**

4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 17 June 2020 and 12 February 2020

File Id:	A6662113
Responsible Officer:	Director Community Services
Attachments:	Draft Minutes of Community Safety Advisory Committee Meeting on 17 June 2020. Draft Minutes of Community Safety Advisory Committee Meeting on 12 February 2020.

Report Summary

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution was in relation to allowing interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

Recommendation Summary

This report recommends that the draft Minutes of the Community Safety Advisory Committee meeting held on 17 June 2020 as provided in Attachment 1 and the draft Minutes of the Community Safety Advisory Committee meeting held on 12 February 2020 as provided in Attachment 2 to this report be noted by Council.

4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 17 June 2020 and 12 February 2020 (Cont.)

Background

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Statutory Meeting and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for noting and endorsing.

As such, the draft Minutes are provided as Attachment 1 and 2 to this report.

Proposal

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

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

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Lifecycle and Social Support* – The generations supported

Opportunity

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

Council Plan 2017-2021

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

People

- A creative city that respects and embraces diversity

Opportunity

- An open and effective Council

4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 17 June 2020 and 12 February 2020 (Cont.)

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

Advisory Committees and Reference Groups have been advised of the need to submit minutes of meetings to Council for noting and endorsement.

Recommendation

That Council notes the draft Minutes of meeting 17 June 2020 for the Community Safety Advisory Committee as provided in Attachment No.1 and the draft Minutes of the Community Safety Advisory Committee meeting held on 12 February 2020 as provided in Attachment 2 to this report.

4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 17 June 2020 and 12 February 2020 (Cont.)

OTHER

**DRAFT MINUTES OF COMMUNITY SAFETY ADVISORY
COMMITTEE MEETING**

ATTACHMENT 1

**COMMUNITY SAFETY ADVISORY
COMMITTEE MEETING ON 17 JUNE
2020**

PAGES 6 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 17 June 2020 and 12 February 2020 (Cont.)

Advisory Committee or Reference Group Name:	Community Safety Advisory Committee
Date of Meeting:	17 June 2020
Time of Meeting:	3.00pm
Meeting Location:	Dandenong Civic Centre and Microsoft Team Dial-in

Attendees:

Cr Maria Sampey (City of Greater Dandenong [CGD]), Cr Angela Long (CGD), Cr Matthew Kirwan (CGD), Acting Inspector Dean Grande, Senior Sergeant Brett Skurka, Senior Sergeant Colin Huth, Acting Senior Sergeant Louis Du Plessis, Acting Senior Sergeant Stuart Dawson (Victoria Police [VicPol]), Dawn Vernon (Greater Dandenong Neighbourhood Watch [NHW]), Yvette Shaw (Department of Health and Human Services [DHHS]), Suzanne Bumpstead (Monash Health Accident and Emergency), Sean Quigley (Wayss), Jessica Elsworth (Women's Health In South East [WHISE]), Codie Schaefer (Launch Housing), Manager – Community Development, Sport and Recreation (CGD), Coordinator – Community Development – Chairperson (CGD), Senior Coordinator – Media and Communications (CGD), Coordinator – Youth and Family Services (CGD), Manager – Business and Revitalisation (CGD), Place Manager – Activity Centres Revitalisation (CGD), Team Leader – Community Advocacy (CGD), Community Advocacy Officer (CGD), Business Support Officer (CGD)

Apologies:

Mayor Cr Jim Memeti (CGD), Cr Sophie Tan (CGD), Inspector Mark Langhorn (VicPol), Senior Sergeant Deb Lay (VicPol), Sarah Lalley (Youth Advocacy and Support Service [YSAS]), Tom Bell (Department of Justice and Community Safety [DJCS]), Catherine McGrath (DHHS), Derlie Mateo-Babiano (Melbourne University), Deb Pugsley (WHISE), Lauren Crawford (Launch Housing), Andrew D'Arcy (Launch Housing), Karen Walker (Launch Housing), Director – Community Services (CGD), Manager – Regulatory Services (CGD), Manager – Communications and Customer Service (CGD), Emergency Management Officer (CGD), Team Leader - Public Safety and Security (CGD), Team Leader – Transport (CGD).

Minutes:

Community Advocacy Officer (CGD).

Item No.	Item	Action	Action By
1)	Welcome and Apologies The Chair welcomed attendees, acknowledged the Traditional Owners of the Land, and noted apologies.		
2)	Minutes of Previous Meeting and Business Arising The Minutes of the Previous Meeting were adopted. Community Safety Plan Year 4-5 Reporting Future reporting for the Community Safety Plan was discussed at Item 5. Membership Update <ul style="list-style-type: none"> Suzanne Bumpstead was formally welcomed as a member of the CSAC after finalising Monash Health Emergency Department's nomination. Management of Launch Housing has confirmed that Codie Schaefer and Lauren Crawford will 		

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 17 June 2020 and 12 February 2020 (Cont.)

	<p>attend the CSAC as nominated representatives.</p> <ul style="list-style-type: none"> • Monash Health Alcohol and Drug Service/Primary Health Clinic have welcomed the opportunity to join the Committee. Due to COVID-19 restrictions, they forecasted their attendance at the November meeting. • The Country Fire Authority (CFA) and Public Transport Victoria (PTV) are still considering the request to join the Committee. • YSAS have not renewed their nomination papers. Representatives have been in contact with Council and submitted an apology for this meeting. 	<p>Re-contact the CFA and PTV to obtain their decision regarding joining the CSAC</p> <p>Contact YSAS, to finalise their renewed membership</p>	<p>Council to report back to CSAC meeting</p>
3)	<p>Vanity Lane Project Update</p> <ul style="list-style-type: none"> • Council's placemaking design team invited interested CSAC members to participate in interviews over July and August to provide input on community safety in the development of the Vanity Lane Project. • Key aspects requiring feedback include lighting installations, shared pathways and pedestrian needs, sightlines, infrastructure colourings and wayfinding, and evaluation indicators to monitor and review the Lane's successes. • Crs Long and Kirwan offered to undertake interviews. 		
4a)	<p>Hemmings St and adjoining Precinct: Councillor Notice of Motion 81</p> <ul style="list-style-type: none"> • Cr Sampey outlined the background to Notice of Motion 81 which was raised in the 9 June Council meeting, regarding crime and anti-social behaviour at the northern residential end of Hemmings St and surrounding precinct in Dandenong West. This is the area bound by Robinson St, Railway Parade, Pickett St and Hemmings St and immediately surrounding streets such as, Weller St, Close Avenue, and the Hemmings St end of Firth Avenue. <p>Issues raised include residents' reporting:</p> <ul style="list-style-type: none"> - Cars driving around, seeking street sex workers and propositioning a wide range of women, including residents. - Concerns about crime, visible anti-social behaviour, and public drug and alcohol use, despite Council's improvements to the area. - A phone box in Hemmings St appears to be used for drug dealing and its removal was being requested and/or a CCTV camera to be installed at this location. <p>The 9 June Council meeting Council resolved that a report come to Council outlining a partnership approach and a plan for dealing with the issue and informing local residents in the affected areas of the final plan via an Australia Post letter.</p> <p>Organisations suggested for partnership includes DHHS, DJCS, VicPol, and non-profits like St Kilda Gatehouse to reduce these issues.</p> <p>Cr Sampey noted that a VicPol operation in the precinct at the end of 2019 reduced these activities, however once completed the issues re-emerged.</p> <ul style="list-style-type: none"> • VicPol stated they do not discount the fearful 		

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 17 June 2020 and 12 February 2020 (Cont.)

	<p>perceptions of residents in the area. However, caution was suggested in describing the offences as serious, as they do not equate to Vic Pol definitions.</p> <ul style="list-style-type: none"> • VicPol continue to proactively patrol the Precinct and act on sex work issues where warranted due to the zone being a declared area, which has reduced the number of workers over time. - The CSAC was informed that crime across the south east had decreased over time and the Hemmings St Precinct was still not subject to more crime than similar areas in the municipality. - It is also not possible to deploy the Police's Protective Services Officers to patrol the Precinct as their mandate is to maintain their current duties as well as patrol central activities areas as part of their delegated COVID-19 response. They will then return to normal duties. - VicPol stated that a CCTV camera in the vicinity of the phone box corner would assist them to monitor the location in real time and be able to respond in real time to crime and anti-social behaviour. - VicPol reiterated they cannot respond to residents' concerns about crime unless they call Triple Zero at the time of the incident or report it to Crime Stoppers afterwards. • Council has liaised with Gatehouse, who clarified that their services respond to the needs of street sex workers when they are referred through other agencies such as Child Protection, and provide case management and counselling, not assertive outreach. - Two other sex worker support services have conducted street-based outreach in the precinct in the past and found sparse numbers present so they are not able to invest their resources further. DHHS was also of the belief that sex workers were no longer as prevalent in the area compared to the cars that continue to search for them. - The phone box in question is not under the control of Council and in the past, Telstra has not supported its removal. - Installing CCTV in the vicinity of the phone box, or elsewhere in the residential end of Hemmings St would need to be assessed through relevant Council processes that are currently being reviewed, and costs and ongoing maintenance would be considerable. - A DJCS grant round has opened and Council and VicPol will consider a proposal for a mobile CCTV system as a part of the application. • Those present agreed to further investigate the concerns and requests raised in the Notice of Motion regarding the Hemmings St Precinct, including recent reports regarding Fifth Avenue, and report to Council. 	<p>Key stakeholders to determine their ability to support actions to reduce crime and anti-social behaviour in the Hemmings St Precinct, and provide a report containing action plan to Council</p>	<p>Council to report to CSAC at 12 August meeting and Council meeting on 24 August 2020</p>
4b/c)	CONFIDENTIAL (Appendix 1)		
5)	Community Safety Plan 2019-22 18 Reporters Updates		

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 17 June 2020 and 12 February 2020 (Cont.)

	<ul style="list-style-type: none"> Responsible actioners that will report on the outcomes for the 18 Priority Actions in the Community Safety Plan have been finalised. The Reporting Tables will be sent to actioners with their previous yearly reports, to assist with program reporting. Due to the timing of the Community Safety Plan Mid-Review the required reporting is for an 18-month period, ie, January-June 2019 and July 2019-June 2020 outcomes. 	Individual's Years 4-5 Reporting Tables to be sent to actioners	Council
6)	<p>Roundtable Updates</p> <p>Monash Health Accident and Emergency</p> <p>Monash Health provided the following report after the meeting, due to technical video-conferencing difficulties.</p> <ul style="list-style-type: none"> Monash Health has continued to conduct a study through the Emergency Department, to obtain data from patients about the last time they consumed alcohol before arriving at the hospital. The project, titled 'Driving Change' is currently finalising a report for public dissemination. Trends for Greater Dandenong continue to indicate, that the majority who disclosed they consumed alcohol within 12 hours of presenting at hospital, purchased their liquor at larger packaged outlets and supermarket co-located bottle shops. Nearly half of patients reported they regularly drank at risky levels (three or more drinks in a typical session) and males continued to report risky drinking at higher levels than females. <p>NHW</p> <ul style="list-style-type: none"> NHW will be collaborating with Transit Police at local railway stations to support them to engrave bicycles. A new volunteer with a background in Emergency Services and secondary school teaching has recently joined NHW and will be a great asset to the group. It is expected that NHW forums will resume in person in September, should the COVID-19 restrictions be lifted. <p>DHHS</p> <ul style="list-style-type: none"> DHHS has led a State Government response to COVID-19 impacts and supported agencies through a Housing Stimulus Package by providing funds to increase social housing and strengthen the economy. <p>Wayss</p> <ul style="list-style-type: none"> Wayss' transition to their new offices on the Princes Highway continued smoothly after COVID-19 restrictions commenced, and clients are being supported either in person or via phone. Mobile phones are also being made available to clients to increase the likelihood that they can contact services and support during the COVID-19 period. <p>The meeting closed at 4.50pm.</p>		
Future Meeting Dates			
Wednesday	Currently	Dandenong Civic Centre, 225 Lonsdale St, Dandenong	

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 17 June 2020 and 12 February 2020 (Cont.)

12 August	1-2.30pm	Level 2 - Council Chambers
11 November	1-2.30pm	Level 2 – Room2NW & NE

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

4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 17 June 2020 and 12 February 2020 (Cont.)

OTHER

**DRAFT MINUTES OF COMMUNITY SAFETY ADVISORY
COMMITTEE MEETING**

ATTACHMENT 2

**COMMUNITY SAFETY ADVISORY
COMMITTEE MEETING ON
12 FEBRUARY 2020**

PAGES 4 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 17 June 2020 and 12 February 2020 (Cont.)

Advisory Committee or Reference Group Name: Community Safety Advisory Committee

Date of Meeting: 12 February 2020

Time of Meeting: 3.00pm

Meeting Location: Dandenong Civic Centre

Attendees:

Cr Angela Long (City of Greater Dandenong [CGD]), Inspector Mark Langhorn (Victoria Police [VicPol]), Senior Sergeant Brett Skurka (VicPol), Dawn Vernon (Greater Dandenong Neighbourhood Watch [NHW]), Yvette Shaw (Department of Health and Human Services [DHHS]), , Suzanne Bumpstead (Monash Health Accident and Emergency), Mai Tavita (Department of Justice and Community Safety [DJCS]), Anita Hogan (Wayss), Manager – Community Development, Sport and Recreation (CGD), Coordinator Community Development - Chairperson (CGD), Senior Media and Communications Coordinator (CGD), Public Safety and Security Team Leader (CGD), Youth Development and Community Engagement Officer (CGD), Community Advocacy Officer (CGD).

Apologies:

Mayor Cr Jim Memeti (CGD), Catherine McGrath (DHHS), Derlie Mateo-Babiano (Melbourne University), Jessica Elsworth and Deb Pugsley (Women's Health In South East [WHISE]), Emma Murray (Launch Housing), Sean Quigley (Wayss), Acting Manager Regulatory Services (CGD), Coordinator Youth and Family Services (CGD), Manager Communications and Customer Service (CGD), Place Manager Activity Centres Revitalisation (CGD), Team Leader Community Advocacy (CGD), Emergency Management Officer (CGD).

Minutes:

Community Advocacy Officer (CGD).

Item No.	Item	Action	Action By
1.	Welcome and Apologies The Chair welcomed attendees, acknowledged the Traditional Owners of the Land, and noted apologies.		
2.	Minutes of Previous Meeting and Business Arising The Minutes of the Previous Meeting were adopted. <ul style="list-style-type: none"> Committee Revised Terms of Reference (TOR) <ul style="list-style-type: none"> The revised TOR was endorsed by Council on Monday 28 October 2019. 2019-22 Proposed New Members <ul style="list-style-type: none"> Youth Support Advocacy Service (YSAS) has not yet responded to the request to renew their nomination for the 2019-22 Committee term and Metro Trains local representatives are still uncontactable. The Country Fire Authority (CFA) and Public Transport Victoria (PTV) are considering joining the Committee. Launch Housing and Monash Health Alcohol and Drug Service have agreed to join in the near future. Sue Bumpstead has joined the CSAC as a representative of Monash Health and will contribute her expertise primarily to alcohol 		

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 17 June 2020 and 12 February 2020 (Cont.)

	<p>and drugs priorities.</p> <ul style="list-style-type: none"> • Australian Research Council (ARC) Grant: Potential Collaboration with Melbourne University <ul style="list-style-type: none"> - Melbourne University was informed by letter that Council and the CSAC were not able to participate in the ARC Project due to logistical constraints. 		
3)	<p>Operation Bounce Back Grant: Partnerships and Implementation</p> <ul style="list-style-type: none"> • Council has received further funding for 'Operation Bounce Back' to promote vehicle safety. • VicPol and NHW agreed they would continue to partner with Council on the Project and a public event will be held at Parkmore or Dandenong Plaza. <p>The video developed with the previous grant will be updated and advertised through Readings Cinema before movie screenings at Dandenong Plaza. Victoria Police and Council will also promote the project on social media.</p>		
4a/b	CONFIDENTIAL		
5)	<p>Community Safety Plan 2015-22 Confirming Roles and Responsibilities for the Community Safety Plan's 18 Ongoing Actions</p> <p>CSAC members finalised their reporting commitments to the Community Safety Plan's 18 Actions for the remaining three years of the Plan and Committee's lifespan.</p>	Individual's Years 4-5 Reporting Tables to be sent to actioners	Council
6)	<p>Roundtable Updates Council</p> <ul style="list-style-type: none"> • A letter sent by the Drug and Alcohol Council of Australia (DACA), requesting Council's support to hold a forum was discussed. The CSAC recommended this not be pursued as the DACA has a strong zero tolerance stance. Council has adopted harm minimisation as a policy approach since 1998. • Reports of major collisions at a Greater Dandenong school crossing. A collision at a crossing shared with Monash Council resulted in a death and a critically injured child. Council is collaborating with VicRoads and the Transport Accident Commission (TAC). Road Safe South East Committee is advocating for upgrades to signage and crossing-lights timings. • Youth and Family Services have developed public space activation activities for the upcoming school holidays. An Alcohol and Other Drugs Forum is being planned for June with the Centre for Multicultural Youth and Legal Aid, on young people and the law. <p>A youth event was held in Dandenong Park in January. This received positive feedback from participants indicating they felt comfortable and safe using the Park's new facilities.</p>		

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 17 June 2020 and 12 February 2020 (Cont.)

	<p>DJCS</p> <ul style="list-style-type: none"> DJCS has finalised formation of a Municipal Crime Prevention Network to collaborate with and support local councils. The next forum in March will present on a Victorian Perceptions of Safety study undertaken by academics with the Department. <p>Monash Health Accident and Emergency</p> <ul style="list-style-type: none"> Monash Health has been collaborating with Deakin University to conduct a study on alcohol use in patients presenting to Accident and Emergency. Project finding will be finalised shortly. <p>Trends for Greater Dandenong indicate the majority of persons who disclose they have consumed alcohol within 12 hours of presenting at hospital purchased their liquor at supermarket co-located bottle shops or at 'Big Box' outlets, ie, large warehouse-type retailers.</p> <p>Victoria Police</p> <ul style="list-style-type: none"> VicPol have been targeting Springvale, Yarraman and Sandown railway station due to the high level of vehicle break-ins in car parks. <p>Tinted windows have been found to be more easily smashed and removed. NHW will promote this issue in their newsletter.</p> <p>Wayss</p> <ul style="list-style-type: none"> Wayss' transition to their new offices on the Princes Highway went smoothly over the Christmas period and clients are now aware of the new location. <p>NHW</p> <ul style="list-style-type: none"> NHW collaborated with VicPol to conduct a 'Coffee with a Cop' event at Parkmore Shopping Plaza, which was very successful. <p>NHW also undertook a key role in delivering a crime prevention event with Council and Crime Stoppers at the Hemming St Precinct shopping centre, in Dandenong. 150 contacts were made with shoppers and passers-by.</p> <p>Between 50 to 70 attendees now attend NHW's monthly forum held at Paddy O'Donaghue Centre in Noble Park. Magistrate Leslie Fleming will be the key guest speaker at the May meeting.</p> <p>The meeting closed at 4.30pm.</p>		
Future 2020 Meeting Dates			
Wednesday	Currently	Dandenong Civic Centre, 225 Lonsdale St, Dandenong	
12 August	1–2.30pm	Level 2 – Council Chambers	
11 November	1–2.30pm	Level 2 - Room 2NW & NE	

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

4.2.4 Draft Minutes of Disability Advisory Committee Meeting - 1 June 2020

File Id:

Responsible Officer:

Director Community Services

Attachments:

Draft Minutes of Disability Advisory Committee
Meeting on 1 June 2020

Report Summary

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution was in relation to allowing interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

Recommendation Summary

This report recommends that the draft Minutes of the Disability Advisory Committee meeting provided in Attachment to this report be noted and endorsed by Council.

4.2.4 Draft Minutes of Disability Advisory Committee Meeting - 1 June 2020 (Cont.)

Background

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Statutory Meeting and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for noting and endorsing.

As such, the draft Minutes are provided as attachment to this report.

Proposal

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

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

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Lifecycle and Social Support* – The generations supported

Opportunity

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

Council Plan 2017-2021

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

People

- A creative city that respects and embraces diversity

Opportunity

- An open and effective Council

4.2.4 Draft Minutes of Disability Advisory Committee Meeting - 1 June 2020 (Cont.)**Victorian Charter of Human Rights and Responsibilities**

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

Financial Implications

There are no financial implications associated with this report.

Consultation

Advisory Committees and Reference Groups have been advised of the need to submit minutes of meetings to Council for noting and endorsement.

[Carefully consider and advise if and how this matter is subject to Council's Community Engagement Policy and/or Community Engagement Planning Framework. If it is, what type of format has consultation taken or what type of format is intended for public consultation. Is the issue subject to mandatory consultation under prescribed legislation? If it is, describe how the planned consultation will comply with (and go beyond) what is required by legislation. Reasons why specific formats have been used should be stated here with reasons why consultation may or may not have been specifically targeted. eg. Is the consultation aimed at the whole community or just a section of the community and why?]

Recommendation

That Council notes the draft Minutes of meeting(s) for the Disability Advisory Committee as provided in Attachment No.1 to this report.

4.2.4 Draft Minutes of Disability Advisory Committee Meeting - 1 June 2020 (Cont.)

OTHER

**DRAFT MINUTES OF DISABILITY ADVISORY COMMITTEE
MEETING**

ATTACHMENT 1

**DISABILITY ADVISORY COMMITTEE
MEETING HELD ON 1 JUNE 2020**

PAGES 4 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.4 Draft Minutes of Disability Advisory Committee Meeting - 1 June 2020 (Cont.)

Advisory Committee or Reference Group Name: Disability Advisory Committee Meeting

Date of Meeting: Monday 1 June 2020

Time of Meeting: 4.00 – 5.00pm

Meeting Location: Remotely via Skype
Executive Meeting Room

Attendees:

Phillip Toovey (Chair), Pradeep Hewavitharana, Jennifer La Brooy, Lionel Gee, Stella Carew, Cr Angela Long (part), Mandy Gatliff, Jayne Kierce, Chris Stewart, Jenny Vong (minute taker)

Apologies:

Cr Zaynoun Melhem, Cr Maria Sampey, Cr Loi Truong, Julie Clarke, Sharon Harris, Marg Harvey

Minutes:

Item No.	Item	Action	Action By
1.	Welcome and Introductions The chair welcomed all present.		
2.	Previous Minutes & Business Arising <ul style="list-style-type: none"> The previous minutes were tabled Apologies noted An update on the Information Linkages and Capacity (ILC) regional application was provided. The application was unfortunately unsuccessful. From the 28 organisations securing the grant, no local government bodies were successful. Due to COVID-19, the two MAV employment projects are on hold. It is anticipated that they will recommence again next year. There has been one expression of interest to join the Committee. The applicant will be interviewed next month. Further applications are welcome with advertising to join the Committee remaining on the Council website. Current Committee members are not required to reapply as members are appointed for a period of four years. 	Interview applicant	Manager Community Care
3.	COVID-19 Experience for People with a Disability Discussion was held on the Committee's experience COVID-19 with members noting: <ul style="list-style-type: none"> They continue to receive their usual supports through the NDIS The development of enhanced online learning skills 		

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.4 Draft Minutes of Disability Advisory Committee Meeting - 1 June 2020 (Cont.)

	<ul style="list-style-type: none"> • Daily communication with students/parents continues to keep social connections • All community based programs have been placed on hold • Planning to recommence programs and services is adhering to guidelines outlined by the State and Federal Government • Establishing online projects post COVID-19 • Developing and implementing alternative service delivery models • Increased appreciation of accessibility of online experiences such as art gallery and online channels • Focus on the wellbeing of individuals: increase levels of isolation, disruption to routine and mental health concerns <p>Discussion was held on the next phases of restrictions easing and the concerns of utilising public transport. Discussion took place regarding taxi funding through the NDIA.</p> <p>A committee member enquired about the vulnerable persons register for individuals who live alone and have no support.</p>	Discuss further and compare with Council's municipal Vulnerable Persons Registers (VPRs)	Committee Member and Manager Community Care
4.	<p>Disability Action Plan 2017-2023 Midterm Review</p> <p>The review is providing the opportunity to look at what has been achieved to date, areas no longer needed, and areas requiring a stronger focus for the remaining 3 years of the plan.</p> <p>The Committee was requested to provide some feedback on the following:</p> <ul style="list-style-type: none"> - Learning from COVID-19 experiences - Sections of the plan that are no longer relevant - Areas for greater focus 	Send Committee a copy of the DAP and a summary of the review findings.	Coordinator Community Access
5.	<p>NDIS Update</p> <p>The Committee discussed:</p> <ul style="list-style-type: none"> • Under COVID-19 the complex challenges of what services are deemed essential and non-essential with some DHHS and Aged care services deemed essential while NDIS service providers provide non-essential services • The flexibility of NDIS with particular reference to the provision of online contact numbers and support services • It was noted that many not for profit NDIS service providers have also provided flexible online services groups. 		

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.4 Draft Minutes of Disability Advisory Committee Meeting - 1 June 2020 (Cont.)

6.	<p>Other Business</p> <p>The Committee discussed the growth of a cashless society and the impacts imposed on the disability and older community especially due to COVID-19.</p> <p>Some individuals prefer using cash and don't know how to use online technology for banking, shopping or to socially connect.</p> <p>The Coordinator Community Access advised that Community Care in partnership with Library Services has initiated a Tech Savvy Care Worker project.</p> <p>Library staff have provided IT training to a group of Community Care Workers who have volunteered to participate in the Tech Savvy Project. The Care Workers in turn support clients in their own homes on how to use digital technology which will then play a vital role in helping them stay connected.</p> <p>This will also provide them with the skills and technology to undertake shopping items online, and online supermarket shopping.</p> <ul style="list-style-type: none"> • Next meeting dates: 17 August 2020 16 November 2020 		
Meeting Closed at 5.10pm			

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

4.2.5 Regional Charter Local Government Homelessness and Social Housing

File Id:	A6552466
Responsible Officer:	Director Community Services
Attachments:	Regional Local Government Homelessness and Social Housing Charter. Making a Difference – Effective Local Government Responses to Homelessness. Homelessness in Eastern and Southern Melbourne. Terms of Reference Working Group – Regional Local Government Charter Homelessness & Social Housing

Report Summary

On 26 November 2019 CEOs and executive staff representing 13 Eastern and South-Eastern Councils participated in a homelessness and social housing forum hosted by Monash Council.

The forum representatives reached consensus that adopting a Regional Local Government Homelessness and Social Housing Charter (Charter) would create a mechanism to facilitate the increase in the supply of permanent, safe, appropriate and timely housing for the most vulnerable members of our communities.

Subsequently, a series of monthly working group meetings with representatives from the 13 Councils and several service sector partners developed a draft Charter to be endorsed by the 13 Councils at their respective July Council meetings.

The draft Charter is to represent the position of 13 Eastern and South-East Councils and outlines a unified, local government response to homelessness, and advocates for major reform to increase the supply of social housing across Victoria.

Recommendation Summary

This report recommends that Council endorses the draft Regional Local Government Homelessness and Social Housing Charter as detailed in Attachment 1.

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

Background

On 26 November 2019, CEOs and executive staff representing 13 Eastern and South-Eastern Councils came together in a forum focused on homelessness and social housing hosted and facilitated by Monash Council.

CEOs present at the forum agreed there had been increase in homelessness across the Eastern and South-Eastern metropolitan communities and that local government staff are often first responders to people experiencing homelessness in local communities. Councils representing the 13 municipalities often do not have access to the same resources and support services as inner metro Councils to adequately respond to increased homelessness and people experiencing rough sleeping.

There was strong consensus from the CEOs that the local government sector must urgently come together to champion the issue of homelessness as a collective and work to find a solution. The 13 metropolitan Councils participants, representing more than 2 million residents, were united in driving towards an improved homelessness policy-setting and an enhanced service sector. They agreed adopting a draft regional charter with three clear leverage points for local government would create the power and pressure for systemic change.

The systemic change sought is to influence an increase to the supply of permanent, safe, appropriate and timely housing for the most vulnerable members of our communities; and to seek the move towards housing first as a key foundational principle.

Regional Charter Working Group

Following the forum in November 2019, the CEOs of all 13 Councils nominated 'Charter Champions' to represent the 13 Eastern and Southern Councils in a Working Group. A Terms of Reference governed the operations of the Working Group and is detailed in Attachment 4.

The 13 Councils involved in the working group are:

- Bayside City Council
- Casey City Council
- Cardinia Shire Council
- Frankston City Council
- Greater Dandenong City Council
- Knox City Council
- Kingston City Council
- Manningham City Council
- Maroondah City Council
- Monash City Council
- Mornington Peninsula Shire Council
- Whitehorse City Council
- Yarra Ranges Shire Council

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

Since February 2020 the Working Group has met monthly to produce the draft Charter. The Working Group has received significant partnership support by the Eastern Region Group of Councils, Eastern Affordable Housing Alliance, Municipal Association of Victoria [MAV] and the Department of Health & Human Services.

The 13 metropolitan Councils are united in seeking to influence the urgent need for increased social housing and a more effective, integrated and supported homelessness service system.

It is important to note that the agenda set by the coalition of Councils elected not to focus on service and crisis response to homelessness and community education, whilst recognising the critical importance and value of these interventions. The focus of the Charter's agenda was to prioritise the most impactful strategic levers available to the local government sector to achieve large-scale change.

Social Housing

The emphasis on social housing in the draft Charter is informed by research that Monash Council had commissioned through the Council to Homeless Persons in October 2019 'Making a Difference – effective local government responses to homelessness.' This document is reproduced in Attachment 2.

Council to Homeless Persons recommends that the most powerful action that local governments can undertake to reduce homelessness is to support the delivery of homes that people can afford. For the lowest income households most vulnerable to homelessness, this means the provision of social housing.

Social housing refers to housing owned either by the state government or by not-for-profit community housing providers that is rented to low income households at either 25 per cent (public housing) or 30 per cent (community housing) of household income. Social housing does not generally include crisis or rooming houses.

For further information on Homelessness in Melbourne's East and South-East region, please refer to Attachment 3.

COVID-19

During the process of drafting the Charter, the COVID-19 pandemic emerged. The Working Group has re-pivoted the draft Charter to ensure it captures the COVID-19 pandemic and the 2019-20 bushfires impact on homelessness and social housing.

The economic and health and wellbeing implications of COVID-19 means that now more than ever, the local government sector needs to be a powerful champion in advocating for permanent, safe and timely housing for those experiencing homelessness or at-risk of homelessness.

Purpose of the draft Charter

The purpose of the draft Charter is for the 13 Councils to collectively act to address the urgent need for increased social housing and a more effective, integrated and supported homelessness service system.

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

The draft Charter recognises that housing is a human right for every person, that housing solves homelessness and that social housing is core infrastructure for local communities.

The draft Charter represents a powerful example of the local government's sector ability to come together in a relatively short period of time to unite agendas and timelines with the fundamental commitment to solve homelessness through social housing.

Policy Implications

The draft Charter will be used as a local government sector platform and partnership tool with federal and state governments, and public and private sector partners.

By endorsing the draft Charter, each of the 13 Councils commit to implementing the three regional commitments in their municipalities, guided by its core principles. The draft Charter requires each Council to take on the challenge by ensuring their decisions align with the intent and the principles of the draft Charter.

The Working Group representing the Charter will re-convene at key intervals over the 12-month period following its endorsement to ensure the draft Charter is prioritised, progressed and implemented at a regional and local level.

Each Council may wish to include the draft Charter's principles and strategic commitments in their relevant policies and plans associated with housing, human rights and health and wellbeing.

Charter Supports Greater Dandenong Housing Strategy

The draft Charter's principles and commitments supports the fulfillment of Council's Housing Vision as detailed in the Greater Dandenong Housing Strategy 2014-2024.

Charter's Regional Commitments

The draft Charter recognises that housing is a human right for every person, that housing solves homelessness and that social housing is core infrastructure for local communities. It adopts a 'Housing First' approach which is a strategic response that prioritises permanent and stable housing for people experiencing homelessness.

The three leverage points suggested as regional commitments of the draft Charter for each Council are:

1. Working in partnership with federal and state government, public and private sector partners to coordinate our approach and deliver meaningful outcomes to increase the provision of social housing and respond to homelessness in south and east Melbourne.
2. Scoping land within each LGA that has the potential to be re-purposed for adaptable housing needs, and to share these insights on a regional scale with the intention of identifying suitable sites for the development of social housing.
3. Advocating together for inclusive housing growth including mandatory inclusionary zoning.

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

Note: ** Land involves sites managed and/or owned within both the private and public domain (federal, state, and or local government).

Proposal

This report proposes that Council endorses the draft Regional Local Government Homelessness and Social Housing Charter as detailed in Attachment 1.

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

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

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Lifecycle and Social Support* – The generations supported

Place

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

Opportunity

- *Education, Learning and Information* – Knowledge
- *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:

People

- A vibrant, connected and safe community

Place

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

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

Opportunity

- An open and effective Council

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

- Greater Dandenong Housing Strategy 2014-2024
- Community Wellbeing Plan 2017-21
- Greater Dandenong People Seeking Asylum and Refugees Action Plan 2018-2021

Related Council Policies

- Diversity, Access and Equity Policy

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no direct financial implications for endorsement of the draft Charter. Implementation and advocacy work can be absorbed within existing officer task allocation.

Consultation

The following consultation has taken occurred.

- CEO representatives at the Local Government Regional Response to Homelessness Forum
- Council and relevant government and service sector partners representatives at monthly Charter meetings.

The draft Charter will be used as a local government sector platform and partnership tool with federal and state governments, and public and private sector partners.

Conclusion

The draft Charter represents the commitment of 13 East and South-East Councils to collectively act to address the urgent need for increased social housing and a more effective, integrated and supported homelessness service system.

Recommendation

That Council endorses the draft Regional Local Government Homelessness and Social Housing Charter as detailed in Attachment 1.

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

OTHER

**REGIONAL CHARTER LOCAL GOVERNMENT HOMELESSNESS &
SOCIAL HOUSING**

ATTACHMENT 1

**REGIONAL LOCAL GOVERNMENT
HOMELESSNESS AND SOCIAL HOUSING
CHARTER**

PAGES 3 (including cover)

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

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

Regional Local Government **HOMELESSNESS AND SOCIAL HOUSING CHARTER**



Principles

- **Shared responsibility, accountability and success**
 - » We will partner, leverage our strengths and be accountable to the commitments of this Charter.
- **Housing as core infrastructure**
 - » We recognise that housing solves homelessness
 - » We consider social housing as core infrastructure that can strengthen communities
 - » We understand the ability of local government to influence infrastructure outcomes.
- **Human rights and 'Housing First'**
 - » We recognise that housing is a human right for every person
 - » We recognise the ability of local government to influence an increase in social housing in our region
 - » We will work with the homelessness sector to deliver a housing first response to homelessness.
- **Urgency, innovation and collaboration**
 - » We recognise and commit to act on the urgency of the situation which has been compounded by COVID-19
 - » We reflect this urgency in a well-considered, innovative and timely collective action to deliver outcomes for our region.

Purpose

Address the urgent need for increased social housing and a more effective, integrated and supported homelessness service system.

Regional Commitments

Councils will cooperate regionally and take local actions that align with the intent and the principles of this Charter.

The 13 Councils commit to:

1. Working in partnership with federal and state government, public and private sector partners to coordinate our approach and deliver meaningful outcomes to increase the provision of social housing and respond to homelessness in south and east Melbourne
2. Scoping land within each LGA that has the potential to be re-purposed for adaptable housing needs, and to share these insights on a regional scale with the intention of identifying suitable sites for the development of social housing
3. Advocating together for inclusive housing growth including mandatory inclusionary zoning.

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

Context

Victoria has a homelessness and housing affordability crisis, made more acute by COVID-19 and the 2019/20 bushfires. A collaborative effort across all tiers of government and partners is required: one that embeds a 'Housing First'* approach aligned to the fundamental principle that housing solves homelessness.

The Council to Homeless Persons (CHP) recommends that the **most powerful action local governments can take** to reduce homelessness is to support the delivery of homes that people can afford. For the lowest income households most vulnerable to homelessness, this means the provision of social housing.^{1**}

The housing 'bottleneck' keeps individuals and

families trapped in homelessness and suffering negative health outcomes and trauma.

To leverage the collective strengths of regional partnerships, the City of Monash brought together 13 councils in Melbourne's east and south east to set a regional agenda. The 13 councils represent more than 2 million residents and are united in striving for an improved homelessness policy-setting and service sector.

These councils seek systemic change to increase the supply of permanent, safe, appropriate and timely housing for the most vulnerable members of our community and to embed 'Housing First' as a key foundational principle, fundamental for health, recovery and safety.

In Victoria **44,152** households are waiting for social housing.² In south east and east Melbourne, the situation is dire as **32%** of Victorians experiencing homelessness and **40%** of people on the social housing waiting list live in this region.³



Whitehorse



* The Housing First model is a strategic response to homelessness that prioritises permanent and stable housing for people experiencing homelessness (Australian Housing and Urban Research Institute, 2018)

** Social housing refers to housing owned either by state government or by not-for-profit community housing providers that is rented to low income households at either 25% (public housing) or 30% (community housing) of household income. Social housing does not generally include crisis or rooming houses.

REFERENCE LIST

¹ Council to Homeless Persons 2019, 'Making a Difference - Effective Local Government Responses to Homelessness', commissioned by Monash Council October 2019, p.7

² *ibid*, p.6

³ *ibid*, p.5

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

OTHER

**REGIONAL CHARTER LOCAL GOVERNMENT HOMELESSNESS &
SOCIAL HOUSING**

ATTACHMENT 2

**MAKING A DIFFERENCE – EFFECTIVE
LOCAL GOVERNMENT RESPONSES TO
HOMELESSNESS**

PAGES 21 (including cover)

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

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)



Making a difference – effective local government responses to homelessness

Executive Summary

City of Monash have sought Council to Homeless Persons' advice about how local governments in eastern and southern Melbourne can most effectively take action to reduce the numbers of people living in those areas without a home. This report aims to give local governments the tools they need to develop effective homelessness and housing strategies to achieve this objective. It includes:

- a demographic profile of people living without a home in eastern and southern Melbourne
- data about the reasons people are seeking assistance from homelessness services
- local information about the housing market drivers of homelessness, including rental affordability and availability of social housing
- an outline of mechanisms that local government can use to develop the housing people need to end homelessness
- a framework for effective local government responses to homelessness that complement housing responses, and
- local examples of non-housing responses to homelessness.

The report highlights that the main driver of growing homelessness is rising rents in the private rental market, and inadequate supply of social housing¹.

These challenges in the housing market, mean that more Victorians are unable to find a home, and more low income households are cycling between marginal forms of accommodation, like rooming houses and overcrowded dwellings, and homelessness, all of which have serious consequences for health and wellbeing.

The solution to this problem is to create more social housing to provide an effective safety net for people unable to afford private rental housing.

¹ Social housing refers to housing owned either by the state government or by not-for-profit community housing providers that is rented to low income households at either 25% (public housing) or 30% (community housing) of household income. For more information about housing terms refer to this [infographic](#)

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

This paper explores how local government can support the objective of increasing social housing, as well as how local government can strengthen access to services and attainment of human rights for people without a home.

Homelessness in Eastern and Southern Melbourne

Demographic profile

ABS Census data indicates that homelessness in eastern and southern Melbourne is only slightly less than the Victorian average, with 34 per cent of all Victorians, and 32 per cent of Victorians without a home, living in eastern and southern Melbourne¹.

The nature of homelessness varies across the region, with relatively more people sleeping rough in Frankston and the Mornington Peninsula, and more people living in severely overcrowded dwellings in Dandenong.

Across Melbourne, people living in severely overcrowded dwellings – where the home needs at least an additional four bedrooms to accommodate residents – represents a growing and very significant proportion of those counted as homeless. This form of homelessness includes both related family groups sharing a home, and properties where multiple unrelated individuals or families all have separate tenancies. Each put significant pressure on residents' health and wellbeing. For more on the impact of overcrowding see CHP's [Blog](#).

ABS Census 2016, People in each homeless operation group by SA3²

	Persons living in improvised dwellings, tents, or sleeping out	Persons in supported accommodation for the homeless	Persons staying temporarily with other households	Persons living in boarding houses	Persons in other temporary lodgings	Persons living in 'severely' overcrowded dwellings	All homeless persons
Dandenong	24	355	65	368	0	1,284	2,103
Casey - South	14	65	57	17	0	679	838
Monash	0	193	76	232	0	256	755
Whitehorse - West	7	124	53	215	3	170	568
Frankston	75	179	89	143	0	59	546
Casey - North	0	107	38	36	0	266	447

² NB. The 2016 Census provides important indicative data for comparison between regions and across time, but does not capture every resident living in every situation, particularly those sleeping rough in locations where they may not be visible to Census takers. Reports of zero people sleeping rough in some SA4s should be understood in this context.

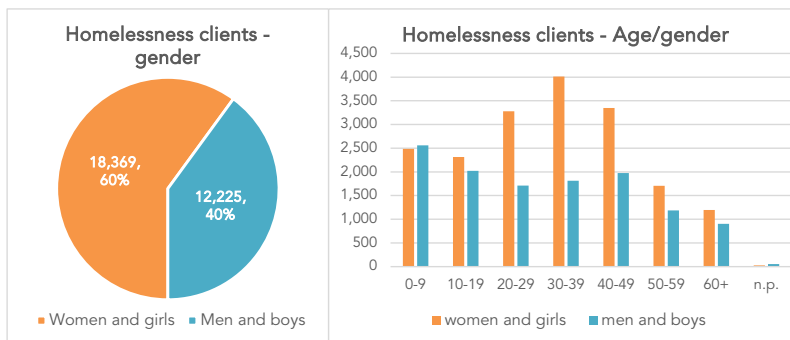
ORDINARY COUNCIL MEETING - AGENDA

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

	Persons living in improvised dwellings, tents, or sleeping out	Persons in supported accommodation for the homeless	Persons staying temporarily with other households	Persons living in boarding houses	Persons in other temporary lodgings	Persons living in 'severely' crowded dwellings	All homeless persons
Boroondara	4	56	35	250	0	87	426
Knox	12	138	70	39	0	104	365
Yarra Ranges	24	96	115	51	4	77	360
Maroondah	9	173	27	35	4	69	321
Mornington Peninsula	47	121	103	5	0	23	298
Kingston	5	142	52	61	3	12	275
Cardinia	4	39	52	0	0	126	220
Whitehorse - East	0	88	17	16	0	50	179
Manningham - West	0	65	24	28	0	59	176
Manningham - East	0	26	10	0	0	0	39
Total	225	1,967	883	1,496	14	3,321	7,916
Victoria	1,119	7,172	3,080	4,413	108	8,930	24,828
Percentage of Victoria	20%	27%	29%	34%	13%	37%	32%

Another form of data used to understand the local profile of homelessness is the data collected by homelessness services about people who are seeking homelessness support. Analysis of this data in Melbourne's east and south shows that women and children, and young people are the most common clients of homelessness services.

AIHW Specialist homelessness data 2017-18, People using homelessness services in the eastern and southern local area service network



Page | 3

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

What is driving growing homelessness?

Homelessness services also record information about the reasons people are seeking help. This reveals that the most common reasons for seeking homelessness assistance across Victoria are housing issues³ and financial reasons⁴ (50%), and domestic and family violence (38%).

Main reason for seeking assistance ⁱⁱ	Per cent of clients
Housing issues	39
Domestic and family violence	38
Financial	11
Interpersonal relationships	4
Health	2
Other	6

This highlights the significance of lack of access to affordable housing as a driver of homelessness.

Lack of access to affordable housing is also a significant barrier to exiting homelessness, and it results in a bottleneck in crisis accommodation and refuges. These emergency options are intended for short stays, but people often end up staying for months, or even years, with the result that crisis beds are frequently unavailable.

Long stays in congregate crisis accommodation result in poor health, wellbeing and educational outcomes for children. These environments are also highly stressful for adults, both because living in close proximity with many highly vulnerable people creates its own challenges and stress, and because people can't move on with their lives while they don't know where they'll be living longer-term.

The solution to the bottleneck in crisis accommodation is not to make the bottle bigger by creating more unsuitable temporary accommodation options, but to make the neck of the bottle wider by building more housing that people can afford to make their homes.

³ Housing crisis includes Inadequate or inappropriate dwelling conditions; Housing affordability stress; Transition from custodial arrangements; Transition from foster care and child safety residential placements; Transition from other care arrangements; Discrimination including racial discrimination; Itinerant; Unable to return home due to environmental reasons; Disengagement with school or other education and training; Previous accommodation ended

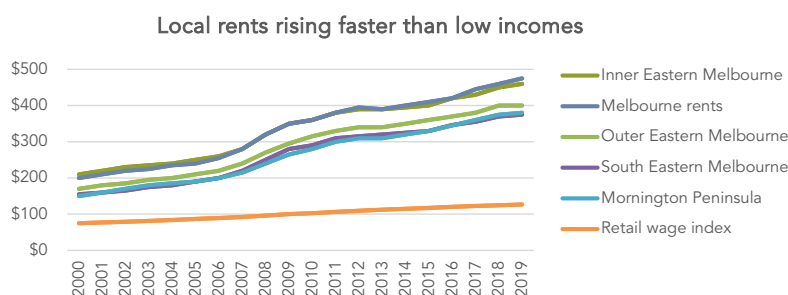
⁴ Financial includes Insufficient money for rent; Employment difficulties, Unemployment

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

What is the problem of rental affordability?

It has become harder over the past two decades for low income households to find affordable rentals in eastern and southern Melbourne because rents have risen faster than people's wages.

The Chart below uses data from the DHHS Rent Report,ⁱⁱⁱ to illustrate that while local rents in eastern and southern Melbourne have more than doubled since the year 2000, low wages (represented by the retail wage index^{iv}) have only increased by 70%. This means low waged workers, and people on Centrelink benefits, living in eastern and southern Melbourne are either forced out of the rental market into homelessness or into overcrowded dwellings, or are forced to pay far more than they can afford to secure housing, meaning other necessities of life are foregone.



Most people accessing homelessness services are living on extremely low incomes; 76 per cent are reliant on a Centrelink benefit; and 14 per cent have no income at all. Only 10 per cent of people seeking homelessness support derive their income predominantly from paid employment.^v For most of these households private rental housing is not affordable. Many households experiencing homelessness are also experiencing discrimination in the rental market, in addition to affordability issues.

Data from the DHHS Rent Report^{vi} shows that in the three months to June 2019, just five properties were rented at a price that a single person on a Centrelink income could afford across the entire south and east of Melbourne. More properties were rented at affordable rates for larger households in south eastern Melbourne, but still far fewer than is needed to meet the need from households on very low incomes.

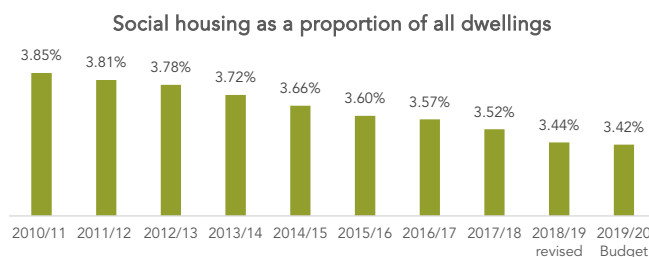
4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

Affordable lettings for indicative households on Centrelink incomes,
DHHS rent report June 2019

Region	1 Bedroom		2 Bedroom		3 Bedroom		4+ Bedroom		Total	
	#	%	#	%	#	%	#	%	#	%
Inner Eastern Melbourne	1	0.2%	19	1.1%	18	1.2%	24	2.5%	62	1.3%
Southern Melbourne	1	0.2%	9	0.6%	5	0.5%	4	0.9%	19	0.5%
Outer Eastern Melbourne	2	3.1%	15	2.5%	18	1.9%	20	5.2%	55	2.7%
South Eastern Melbourne	1	0.8%	22	2.9%	144	8.0%	355	28.5%	522	13.3%
Mornington Peninsula	-	0.0%	24	4.9%	88	8.7%	23	7.1%	135	7.1%

In order to provide housing that very low and low income households can afford, it is necessary to provide social housing that is rented at an affordable proportion of income. Housing options delivered as 'Affordable Housing', which are typically rented at a 20 per cent discount to market rent, do not deliver housing that households at risk of or experiencing homelessness can afford, and so do not reduce homelessness.

Despite the critical importance of social housing for prevention of homelessness for low income households, it has become progressively more difficult to get into social housing, because the proportion of all Victorian housing that is social housing has been reducing as Victorian investment in new social housing has not kept pace with population growth. There are now 44,152 Victorian households on the [wait list](#) for social housing, including 17,717 households in the South and East of Melbourne.^{vii}



viii

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

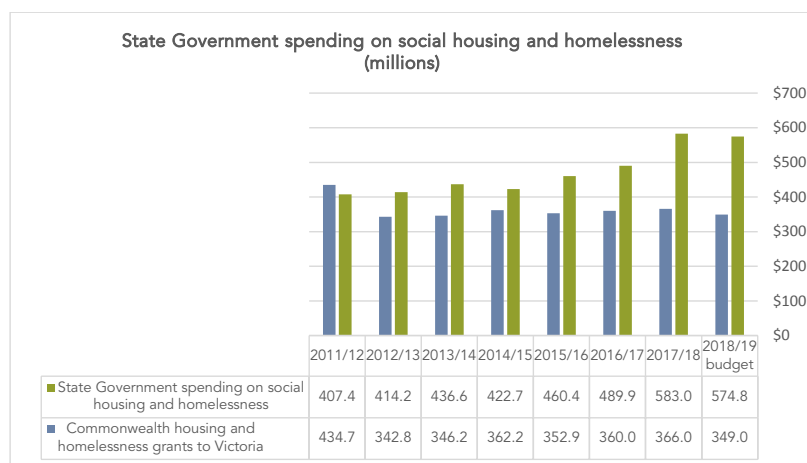
Local government and social housing

The most impactful activity that local governments can undertake to reduce homelessness is to support the delivery of homes that people can afford. For the lowest income households most vulnerable to homelessness this means provision of social housing.

Council to Homeless Persons engaged planning academic Professor Carolyn Whitzman to prepare a paper to inform this report on policy options to increase social housing for Councils in southern and eastern Melbourne. The full paper, which also outlines principles to underpin a local government housing policy, is available from the City of Monash.

Current policy context for social housing

The Victorian Government receives funding for social housing and homelessness services from the Federal Government through the [National Housing and Homelessness Agreement](#). The Victorian Government also contributes additional resources. Funding received by the Federal Government and funds spent by the Victorian Government are illustrated in the Chart below (figures from Victorian State Budget papers).^{ix}



This chart highlights that funding from the Federal Government has been falling, while Victorian Government spending has been increasing. However, it is also the case that the Victorian Government spends only half as much per capita on social housing as the national average.* There is both capacity, and an urgent need, for both the Victorian and Federal Government to do more to deliver social housing infrastructure.

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

Recent research by the [Australian Housing and Urban Research Institute](#) (AHURI) identified a shortfall of social housing for Melbourne's south east, outer east and the Mornington Peninsula of 25,700 properties, and projected this shortfall to grow to 42,200 by 2036.^{xi}

In 2017, the Victorian Government released a housing strategy [Homes for Victorians](#), and updated the metropolitan planning strategy [Plan Melbourne 2017-2050](#).^{xii}

[Homes for Victorians](#) committed new funding and loans for social and affordable housing. This includes the \$1 billion [Social Housing Growth Fund](#), which makes an annual allocation through a competitive process and prioritises projects that are partnerships between the Victorian Government and other parties including local government. The State Government also committed other funding to bring the total of new social housing units expected to be delivered by 2022 to 6,000 new social housing homes, including the renewal of 2,500 existing public housing residences.

In 2018, the [Victorian Government](#) (DEWLP, 2018) introduced a definition of **affordable housing** for use in the planning process, and in 2019, made **provision of affordable housing** a goal of the Planning and Environment Act (DEWLP, 2019b).^{xiii}

The Act defines affordable housing as housing affordable at 30% of household income for very low, low and moderate income households. **'Very low'** incomes are defined as less than 50% of Area Median Income (AMI, with Area being Greater Melbourne); **'low'** as 50-80% of AMI, and **'moderate'** as 80-120% of AMI.

The Victorian Government has also provided [guidance to local government](#) about how to enact voluntary 'Section 173' agreements for inclusion of affordable housing with developers (DEWLP, 2018). However, very little other guidance – on assessing need, using other mechanisms to create and preserve affordable housing, or measuring success – has been provided by the state government. A [Ministerial Advisory Committee on Planning Mechanisms for Affordable Housing](#) has recently (October 2019) been convened to address these problems.

At the local government level, most councils have [housing strategies](#) (e.g. City of Monash, 2014). Many have not been refreshed since *Plan Melbourne, Homes for Victorians*, to incorporate the new definitions and mechanisms.

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

Using local government levers to increase social housing

1. Developing a local government housing strategy

Even if State and Commonwealth policy and financing commitments remain inadequate, local governments can lead the way in providing more housing that is affordable to those who need it most, through adopting best practice housing strategy principles and mechanisms. In developing a local government housing strategy there are **five key principles** that should be included:

1. **Housing is a right:** As recognised by international human rights conventions and sustainable development goals. This means that housing for those most vulnerable to homelessness must be prioritised.
2. **Greater Melbourne is an integrated region:** There needs to be a coordinated approach to needs assessments and mechanisms by its 32 local governments, and state and federal governments should also try to align their policies with those led by local government.
3. **Homeless and inadequately housed people's voices must be heard:** Empowering and giving voice to inadequately housed people is vital to raise public understanding about problems and solutions.
4. **Comprehensive whole-of-government approach:** Not only must local governments be aligned, but all levels of government should be coordinating their health, planning, and housing services.
5. **Not-for-profit rental alternatives to speculative housing are prioritised:** Scaling up not-for-profit housing is the only way to meet the unmet needs of lower-income households. The private market cannot provide affordable housing for the poorest households without subsidy.

2. Local and state government land for social housing

Well located land is one of the biggest costs of delivering social housing, and is the most powerful tool that Councils can use to increase local social housing availability.

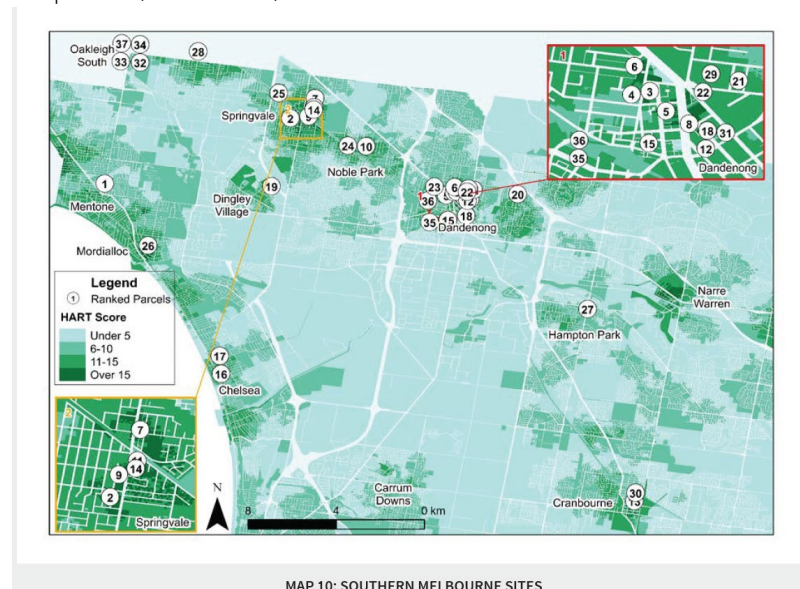
There are four stages to achieve this: (1) local government identifying suitable land; (2) identifying not-for-profit housing and service partners; (3) together with the partners, identifying sources of funding; (4) construction.

Land: The University of Melbourne [Transforming Housing Project](#) has developed an online [Housing Access Rating Tool](#) (HART) for Greater Melbourne. [Maps](#) produced using

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

this tool, which provide details of government-owned vacant or underutilized 'lazy' land sites, suggest infrastructure-rich areas particularly suitable for affordable housing development (Palm, Raynor and Whitzman, 2018).

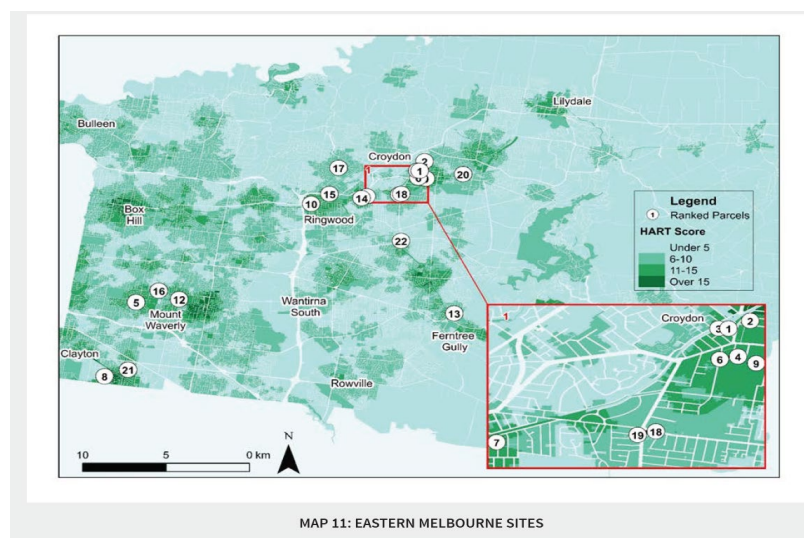
In the Southern region, these include Oakleigh South, Dingley Village, Mentone, Mordialloc, Chelsea (Kingston); Springvale, Noble Park, Dandenong; Cranbourne, Hampton Park, Narre Warren; Carrum Downs and Frankston Centre.



South metropolitan region HART scores and government land sites

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

In the Eastern region, infrastructure and government land-rich sites include Bulleen (Manningham); Box Hill (Whitehorse); Mount Waverley, Clayton (Monash); Wantima South, Rowville, Ferntree Gully (Knox); Lilydale (Yarra Ranges).



East metropolitan HART scores and government land sites

A number of Melbourne Councils, including Melbourne, Port Phillip and Darebin, have provided council land at a peppercorn lease (that is, a negligible land rent such as \$1/year) to social housing providers to support new provision of social housing.

An example of local government land use might be three large (at least 15,531 square metres, according to HART) Monash Council-owned parking lots south and north of Winbourne Road, serving shops just to their east on Stephenson Road and a train station. The sites are less than 200 metres from Mount Waverley Station, close to parkland, a library, a community centre, and Mount Waverley Primary School. Housing could be built above the lot, or part of the lot could be repurposed for residential purposes.

In addition to identifying land owned by Councils that can be used for social housing, local government can also identify 'lazy' state or federal government land in their municipality, and seek to partner with these levels of government to achieve new social

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

housing supply. Local MPs can be useful allies in the process of advocacy necessary to realise these partnerships.

Council land and redeveloped public housing are not the only sources of free or low-cost land and buildings. In Vancouver, there are also local and senior government supports that build [partnerships](#) with churches with surplus land, including 400 units on four United Church sites (BC Housing, 2018)^{xiv}. Working with the State Government to free up as much of their land as possible for not-for-profit development, and encouraging partnerships and 'asset bundling' amongst not-for-profit groups in order to access better financing terms and serve a broader segment of at-risk populations, are within the remit of local government.

Selecting a not-for-profit housing partner or partners: There are 10 registered [not-for-profit housing associations](#) which develop housing in Victoria (DTF, 2019), all with slightly different mandates. There are also 29 registered not-for-profit [housing providers](#) which manage housing, and often provide associated supportive social services. It would be possible to encourage partnerships between housing providers on a larger site, with for instance, an indigenous or women-specific service provider.

Funding: The Victorian Government's \$1 billion [Social Housing Growth Fund](#) (2019) prioritises social and affordable housing on donated "non-Victorian government land". Councils can also present options to the Victorian Government for partnerships to deliver social housing independently of the Growth Fund.

The [Lord Mayor's Charitable Foundation](#) (2019) provides funding to projects serving very low income households, and is likely to favour projects where local councils contribute land. Financing from the Commonwealth Bond Aggregator or improvements to nearby infrastructure using the federal Infrastructure Contributions fund would also be possible if this vicinity is seen as a Growth Area (as is certainly the case at nearby Monash University).

3. Inclusionary zoning

Local Government can enact [voluntary 'Section 173' agreements](#) for inclusion of affordable housing with developers (DEWLP, 2018). However, these voluntary inclusionary zoning mechanisms are cumbersome to administer, are vulnerable to being overridden by VCAT, and are only able to achieve a small increase in social housing.

Advocating for the State Government to legislate for mandatory inclusionary zoning, at much higher proportions than the current 3-5% voluntary mechanisms, is necessary to obtain a critical mass of social housing. Local government would then be responsible for forming local agreements with developers.

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

Montreal has recently replaced a weaker and more cumbersome project-by-project negotiated inclusionary zoning regime with a '20/20/20' [By-Law for a Diverse Metropolis](#). In these new inclusionary zoning rules, 20% of any new development over five units must be social housing for very low-income households (the rent is 25% of household income in Quebec), 20% must be affordable rental (at a regulated rent that is affordable to low-income households at 80% of AMI) and 15-20% must be family-friendly (3 or more bedrooms). They expect a cash contribution for developments of 5 to 49-units (which goes into a designated fund for affordable housing) and then a turn-key arrangement in larger developments.

A turn-key arrangement simply means that the developer builds the units (usually on one part of the site) and then hands over the management to a social housing provider (the household is eligible for further rent assistance). The affordable rental apartments can either be managed by the developer (if it is a purpose-built rental building, with rents inspected annually for compliance), or handed over as well to a social housing provider in a turn-key arrangement. The family units can be social or market dwellings but the expectation is that at least half of the larger units will be social and/or affordable. While there are some slightly different requirements outside the central city area (more family-friendly housing), the by-law applies across the City (which has 1.7 million of the metropolitan population of four million).

4. Local government action to preserve low-cost rentals

Local councils can help prevent homelessness using simple low-cost measures. They can publicise emergency loans for renters, such as the state government's [RentAssist](#) bond loans (DHHS, 2019a), as well as tenants' rights against steep rent increases. Given that most people interact with local councils in council-owned spaces such as libraries and town halls, information on local low-cost housing and interventions to prevent homelessness can be publicised in these spaces.

The [City of Port Phillip](#) (2016), one of the most experienced Greater Melbourne councils when it comes to affordable housing, works with [not-for-profit providers](#) (DTF, 2019) which buy up and maintain rooming houses and other low cost accommodation options. The local government role identifies existing rooming houses, especially those that are contravening local health or safety by-laws, and encourages and assists not-for-profit providers to purchase these when they are under threat of sale or demolition.

Local government can also have an impact on the use of rental property for short-term rentals like AirBNB. See work by the West Australian Local Governance Association, which has explored regulation options in detail ([WALGA](#), 2019).

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

5. Delivery of affordable housing

The focus of this paper is on the delivery of social housing, as this is the housing form needed to reduce homelessness. However, in a broader housing strategy that also aims to ensure that low-moderate income households can afford local housing opportunities, there is also a role for local government to support affordable housing delivery.

Options to achieve an increased supply of affordable housing include:

Community Land Trusts: The [Community Land Trust](#) (CLT) model involves creating a not-for-profit entity created to acquire and hold land for the benefit of a community and provide secure affordable access to housing and sometimes commercial and community services for residents. The CLT acquires land in a community—either by purchasing land directly or through donations of land, land and buildings, or money to purchase land. This land is held in perpetuity (for instance, on a 99-year lease) so that it can always be used for affordable housing. Access to this land is often limited to very low- to moderate-income households. The Cities of [Sydney](#) and Port Phillip are in the process of developing an Australian model of a Community Land Trust (Crabtree and Twill, 2019)^{xv}.

Council land and redeveloped public housing are not the only sources of free or low-cost land and buildings. In Vancouver, there are also local and senior government supports that build [partnerships](#) with churches with surplus land, including 400 units on four United Church sites (BC Housing, 2018). Encouraging partnerships and 'asset bundling' among not-for-profit groups in order to access better financing terms and serve a broader segment of at-risk populations, are within the remit of local government. A target of 1,200 units over 10 years using this mechanism is feasible for Monash, especially working in concert with other Greater Melbourne councils through establishment of a CLT.

Build-to-rent: With [vacancy rates](#) (DHHS, 2019b) well below the 3% required for a [healthy rental market](#) (Kerr, 2018), Melbourne needs more well-located affordable purpose built rental dwellings to serve low to moderate-income households, and prevent them from "crowding out" lower cost private rental options.

One idea being tested to scale up build-to-rent in the Greater Vancouver municipality of [Burnaby](#) is rental-only zoning in areas close to trains and other frequent public transit (Gawley, 2019)^{xvi}. As part of legislative reforms, developers who demolish rental buildings would need to construct low-cost replacement units, and all new multi-unit developments would be required to provide 20% affordable rental. Preserving low-cost rental is much less expensive than building new low-cost rental, so mechanisms to preserve and expand low-cost market rental should be advocated for by local governments as part of planning reform.

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

Local government reducing the harm of homelessness

Although the most effective way local government can respond to homelessness is by contributing to social housing growth, there are also other levers for local government to reduce the harm of homelessness, and to better include local residents living without a home. This section outlines the stages for local government in developing a homelessness strategy and profiles best practice in responding to homelessness in Melbourne.

Other useful resources include Prance F, Beer A & Horne S. [The Role of Local Government in Addressing Homelessness: A Tool Kit for Local Government](#), and the October 2013 Local Government and Homelessness edition of [Parity](#), which showcases activity across a range of local government areas.⁵

To take effective action to respond to homelessness, Councils need to:

1. understand homelessness in the Local Government Area
2. identify what Council is doing and could be doing to respond to homelessness, and
3. develop strategies to fill the gaps.

These three themes are explored below with examples.

1. Understand homelessness in the Local Government Area

Developing an evidence base around homelessness in the LGA provides an understanding of the extent of local homelessness and the different target groups affected. The evidence base should include:

- homelessness and housing data to identify how many people don't have a home or are living in marginal or unaffordable housing, the types of accommodation in which they are staying, and trends in homelessness and service usage (refer AIHW and ABS)
- data from services that support people experiencing homelessness, including internal departments and the relevant local area service network, which will have local service data, and qualitative information about local services and service gaps
 - [Eastern Homelessness Network](#)
 - [Southern Homelessness Network](#)

⁵ Individual editions of Parity are available to order from Council to Homeless Persons, or can be accessed by subscribers in the online archive.

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

- input from people living without a home locally
- an analysis of local government's interface points with people experiencing homelessness, including
 - by laws and parks staff or contractors interacting with people sleeping rough using public land and facilities
 - people at risk of homelessness receiving council run services, such as Home and Community Care or Maternal and Child Health
 - people without a home or at risk of homelessness requesting assistance from council staff
 - community members wanting "to do something"
 - local traders
 - councillors, and
 - boarding house and caravan park regulations.

Sometimes, additional research may be needed to fill knowledge gaps.

- Local government can undertake a Street Count to count people sleeping rough. This [Street Count](#) counts people sleeping rough in five metropolitan Melbourne councils and was last held in 2018.

2. Identify what Council is doing and could be doing to respond to homelessness

This includes specific activities to address homelessness and broader preventative or early intervention strategies such as in early childhood, youth and aged care. A comprehensive analysis will look at access to Council services and spaces, advocacy and support, affordable housing, implementation issues and monitoring. Starting points include thinking about:

- policies and other processes that affect people without a home, for example, heat wave policies, social justice charters, reconciliation action plans and public health and wellbeing plans
- direct supports that have as part of their target group people who may be marginalised and/or at housing risk, for example, the Commonwealth Home Support Program or a mother's group supporting vulnerable single young mothers
- programs and facilities that homeless people may or can use, such as public libraries or public toilets and shower blocks
- regulation of boarding houses or caravan parks

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

- by laws, which may exclude homeless people, or which impact negatively on people who are homeless, for example use of public spaces or parking infringements
- consultation processes and how they include or exclude people who are homeless
- Including the experience of homelessness in the evidence base or strategic planning information for Municipal Public Health and Wellbeing Plans. Councils with better housing and homelessness data appear to be more likely to identify people who don't have a home as a priority group and develop actions.

Best practice examples

- [City of Port Phillip Health and Wellbeing Background Report](#). This report includes housing and homelessness as part of its health and wellbeing profiles.
- [City of Port Phillip Homelessness Action Strategy 2015- 2020](#)
- [Inner West Council \(NSW\) Homelessness Policy](#)

3. Develop strategies to fill the gaps

Ultimately this would result in a homelessness policy or strategy that might include:

Policy, protocols and procedures

- To provide advice and direction for council and council staff to respond to people who are homeless, and ensure that council services are inclusive. For example, designing internal work-flow processes for when people without a home present at council offices or come in contact with council staff, or for when a community member raises a concern.
- Some Councils have a designated staff member or role to coordinate and streamline responses, and/or referral email addresses, on line submission forms and phone numbers.

Best practice examples:

- **Rough sleeping protocols:** these should be informed by the Victorian Charter of Human Rights and Responsibilities and promote support and assistance, rather than a penalties/ enforcement, approach.
- [City of Yarra: How to respond to rough sleeping and squatting in Yarra protocol](#)
- [City of Port Phillip: Protocol for assisting people who sleep rough](#)
- [City of Melbourne: Protocol to address rough sleeping](#)
- [City of Yarra: Library Services Policy](#), which actively encourages vulnerable people to use libraries, spaces and services and supports staff to engage with vulnerable library users, including people without a home.

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

Partnerships and support of local services

Partnerships with, and support to, local services is an effective way to improve the type and level of support for people without a home. While investing in direct service delivery is generally outside the scope of local government responsibility, many larger Councils with significant rough sleeping populations use this as an effective way to immediately strengthen local responses. In areas without a local entry point for homelessness services, local council can play a valuable role supporting people to access the nearest homelessness entry point.

Taking a leadership role in service planning and coordination can reduce duplication, support access and promote better integration and coordination with council services. Working in partnership also supports good advocacy.

Best practice examples:

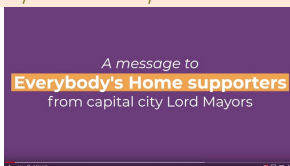
- Engaging a homelessness support agency to provide first line support to homeless people who are sleeping rough and to whom Council needs to respond in relation to issues of public or personal safety, for example to children who are homeless or adults who are unwell.
- Working with local homelessness support agencies to establish and promote clear referral pathways for people who contact Council for assistance or who Council identify as needing assistance. This might include protocols for sharing information. Eg. [City of Melbourne protocol](#)
- Convening relevant groups for planning and advocacy purposes. For example: [City of Melbourne Services Coordination Project](#)
- Supporting the targeting of health and community support services to people who are homeless. This could include providing low cost or in-kind use of consulting or community spaces.

Advocacy to other levels of government, business and philanthropy

This can include partnership arrangements to promote and develop options to address homelessness. Good data and a good understanding of homelessness in the municipality will support the development of clear advocacy messages.

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

Best practice examples:



For example: Several local governments including the City of Moreland, Melton and Port Phillip have partnered with the national Everybody's Home campaign to advocate to the state and federal government around the need to invest in social housing. The Council of Capital City Lord Mayors

have also partnered with Everybody's Home in a series of high profile public events, including in [this message to supporters](#) from Federal Parliament.

- The [City of Melbourne is partnering with the Lord Mayor's Charitable Foundation](#) to establish a giving account within the Foundation's tax deductible Fund to take pledges and accept donations for a new homelessness initiative to repurpose buildings to provide appropriate accommodation and house essential services.

Increasing community awareness and understanding of homelessness

Councils can develop local projects that aim to build empathy for local residents without a home.

Best practice examples:

- Comprehensive information on website about homelessness, people's rights, homelessness support services and Council's approach to homelessness. Can include links to service providers and Council to Homeless Persons
- Grants programs which resource programs that demystify homelessness or provide a voice for people without a home, such as an art exhibition. Eg: [Yarra Grants](#)
- [City of Melbourne Connect Respect](#) provides free training to business to build their understanding of, and support, their response to homelessness in the city.

Increase responsiveness of Council facilities and services to the various needs of people experiencing or at risk of homelessness

This can include:

- providing information to people experiencing homelessness or at risk of homelessness about where they can access housing and support
- having a clear contact point of contact within Council for community members to report concerns about homelessness (who can make appropriate referrals and/or address concerns)
- providing facilities which support people who are homeless (such as showers)

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

- training for staff to improve awareness and understanding of homelessness, to identify a person at risk of homelessness and knowledge of support options for referral.

Best practice example:

- City of Melbourne: Homelessness and extreme weather program identifies people who are homeless as a priority group.

Endnotes

ⁱ Australian Bureau of Statistics, 2018, *2049.0 – Census of Populations and Housing: Estimating homelessness, 2016*, Australian Government, Canberra

ⁱⁱ Australian Institute of Health and Welfare, 2019, *Specialist Homelessness Services Collection data cubes 2011-18*, Australian Government, Canberra

ⁱⁱⁱ Victorian Government, Department of Health and Human Services, 2019, 'Moving annual rents by suburb: All properties', *Rental Report; June quarter 2019*

^{iv} Australian Bureau of Statistics, 2019, 6345.0 - Wage Price Index, Australia, Jun 2019, Australian Government, Canberra

^v Australian Institute of Health and Welfare, 2018, *Specialist Homelessness Services Collection*

^{vi} Victorian Government, Department of Health and Human Services, 2019, *Rental Report; June quarter 2019*

^{vii} Victorian Government, Department of Health and Human Services, 2019, Victorian Housing Register and Transfer List by local area, September 2019

^{viii} Figures for social housing from Victorian Government State Budget Papers, and for 'all housing' from Victorian Government, *Victoria in Future*, data for occupied dwellings

^{ix} Council to Homeless Persons analysis, figures from State Budget Papers

^x Productivity Commission, 2019, *Report on Government Services, Part G: Housing and Homelessness, Table 18A.1 State and Territory Government real expenditure on social housing (2017-18 dollars)*

^{xi} Lawson, J., Pawson, H., Troy, L., van den Nouwelant, R and Hamilton, C. (2018) *Social Housing as Infrastructure: an investment pathway*, AHURI Final Report 306, Australian Housing and Urban Research Institute Limited, Melbourne

^{xii} Victorian Government (2017a) *Plan Melbourne 2017-2050*. Retrieved 8 October 2019 and (2017b) *Homes for Victorians: Affordability, Access and Choice*. Retrieved 8 October 2019 from

^{xiii} DEWLP [Department of Environment, Water, Land and Planning, Victorian State Government] (2019b) *Planning Mechanisms for Affordable Housing*. Retrieved 1 November 2019

^{xiv} BC Housing (2018) HousingHub building partnerships to build homes. Retrieved 8 October 2019 from <https://www.bchousing.org/news?newsId=1479151199321>

^{xv} Crabtree, Louise and Twill, Jason (2019) *Foundations of Equity: A Metropolitan Land Trust Policy*. Sydney: City of Sydney. Retrieved 1 November 2019 from https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0005/314159/Foundations-of-Equity_A-metropolitan-land-trust-policy.pdf

^{xvi} Gawley, Kelvin (2019) "Burnaby passes bold rental-only zoning plan to protect, create housing," Burnaby Now, May 28, 2019. Retrieved 8 October 2019 from <https://www.vancouverisawesome.com/2019/05/28/rental-only-zoning-housing-burnaby-bc/>

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

OTHER

**REGIONAL CHARTER LOCAL GOVERNMENT
HOMELESSNESS &
SOCIAL HOUSING**

ATTACHMENT 3

**HOMELESSNESS IN EASTERN AND
SOUTHERN MELBOURNE**

PAGES 3 (including cover)

Homelessness in Eastern and Southern Melbourne

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

ABS 2016 Census data indicates that there are 7,916 homeless persons across Eastern and Southern Melbourne. 32 per cent of Victorians without a home, live in Eastern and Southern Melbourne.ⁱ

Homelessness figures are likely to be higher as the Census is not able to capture every resident, living in every situation, particularly those sleeping rough in locations where they may not be visible to Census takers.ⁱⁱ

Reasons people are seeking homelessness services help

The most common reasons people are seeking homelessness services help in Victoria are housing issues and financial reasons (50 per cent) and domestic and family violence (38 per cent).ⁱⁱⁱ

The gendered nature of homelessness East and South

Data collected by homelessness services in Melbourne's East and South in 2016 – 17, highlight that women and children, and young people are the most common clients of homelessness services. 18,369 (60 per cent) of women and girls accessed homelessness services during this time, compared to 12,225 (40 per cent) men and boys.^{iv}

Types of homelessness in East and South

The types of homelessness experienced across the Eastern and South-Eastern region include, people sleeping rough, supported in accommodation for the homeless, boarding houses, severely overcrowded dwellings, temporary staying with other households and other temporary lodgings.^v

Main driver of growing homelessness

The main driver of growing homelessness is rising rents in the private rental market and the inadequate supply of social housing.^{vi}

This means that more Victorians are unable to find a home, and more low income households are cycling between marginal forms of accommodation like rooming house and overcrowded dwellings, and homelessness.^{vii}

Bottleneck in crisis accommodations and refuges

Lack of access to affordable housing is a significant barrier to exiting homelessness and it results in a bottleneck in crisis accommodation and refuges.

Long stays in congregate crisis accommodation result in poor health, wellbeing and educational outcomes for children.

These environments are highly stressful for adults, both because living in close proximity with many highly vulnerable people creates its own challenges and stress, and because people can't move on with their lives while they don't know where they will be living longer-term.

The **solution** to this is to provide an effective safety net for people unable to afford private rental housing.^{viii}

* These datasets were taken prior to the COVID-19 pandemic

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

ⁱ Council to Homeless Persons 2019, *'Making a Difference – Effective Local Government Responses to Homelessness'*,
commissioned by Monash Council October 2019, p.5

ⁱ Council to Homeless Persons 2019, *'Making a Difference – Effective Local Government Responses to Homelessness'*,
commissioned by Monash Council October 2019, p.5

ⁱⁱ Council to Homeless Persons 2019, *'Making a Difference – Effective Local Government Responses to Homelessness'*,
commissioned by Monash Council October 2019, p.4

ⁱⁱⁱ Council to Homeless Persons 2019, *'Making a Difference – Effective Local Government Responses to Homelessness'*,
commissioned by Monash Council October 2019, p.3

^{iv} Council to Homeless Persons 2019, *'Making a Difference – Effective Local Government Responses to Homelessness'*,
commissioned by Monash Council October 2019, p.2

^v Council to Homeless Persons 2019, *'Making a Difference – Effective Local Government Responses to Homelessness'*,
commissioned by Monash Council October 2019, p.1

^{vi} Council to Homeless Persons 2019, *'Making a Difference – Effective Local Government Responses to Homelessness'*,
commissioned by Monash Council October 2019, p.1

^{vii} Council to Homeless Persons 2019, *'Making a Difference – Effective Local Government Responses to Homelessness'*,
commissioned by Monash Council October 2019, p.1

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

OTHER

**REGIONAL CHARTER LOCAL GOVERNMENT HOMELESSNESS &
SOCIAL HOUSING**

ATTACHMENT 4

**TERMS OF REFERENCE
WORKING GROUP- REGIONAL LOCAL
GOVERNMENT CHARTER HOMELESSNESS
& SOCIAL HOUSING**

PAGES 4 (including cover)

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

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

TERMS OF REFERENCE

Working Group - Regional Local Government Charter Homelessness & Social Housing



Chair

Fee Harrison, Manager Community Strengthening, Monash Council
All meetings to be hosted and coordinated by Monash Council on Microsoft Teams

Secretariat

Emily Halliburton, Coordinator Social Policy & Health Planning, Monash Council
Emily.Halliburton@monash.vic.gov.au & 9518 3073 (Part-time: Mon, Wed & Thurs)

Background

On November 26 2019, CEOs and executive staff representing 14 Eastern and South-Eastern Councils came together in a forum focused on homelessness and social housing by Monash Council. The explicit objective of this forum was to develop a unified, local government response to homelessness and to advocate for major reform to increase the supply of social housing across Victoria.

The *CEO Forum: Local Government Regional Response to Homelessness* reached consensus that adopting a regional charter with three clear leverage points for local government would create the power and pressure for systemic change. The systemic change sought by the coalition of Councils is to influence an increase to the supply of permanent, safe, appropriate and timely housing for the most vulnerable members of our community and to seek the move towards housing first as a key foundational principle. The 14 metropolitan Councils representing more than 2 million residents are united in propelling an improved homelessness policy-setting and service sector.

Purpose

The purpose of this short and intensive time-specific regional agenda piece is to develop a Regional Local Government Charter for Homelessness & Social Housing. The Charter will outline a unified, local government response to homelessness and advocate for major reform to increase the supply of social housing across Victoria. The Charter will articulate clear leverage points for local government to create the power and pressure for systemic change. The Charter is to represent the position of 14 Eastern & South-East Councils.

Membership

- 14 Eastern & South-East Councils: Bayside, Boorondara, Casey, Cardinia, Frankston, Dandenong, Knox, Kingston, Manningham, Maroondah, Monash, Mornington, Whitehorse & Yarra Ranges
- Eastern Region Group of Councils [ERG]
- Eastern Affordable Housing Alliance [EAHA]

ORDINARY COUNCIL MEETING - AGENDA

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)**Supported By**

- Municipal Association of Victoria
- Department of Health & Human Services

Reporting & Resourcing

Monash Council has been nominated to lead the governance and coordination of Charter meetings for this action-oriented, time-specific piece of work. Agenda and minutes to be circulated by Monash Council to members with collective input by all members.

Term of Group

February 2020 – August 2020

Meetings to now be held monthly via videoconferencing on Microsoft Teams due to COVID-19 adjustments.

Meeting Schedule 2020

- Meeting 1, Monday 10 February 2020, 10am – 11.30am (Monash Council)
- Meeting 2, Monday 2 March 2020, 10am – 12pm (Monash Council)
- Meeting 3, Thursday 23 April 2020, 11am – 12.30pm (Microsoft Teams)
- Meeting 4, Thursday 21 May 2020, 11.30am – 1pm (Microsoft Teams)
- Meeting 5, Thursday 11 June 2020, 11am – 12.30pm (Microsoft Teams)
- Meeting 6, Thursday 9 July 2020, 11am – 12.30pm (Microsoft Teams)
- Meeting 7, Thurs 6 August 2020, 11am – 12.30pm (Microsoft Teams)

Scope

The scope of the Charter Working Group will be to develop a Regional Local Government Charter for Homelessness & Social Housing to be endorsed by the 14 Councils represented in the Charter at July 2020 Council meetings and to ensure its implementation in each Council's respective strategic policies and planning going forward.

Quorum

All 14 Councils must have representation at each meeting and be in agreement with finalised Charter product before it is submitted to July 2020 Council meetings.

Role of Members

- Each Council's CEO to nominate Council Charter Champions to attend Charter meetings
- Charter Champions to attend each meeting to actively contribute to the development of the Charter
- Charter Champions to coordinate the required response from the executive leadership team of each of the respective Councils
- Charter Champions to ensure Charter is submitted to July Council 2020 Council meeting
- Each Council Charter Champion to ensure that the Charter is implemented into each Council's respective strategic policies and planning following endorsement at July 2020 Council meetings
- Original CEO group to be invited to attend final meeting of Charter

Priorities and Timelines

- Jan 2020: 'Towards a Regional Local Government Charter for Social Housing Uplift in Melbourne's South and East' paper sent to nominated 'Champions' representing the 14 Councils and date set for the first meeting in Feb

ORDINARY COUNCIL MEETING - AGENDA

4.2.5 Regional Charter Local Government Homelessness and Social Housing (Cont.)

- Feb & Aug 2020: Collaborative partnership consultation with all 14 Councils and relevant government and service sector partners through action-based milestone meetings
- July 2020: Charter taken to Council meeting for endorsement
- Aug-Oct 2020: Meetings with State Government officials
- July – Dec 2020: Charter implemented by 14 Councils
- Dec 2020: Determination of state-wide engagement and take-up of Charter's agenda and identification of long-term ownership of Charter

For further background to this regional piece, please review:

- o 'Towards a Regional Local Government Charter for Social Housing Uplift in Melbourne's South and East January 2020' Stimulus Paper (Attached)
- o [Video](#) (3:40 mins duration): Highlights Video - *CEO Forum: Local Government Regional Response to Homelessness*
- o *Making a Difference – effective local government response to homelessness*, Council to Homeless Persons, commissioned by Monash Council, October 2019
- o *Local Government Regional Response to Homelessness Survey Results – 14 South and South-East Councils*, designed and prepared by Andrew Hollo, Workwell, Commissioned by Moash Council, November 2019
- o *Stimulus Paper – Housing Targets for Regions: How Feasible is this for Melbourne's South and East*, Professor Carolyn Whitzman, Phd, Fellow, Planning Institute for Australia, October 2019

4.2.6 COVID-19 Greater Dandenong Council Rate Relief Package

File Id:

Responsible Officer:

Director Corporate Services

Report Summary

In April 2020, Council announced its broader community relief package arising out of the impacts of COVID-19. This package included rate waivers for both pensioners and those residents receiving the Jobseeker unemployment benefit. Both those waivers were for the 2019-20 financial year.

This report seeks to extend the ability for those receiving the Jobseeker benefit to receive a rate waiver into the following 2020-21 financial year.

Recommendation Summary

This report recommends that Council endorses the provision of a rate waiver of \$200 on application for those residents in receipt of the Jobseeker benefit for the period ending 30 November 2020.

4.2.6 COVID-19 Greater Dandenong Council Rate Relief Package (Cont.)

Background

The impacts of the pandemic on the Greater Dandenong community have been profound and Council has certainly not been immune to these same impacts.

Recent modelling has highlighted that the adverse financial impact on Council over the 2019-20 and 2020-21 financial years is \$10.4 million and this could increase unless Victoria rapidly improves on its current spike in positive cases.

Of the total amount, a sum of \$5.4 million relates to decisions that Council has taken within its discretion to provide community relief during this time of crisis. Included within that was a Council decision to provide Greater Dandenong's 11,000 pensioners with a \$100 rate waiver for the fourth rate instalment due back in May 2020 and for any ratepayer receiving the Jobseeker allowance to apply for a \$200 rate waiver in the 2019-20 financial year.

Given the ongoing impacts of the pandemic and with concerns over the conclusion of the Jobseeker allowance at the end of September, Council is seeking to continue to provide the \$200 rate waiver into the following financial year to assist its residents.

This will apply to residential ratepayers in receipt of the Jobseeker allowance through until 30 November 2020. The application is available via an online digital form accessible via Council's website.

Information on the availability of the waiver will be promoted via Council's website, social media and in hard copy provided with the annual rate notice.

It should further be noted that for those residents who do not qualify under these provisions, there remains the ability to seek a rate waiver via Council's Rates Hardship Policy.

Proposal

This report recommends that Council endorses the provision of a rate waiver of \$200 on application for those residents in receipt of the Jobseeker benefit for the period ending 30 November 2020.

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

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

Community Plan 'Imagine 2030'

People

- *Lifecycle and Social Support* – The generations supported

Opportunity

- *Jobs and Business Opportunities* – Prosperous and affordable

4.2.6 COVID-19 Greater Dandenong Council Rate Relief Package (Cont.)

- *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:

People

- A creative city that respects and embraces diversity

Opportunity

- An open and effective Council

Financial Implications

The resource requirements associated with this report are difficult to assess as it will be based on how many residents apply for the rate waiver. Council estimated an allowance of \$1.750 million for the initial rate waiver in 2019-20 and has not fully allocated that amount. The provision of this additional rate waiver is expected to remain within this total funded amount.

Consultation

Councillors considered their position on this additional rate waiver at a Councillor Briefing Session held on 6 July 2020.

Conclusion

The impacts of COVID-19 continue to be profound and Council, like all levels of government, needs to remain agile in how we can best respond to assisting our community through these challenging times. The provision of a further rate waiver for those residents who have recently become unemployed is an example of this assistance.

Recommendation

That Council, under Section 171 A (1) of the *Local Government Act 1989*, provides a rate waiver of \$200 off the current Council rates by application for any ratepayer who is a resident of Greater Dandenong and is in receipt of an unemployment benefit (Jobseeker) on the grounds of financial hardship for the period ending 30 November 2020.

4.2.7 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 6 July 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 July 2020.

Recommendation Summary

This report recommends that the information contained within it be received and noted.

4.2.7 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 6 July 2020 (Cont.)**Matters Presented for Discussion**

Item		Councillor Briefing Session/Pre-Council Meeting
1	<p><i>High Level COVID-19 Update</i></p> <p>Councillors were given an overview of the COVID-19 pandemic and its impact on Council's services and facilities.</p>	6 July 2020
2	<p><i>Review of Greater Dandenong City Council's Food and Tourism Strategies</i></p> <p>Councillor support was sought to continue implementing strategies beyond the original timeframes set within the strategies. The implementation is likely to require at least three more years to 2024.</p>	6 July 2020
3	<p><i>Draft Public Transparency Policy, Draft Expenses, Support and Reimbursement Policy, Draft Governance Rules and Associated Governance Local Law</i></p> <p>Councillor consensus was sought to proceed with draft documents of the above-listed policies to the 13 July 2020 Council Meeting. Community engagement processes on the draft documents will commence immediately after the Council Meeting.</p>	6 July 2020
4	<p><i>General Discussion</i></p> <p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> a) Turner Reserve next steps. b) Federal Grants Bids COVID-19. c) Continuation of rate relief for Job Seekers. d) Acquisition of land for public open space (CONFIDENTIAL). e) Agenda items for the Council Meeting of 13 July 2020. f) CEO/Councillors Only –Dandenong Market Pty Ltd governance matters. (CONFIDENTIAL - Cr Jim Memeti disclosed a conflict of interest in this item and left the room during its discussion.) 	6 July 2020

4.2.7 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 6 July 2020 (Cont.)

Apologies

- Councillor Zaynoun Melhem submitted an apology for the Councillor Briefing Session on 6 July 2020.

Recommendation

That:

1. the information contained in this report be received and noted; and
2. the information discussed at the above listed Councillor Briefing Session that was declared confidential in items 4(d) & 4(f) by the Chief Executive Officer under sections 77(2)(c) of the *Local Government Act 1989* and section 3(1) of the *Local Government Act 2020* remains confidential until further advisement unless that information forms the subject of a subsequent Council report.

Item 4(d) was deemed confidential on the grounds that it was council business information that would prejudice Council's position in commercial negotiations if prematurely released. Item 4(f) was deemed confidential on the grounds that it contained personal information which would result in the unreasonable disclosure of personal affairs information about a person if released..

4.2.8 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 6-17 July 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 6-17 July 2020.

Recommendation

That the listed items provided in Attachment 1 for the period 6-17 July 2020 be received and noted.

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

OTHER

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

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
6-17 JULY 2020**

PAGES 3 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.8 List of Registered Correspondence to Mayor and Councillors (Cont.)**Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 06/07/20 & 17/07/20 - for officer action - total = 2

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A letter from the Mayor of East Gippsland Shire Council seeking Council's support for Local Government representation on the National Cabinet.	15-Jul-20	16-Jul-20	fA196275	Mayor & Councillors EA
Resident feedback in relation to the Keysborough South Community Hub design concepts.	10-Jul-20	13-Jul-20	fA196068	Special Projects

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.8 List of Registered Correspondence to Mayor and Councillors (Cont.)**Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 06/07/20 & 17/07/20 - for information only - total = 2

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A request from the Mayor of Inner West (NSW) to support ACROSS in lobbying the Federal Government to increase Jobseeker, Youth Allowance and associated payments.	07-Jul-20	08-Jul-20	A6702825	Community Development
Letter from Minister for Local Government regarding the gazettal of Greater Dandenong's new ward structure and names (coming into effect from 25 October 2020).	08-Jul-20	08-Jul-20	A6704146	Mayor & Councillors EA

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

5 NOTICES OF MOTION

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

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

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

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

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

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

7 URGENT BUSINESS

No business may be admitted as urgent business unless it:

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