

# MINUTES

## **COUNCIL MEETING**

MONDAY, 13 SEPTEMBER 2021 Commencing at 7:00 PM

COUNCIL CHAMBERS VIRTUAL COUNCIL MEETING

## TABLE OF CONTENTS

ITEM		SUBJECT	PAGE NO
1	MEET	ING OPENING	5815
1.1	INTRO	DUCTION - OPENING STATEMENT BY THE MAYOR	5815
1.2	ATTEN	IDANCE	5815
1.3	ACKN	OWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND	5816
1.4	OFFEF	RING OF PRAYER	5816
1.5	CONFI	RMATION OF MINUTES OF PREVIOUS MEETING	5817
1.6	DISCL	OSURES OF INTEREST	5818
2	OFFIC	ERS' REPORTS - PART ONE	5819
2.1	DOCU	MENTS FOR SEALING	5819
	2.1.1	Documents for Sealing	5819
2.2	DOCU	MENTS FOR TABLING	5822
	2.2.1	Petitions and Joint Letters	5822
2.3	STATU	TORY PLANNING APPLICATIONS	5829
	2.3.1	Town Planning Application - No. 5 Glendale Road, Springvale (Pla Application No. PLN21/0026)	•
	2.3.2	Town Planning Application - No. 46-62 Darren Road and 55-67 Co Road, Springvale South (Planning Application No. PLSM21/0002)	
3	QUES	TION TIME - PUBLIC	5997
4	OFFIC	ERS' REPORTS - PART TWO	6007
4.1	CONTI	RACTS	6007
	4.1.1	Contract No. 2021-49 Electronic Monitoring and Mobile Security S	

7	URGEN	NT BUSINESS	6299
6	_	RTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS'	6283
5	NOTIC	ES OF MOTION	6282
	4.4.5	List of Registered Correspondence to Mayor and Councillors	6278
	4.4.4	Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 9, 16 & 23 August 2021	6273
	4.4.3	Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 3 August 2021	6264
	4.4.2	Proposal to Lease Premises (ALDI Site) at 10-16 King Street, Dandenong	6256
	4.4.1	Dandenong Community Hub – Site and Scope Report	6247
4.4	OTHER		6247
	4.3.1	Community Gardens on Council Owned Public Open Space - Council Policy and Guidelines	6215
4.3	POLICY	AND STRATEGY	6215
	4.2.2	June 2021 Financial Report (interim results)	6132
	4.2.1	2020-21 Annual Financial Statements	6028
4.2	FINANC	E AND BUDGET	6028
	4.1.2	Contract No. 2021 56 WJ Crowe Pavilion Redevelopment, Thomas Carroll Reserve, 100 Box Street Dandenong 3175	6016

## 1 MEETING OPENING

## 1.1 INTRODUCTION - OPENING STATEMENT BY THE MAYOR

Good evening ladies and gentlemen. Tonight's meeting is being held remotely and only the CEO and myself are located at the Civic Centre.

I ask that everyone is patient. If we experience any technical difficulties I wish to remind you that the full meeting will be available on Council's website.

Let's get started.

## 1.2 ATTENDANCE

#### Apologies

Cr Eden Foster

#### **Councillors Present**

Cr Angela Long (Chairperson)

Cr Tim Dark, Cr Lana Formoso, Cr Rhonda Garad, Cr Richard Lim, Cr Jim Memeti, Cr Bob Milkovic, Cr Sean O'Reilly, Cr Sophie Tan, Cr Loi Truong.

#### **Officers Present**

John Bennie PSM, Chief Executive Officer, Paul Kearsley, Director Business, Engineering and Major Projects, Brett Jackson, Acting Director City Planning, Design and Amenity, Marcus Forster, Acting Director Community Services, Kylie Sprague, Executive Manager Communications and Customer Service, Michelle Hansen, Executive Manager Finance and Information Technology, Lisa Roberts, Manager Governance.

## 1.3 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND

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

## 1.4 OFFERING OF PRAYER

Deputy Mayor, Cr Sophie Tan read the following prayer provided prior to the meeting by Venerable Sen (Sopheangphil) Then from the Wat Khmer Melbourne Springvale South, a member of the Greater Dandenong Interfaith Network:

"The exalted and compassionate deliverer, for the welfare of all, fulfilled the perfections and attained the summit state, of supreme enlightenment. By this avowal of truth, may triumph and weal be yours. Victorious under the Bodhi Tree, being blissful among the Buddhas, he consummated the joy of the Sakyans by his conquest of Māra at his victory seat, witnessed by the earth. Even so, may your victory be blessed, with triumph and weal. The time when people perform a good deed, is indeed an auspicious occasion, a bright dawn, a moment well caught in time; and is the right worship of holy people. At that time, all actions of body, speech and mind, and all aspirations, become auspicious. Having performed auspicious deeds, they beget auspicious benefits.

May all blessings come to you. May all gods protect you; By the grace of all Enlightened ones. May weal ever abound in you.

May all blessings come to you. May all gods protect you; By the grace of the Sacred Teachings. May weal ever abound in you.

May all blessings come to you. May all gods protect you; By the grace of the Holy Order. May weal ever abound in you.

Thus indeed, is the Blessed one. He is the accomplished one, the supremely enlightened one, the perfect embodiment of wisdom and virtue, the auspicious pathfinder, the knower of all realms, the incomparable tamer of individuals, the supreme teacher of gods and men, the awakened one, the Lord."

## 1.5 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Meeting of Council held 23 August 2021.

### Recommendation

That the minutes of the Meeting of Council held 23 August 2021 be confirmed.

## **MINUTE 252**

Moved by: Cr Tim Dark Seconded by: Cr Rhonda Garad

That the minutes of the Meeting of Council held 23 August 2021 be confirmed.

CARRIED

## 1.6 DISCLOSURES OF INTEREST

Cr Loi Truong disclosed a General conflict of interest (s 127) in Item No. 2.3.2 – Town Planning Application No. 46-62 Darren Road and 55-67 Coomoora Road, Springvale South (Planning Application No. PLSM21/0002), as he has a residence and a shop in Darren Road, Springvale South. Cr Loi Truong left the Meeting before discussion and voting on this item.

Cr Jim Memeti disclosed a Direct Material conflict of interest of a Pecuniary nature (128) in Item No. 4.4.2 – Proposal to Lease Premises (ALDI Site) at 10-16 King Street, Dandenong, as he is a Director of a company that has a stall at the Dandenong Market. Cr Jim Memeti left the Meeting before discussion and voting on this item.

## 2 OFFICERS' REPORTS - PART ONE

## 2.1 DOCUMENTS FOR SEALING

## 2.1.1 Documents for Sealing

File Id:

Responsible Officer:

A2683601

Manager Governance

## **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 eight [8] items being presented to Council's meeting of 13 September 2021 for signing and sealing as follows:

- 1. A letter of recognition to Duraid Aldulimi, Business, Engineering and Major Projects Services for 10 years of service to the City of Greater Dandenong;
- 2. A letter of recognition to Richard Eves, Business, Engineering and Major Projects Services for 10 years of service to the City of Greater Dandenong;
- 3. The Management Services Agreement between Greater Dandenong City Council and South East Leisure Pty Ltd which was endorsed by Council on 15 June 2021;
- 4. A letter of thanks and appreciation to David Ashmore for his nine years of service on Council's Audit Advisory Committee (now the Audit and Risk Committee under the *Local Government Act 2020*);
- 5. A letter of thanks and appreciation to Michael Ulbrick for his nine years of service on Council's Audit Advisory Committee (now the Audit and Risk Committee under the *Local Government Act 2020*);
- 6. An Instrument of Appointment of Authorised Officer under the provisions of the Local Government Act 1989, Local Government Act 2020, Domestic Animals Act 1994, Environment Protection Act 1970, Environment Protection Act 2017, Impounding of Livestock Act 1994, Infringements Act 2006, Planning and Environment Act 1987, Public Health and Wellbeing Act 2008, Residential Tenancies Act 1997, Road Management Act 2004, Road Safety Act 1986, Summary Offences Act 1966, Tobacco Act 1987, Victorian Civil and Administrative Tribunal Act 1998, the Regulations made under each of those Acts; the Local Laws made under the Local Government Act 1989 or Local Government Act 2020; and any Rules, Regulations and other sub-ordinate instruments or delegated legislation (including the Greater Dandenong Planning Scheme) made under the provisions and enactments described. This authorisation enables the following Council Officer to carry out the statutory responsibilities of the above Acts and is subject to policy and delegations previously adopted by Council:
  - Luke Mullen;

#### 2.1.1 Documents for Sealing (Cont.)

- 7. An amended Instrument of Appointment of Authorised Officer under the provisions of the Local Government Act 1989, the Local Government Act 2020, the Building Act 1993, the Country Fire Authority Act 1958, the Domestic Animals Act 1994, the Environment Protection Act 1970, the Environment Protection Act 2017, the Fire Rescue Victoria Act 1958 formerly known as the Metropolitan Fire Brigades Act 1958, the Food Act 1984, the Impounding of Livestock Act 1994, the Infringements Act 2006, the Planning and Environment Act 1987, the Public Health and Wellbeing Act 2008, the Road Management Act 2004, the Road Safety Act 1986, Part 14 of the Residential Tenancies Act 1997, the Sex Work Act 1994, the Subdivisions Act 1988, the Summary Offences Act1966, the Tobacco Act 1987, the Victorian Civil and Administrative Tribunal Act 1998 and the Regulations made under each of those Acts; the Local Laws made under the Local Government Act 1989; and any other Act, Regulation or delegated legislation (including the Greater Dandenong Planning Scheme) which relates to the powers of the Council made under the provisions and enactments described. This amended instrument enables the following Council officer to carry out the statutory responsibilities of the above Acts and is subject to policy and delegations previously adopted by Council:
  - Rebecca Goddard; and
- 8. A letter of recognition to Jenny Pemberton-Webb, Business, Engineering and Major Projects Services for 30 years of service to the City of Greater Dandenong.

#### Recommendation

That the listed documents be signed and sealed.

## MINUTE 253

Moved by: Cr Loi Truong Seconded by: Cr Richard Lim

That the listed documents be signed and sealed.

CARRIED

## 2.2 DOCUMENTS FOR TABLING

## 2.2.1 Petitions and Joint Letters

File Id:	qA228025
Responsible Officer:	Manager Governance
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 Governance Rules. These are also tabled.

2.2.1 Petitions and Joint Letters (Cont.)

### **Petitions and Joint Letters Tabled**

Council received no new petitions and no joint letters prior to the Council Meeting of 13 September 2021.

*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 this report and Attachment be received and noted.

#### MINUTE 254

Moved by: Cr Sophie Tan Seconded by: Cr Rhonda Garad

That this report and Attachment be received and noted.

CARRIED

2.2.1 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

## **ATTACHMENT 1**

## **PETITIONS AND JOINT LETTERS**

PAGES 5 (including cover)

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

Date Received	Petition Text (Prayer)	No. of Petitioner s	Status	Responsible Officer Response
3/08/21	Petition for a Public Toilet in Alan Corrigan Reserve at Corrigan Road, Keysborough. This petition from the residents below asks City of Greater Dandenong council to construct a public toilet in the public park.	37	Completed	Tabled at Council Meeting 9 August 2021 3/08/2021 Responsible Officer – Director
	Alan Corrigan reserve is the most popular community park in Keysborough used by many residents. There are BBQ facilities, children's playgrounds, and new facility for adult exercise. This park has been used by people from nearby suburbs as well.			Business, Engineering and Major Projects. 3/08/2021
	This park has many facilities which encourage the community groups to use the park. Currently this park does not have any public t oilet. Sometimes the children's and adults are forced to use the bush or behind the tree due to lack of toilet.			Acknowledgement Email sent to the head petitioner by Governance.
				13/08/2021 Response to the head petitioner.
				Dear
				RE: Petition for a Public Toilet _ Alan Corrigan Reserve, Keysborough
				Thank you for the petition to Council requesting a public tollet be built in the Alan Corrigan Reserve, Keysborough.
				The Draft Public Toilet Strategy has identified a need for a 2-cubicle public toilet in Alan Corrigan Reserve, Keysborough. The public toilet is listed as a priority with an implementation timeframe of 1-3 years.
				The formal adoption of the strategy is scheduled for the Council meeting on Monday 27 September 2021.

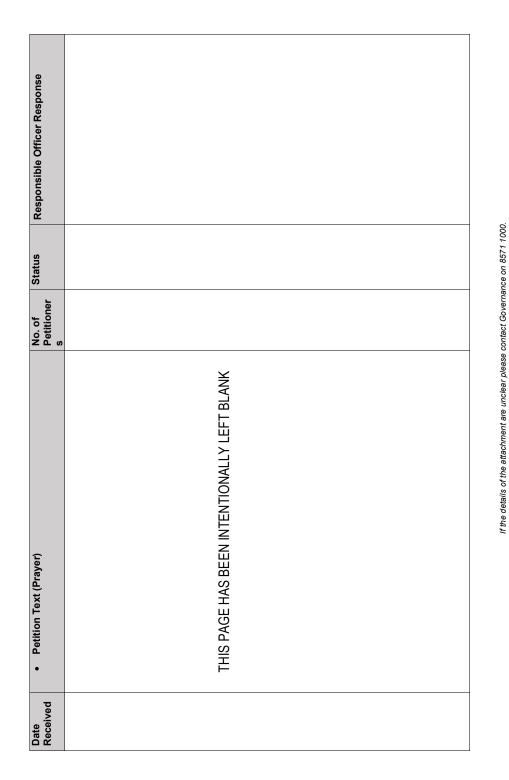
If the details of the attachment are unclear please contact Governance on 8571 1000.

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

## 2.2.1 Petitions and Joint Letters (Cont.)

s stationer	The new public toilet will compliment upgrades and revitalisation works that will scon be happening in Alan Corrigan Reserve including new fitness equipment, upgraded picnic area, tree planting, new fencing and signage. Information on the Alan Corrigan Reserve Project can be found on the Council website: https://www.greaterdandenong.vic.gov.au/works- and-projects/alan- corrigan-reserve-project
v	The new public toilet will compliment upgrades and revitalisation works that will soon be happening in Alan corrigan Reserve including new fitness equipment, upgraded picnic area, tree planting, new fencing and signage. Information on the Alan Corrigan Reserve Project can be found on the Council website: https://www.greaterdandenong.vic.gov.au/works- and-projects/alan- corrigan-reserve-project
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	Interpreting in Alan Congen Asserve Inducting thee planting, new fencing and signage. Information on the Alan Corrigan Reserve Project can be found on the Council website: https://www.greaterdandenong.vic.gov.au/works- and-projects/alan- corrigan-reserve-project
	tree planting, new fencing and signage. Information on the Alan Corrigan Reserve Project can be found on the Council website: https://www.greaterdandenong.yic.gov.au/works- and-projects/alan- corrigan-reserve-project
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	https://www.greaterdandenong.vic.gov.au/works- and-projects/alan- corrigan-reserve-project
	 and-projects/alan- corrigan-reserve-project

## 2.2.1 Petitions and Joint Letters (Cont.)



## 2.2.1 Petitions and Joint Letters (Cont.)

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## 2.3 STATUTORY PLANNING APPLICATIONS

## 2.3.1 Town Planning Application - No. 5 Glendale Road, Springvale (Planning Application No. PLN21/0026)

File Id:	109300
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Clause 52.06 Assessment Clause 55 Assessment

## **Application Summary**

Applicant:	Buckerfield Architects
Proposal:	Development of the land for four (4) dwellings (three double storey dwellings and one single storey dwelling to the rear)
Zone:	General Residential Zone 1
Overlay:	No overlays apply to the site
Ward:	Springvale North

The application proposes the development of the land for four (4) dwellings (three double storey dwellings and one single storey dwelling to the rear).

A permit is required:

• Pursuant to Clause 32.08-6 (GRZ), to construct two or more dwellings on a lot.

#### **Objectors Summary**

The application was advertised to the surrounding area through the erection of a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Three (3) objections were received to the application. The issues raised within the objection include:

- Overdevelopment of the site
- Walls on boundaries
- Lack of trees and screen planting
- Tree removal
- Driveway location

- Traffic
- Land locked
- Advertising not being completed correctly
- Overlooking
- Residential Nosie
- Overshadowing
- Visual bulk
- Creek and flooding
- Neighbourhood Character.

## Assessment Summary

The subject site is well suited for medium density housing, given the sites zoning within the General Residential Zone, as well as its proximity to public transport routes.

The development is considered to be respectful of both the existing and emerging neighbourhood character by providing sufficient setbacks from the side and rear boundaries to allow for a reasonable level of landscaping to occur. The use of staggered setbacks provides a level of articulation breaking up the visual mass of built form when viewed from the streetscape and adjoining residential properties. In addition, the placement of the single storey dwelling at the rear of the site allows for a transition from neighbouring garden areas to the height and scale of the built form proposed.

#### **Recommendation Summary**

As assessed, officers consider this proposal to be highly compliant with all of the relevant provisions of the Greater Dandenong Planning Scheme. All grounds of objection have been considered, and officers are of the view that on balance the proposal's degree of compliance with the Planning Scheme justifies that the application should be supported and that a **Notice of Decision** (which provides appeal rights to objectors) to grant a permit be issued containing the conditions as set out in the recommendation. If the application was to be appealed to VCAT, it is the officer's view that it is highly likely that VCAT would also issue a planning permit for this proposal.

## Subject Site and Surrounds Subject Site

The subject site is a residential allotment located on the east side of Glendale Road and north side of Oakdale Court in Springvale. The site is located within the General Residential Zone Schedule 1, which is identified for medium density residential development. The site is located approximately 315 metres north of the Springvale Activity Centre.

- The subject site is an irregular shaped allotment.
- The site is a corner site, however due to the subdivision pattern appears more as a midblock site.
- The lot has a combined frontage of 27.85 metres to Glendale Road and Oakdale Court and a maximum depth of 49.21 metres, yielding an overall site area of 834 square metres.
- To the east and west (side boundaries), the site adjoins single storey dwellings, and to the north the site adjoins Mile Creek.
- The subject site is relatively flat.
- The site is currently developed with an existing single storey brick dwelling.
- Access to the site is via a 2.7 metre crossover that is located on the south-west corner of the site.
- Vegetation exits on the site including, including a number of trees within the frontage and rear secluded private open space area.

#### Surrounding Area

The subject site is within a General Residential Zone Schedule 1, as are the immediately adjoining properties to the east, west and south of the site. Immediately north of the site is Mile Creek which is within the Urban Flood Zone, however properties beyond that are located within the General Residential Zone.

To the immediate east, the site adjoins a single storey brick dwelling which is setback 7.7 metres from the street.

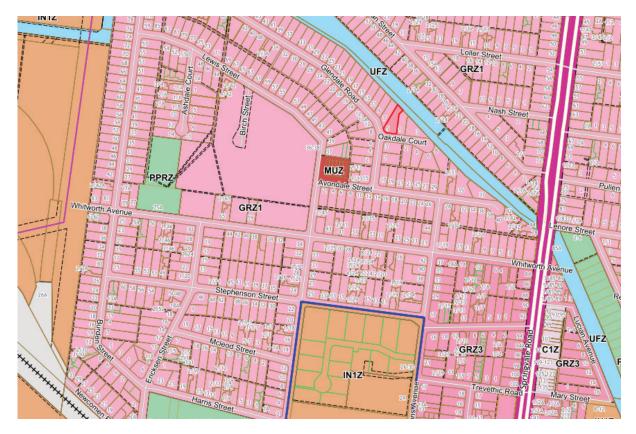
To the immediate west, the site adjoins a single storey brick dwelling.

There are some non-residential uses within close proximity to the site including Minaret College, located approximately 116 metres south-west of the site. It should also be noted that the Mixed-Use Zone is also located within close proximity to the site, approximately 77 metres south-west from the site.

The subject site is within good proximity to public transport with the nearest bus stop located approximately 268 metres north-east of the site which provides services to the 813, 814, 885 and 902 bus services and the nearest train station is approximately 787 metres south-west of the site, this being Westall Train Station.

## Background

Locality Plan



## **Previous Applications**

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

• Planning Permit PLN16/0343 was refused by Council on 28 March 2017. The proposal was refused was for the development of the land for four (4) new double-storey dwellings.

The application was subsequently appealed at VCAT pursuant to Section 77 of the Planning and Environment Act 1987, with amended plans circulated to Council on 21 August 2017. The plans were amended so that the proposal was for *the development of the land for four (4) dwellings comprising three (3) double storey dwellings and one single storey dwelling*. Council and the applicant consented on the matter and a planning permit was issued at the direction of VCAT on 04 January 2018.

An extension of time was applied for, however subsequently refused as Council was unable to consider the application to extend the permit as it had expired more than 6 months prior.

As such, a new proposal has now been lodged and the plans that were consented under Planning Permit PLN16/0343 are the plans that Council are considering as part of this application PLN21/0026.

## Proposal

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

	No. of bedrooms	No. of storeys	Car Parking provided	Area of secluded private open space (SPOS)	Area of Private Open Space (POS)
Dwelling 1	2	2	Single garage	30sqm, with a minimum dimension of 5m and convenient access from a main living room	157.9sqm
Dwelling 2	2	2	Single garage	50sqm, with a primary SPOS area of 30sqm with a minimum dimension of 5m and convenient access from a main living room	50sqm
Dwelling 3	2	2	Single garage	47sqm, with a primary SPOS area of 30sqm with a minimum dimension of 5m and convenient access from a main living room	50sqm
Dwelling 4	2	1	Single garage	50sqm, with primary SPOS area of 30sqm, with a minimum dimension of 5m and convenient access from a main living room.	58sqm

Boundary setbacks for the dwellings are as follows:

Minimum setbacks (inclusive of all dwellings)	North (rear)	East (side)	South (frontage)	West (side)
Ground Floor setbacks	3m	Wall on boundary	5.8m	Wall on boundary
First Floor setbacks	17.4m	4.96m	7.66m	2.66m

Access to the site is proposed via a 3.0 metre crossover, located on the south-east corner of the site. A common driveway provides access to each dwelling along the eastern side of the site.

The dwellings are proposed to be constructed in brick/stone to the ground floor and render and cladding in various colours at first floor (where applicable) with pitched tiled roofs. A 0.9 metre high front fence is proposed.

The overall maximum building height is 8 metres.

Pursuant to Clause 32.08-4, an application to construct or extend a dwelling or residential building on a lot must provide the minimum garden area. The subject site is 834 square metres and requires 35% (or 291.9sqm) of the area be set aside as garden area.

The proposal sets aside 336.5sqm or 40.35% of the site for garden area and complies with this requirement.

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

#### Victorian Charter of Human Rights and Responsibilities

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

#### **Financial Implications**

No financial resources are impacted by this report.

#### **Planning Scheme and Policy Frameworks**

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

• To construct two or more dwellings on a lot pursuant to Clause 32.08-6 (GRZ1).

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.

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

The development must also provide a minimum garden area of 35% pursuant to Clause 32.08-4 as the lot exceed 650 square metres.

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

- Standard B6 (Minimum street setback) As per B6 or 7.5 metres, whichever is less;
- Standard B9 (Permeability) Minimum of 30%;
- Standard B13 (Landscaping) 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees;
- Standard B28 (Private open space) An area of 50 square metres of ground level, private open space, with one part of the private open space to consistent 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.

#### 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.

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, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- To recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

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

- To facilitate well-located, integrated and diverse housing that meets community needs.
- To deliver more affordable housing closer to jobs, transport and services.

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 (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies.

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

• There is considerable diversity within Greater Dandenong's housing stock. Most housing stock is aged between 30 to 50 years old, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central-southern areas, with in-fill development occurring across the municipality (Clause 21.02-3).

- Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).
- Whilst there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The highest concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).
- With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping (Clause 21.02-4).

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

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

## Clause 21.04-1 Housing and community

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

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

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

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

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

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

Change Areas.

Clause 22.09-3.3 (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 consider matters such as: housing form; height; bulk & built form; and site design.

An assessment against Clause 22.09 is included as Attachment 3 to this report.

### Particular Provisions

#### Car Parking (Clause 52.06)

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

- To ensure that car parking is provided in accordance with the 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 notes that a dwelling with 1 or 2 bedrooms requires 1 car space and a dwelling with 3 or more bedrooms requires 2 spaces to each dwelling. 1 visitor car space is required for visitors to every 5 dwellings for developments of 5 or more dwellings.

Clause 52.06-5 (Car parking – Number of car spaces required under Table 1) also requires that if in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number.

A total of four (4) car parking spaces are required (one per dwelling). As only four (4) dwellings are proposed there is no requirements for a visitor car space.

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

An assessment against Clause 52.06 is included as Attachment 4 to this report.

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

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

• To construct two or more dwellings on a lot.

The purposes of this clause are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.

- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that is responsive to the site and the neighbourhood.

A development:

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

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

An assessment against Clause 55 is included as Attachment 5 to this report.

#### **General Provisions**

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

#### **Restrictive Covenants**

No restrictive covenants are registered on title

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

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

## Diversity (Access & Equity)

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

#### **Community Safety**

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

#### Safe Design Guidelines

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

## Referrals

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

The application was referred to Fire Rescue Victoria (FRV) as a Recommending Referral Authority for comment pursuant to Section 52 of the Planning and Environment Act 1987. The proposal was referred to FRV as the nearest fire hydrant is located more than 120 metres from the rear of the lot.

FRV had no objection and no conditions for the proposal.

#### <u>Internal</u>

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

Internal Referrals	
Asset Planning	No objections, subject to conditions on permit.
Civil Development	No objections, subject to conditions on permit.
Transport Planning	No objections, subject to conditions on permit.
Sustainability Planning	Concerns raised with the provided SDA – conditions required. A review of the Sustainable Design Assessment and town planning drawings submitted as part of application PLN21/0026 finds that in the context of this development, this application does not satisfy Council's expectations for environmental sustainability. As such, a condition is required for a new SDA to be provided by a suitably qualified professional and all recommendations within this new SDA to be provided on plans. With the help of a suitably qualified professional, it is considered that the ESD requirements would be met readily with minor amendments to the current proposal and design.

## Advertising

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

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

The notification has been carried out correctly.

Council has received three (3) objections to date.

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

### Consultation

The application received three (3) objections which does not meet the threshold to conduct a consultative meeting, noting four (4) or more objections are required for a consultation meeting to be triggered.

## **Summary of Grounds of Submissions/Objections**

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

#### • Overdevelopment of the site

Concern has been raised regarding the density of the development. Overdevelopment or density is controlled by Clause 55 and Clause 22.09 of the Greater Dandenong Planning Scheme, as these controls outline required setbacks, private open space areas and Garden Area to ensure an appropriate outcome.

It is noted, that (subject to conditions of permit), the proposal achieves compliance with Clause 55, Clause 22.09 and provides 40% garden (where only 35% is required). As such, the proposal is not considered to be an overdevelopment of the site.

#### • Walls on boundaries

Concern has been raised regarding the height of the walls on boundaries. The test is set by Clause 55.04-2 Walls on boundaries objective (Standard B18), which specified the preferred length and height for walls on boundaries. The standard states:

'A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:

- For a length of more than 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
- 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 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.'

It is noted that two walls on boundaries are proposed, one on the east boundary and one on the south boundary.

#### <u>East Boundary</u>

The allowable length of the wall on boundary is 18.99 metre. The proposed length is 5.3 metres.

Maximum wall height - 3.6 metres

Average height -.3.2 metres

West Boundary

The allowable length of the wall on boundary is 19.8 metre. The proposed length is 8.9 metres.

*Maximum height – 3.6 metres* 

Average height –3.2 metres

The proposal complies with Clause 55.04-2 Walls on boundaries objective (Standard B18)

#### Lack of trees and screen planting

Concern has been raised regarding a lack of trees within the development and in particular lack of screen planting on the west boundary.

A landscape plan has been submitted as part of the proposal which shows four trees are proposed to be removed on the west boundary, with three proposed to be retained. An additional six (6) trees and substantial shrubbery are proposed to be planted on this boundary. The trees will have a mature height of 7 metres high and 4 metres wide.

*Furthermore, substantial tree planting is proposed at the rear and frontage of the site, and the proposal would achieve the high quality landscaping treatments across the site.* 

#### • Tree removal

Four trees are proposed to be removed to accommodate the development, while nine (9) trees are proposed to be retained on site. There are no permit triggers for the removal of the trees. The submitted landscape plan also highlights an additional twelve (12) canopy trees are proposed to be planted, which would offset the loss of trees on site.

#### Driveway location

Concern has been raised regarding the location of the driveway. The shared driveway is located on the east boundary on the site and is required within a residential development. The location of the driveway would not result in a loss of amenity. There is no statutory requirement for the driveway to be located in a particular area and no further consideration will be given.

#### • Traffic

Concern has been raised regarding traffic generation, lack of parking and an increase in noise.

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

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

This proposal is for four (4) two bedroom dwellings and has a statutory requirement of four (4) car parking spaces which has been met on site. Given only four dwellings are proposed, there is no requirement for visitor parking.

Given only four cars are proposed, no significant increase in vehicle movements is anticipated. Traffic noise is not a statutory planning consideration and no further discussion is warranted.

*Furthermore, the proposal was referred to Council's Transport Department who raised no concern regarding traffic generated from within the development.* 

#### Land locked

Concern has been raised that the subject site is landlocked. However, the site has direct access to Glendale Road / Oakdale Court and does not rely on accessing any adjoining lot to access the roads.

#### Advertising not being completed correctly

Notices were sent to the adjoining owners and occupiers and one sign was placed out the front of the site oriented to Glendale Road for a minimum of 14 days. The notification was carried out correctly.

#### • Overlooking

The test for overlooking is set by Clause 55.04-6 (Overlooking objective) Standard B22. Overlooking is assessed at both ground and first floor.

#### Ground Floor:

In accordance with the Standard, ground floors are exempt from this standard as on the north, east and west boundaries, the minimum 1.9 metre high boundary fences would act as visual barriers as floor level of the proposed development is less than 0.8 metres above ground level at the boundary.

#### <u>First Floor</u>

Applicable to dwellings 1-3, direct views into existing secluded private open space areas and habitable room windows have been avoided as proposed habitable room windows have been screened in the following ways:

- Provided with an external screens to at least 1.7 metres above floor level
- Have a sill height of 1.7m above finish floor level

An additional plan has been included as part of the application that provides details on the overlooking external screens, noting they are 25% transparent and include an annotation to comply with Clause 55.04-6 Overlooking objective (standard B22).

#### Residential Noise

Residential noise is not a planning consideration and no further discussion is warranted.

#### • Overshadowing

The test for overshadowing is set by Clause 55.04-5 (Overshadowing open space objective) Standard B21. As per the Clause 55 assessment, in Attachment 5 of this report, the proposed development has provided reasonable setbacks from neighbouring dwellings to the rear and sides. The applicant has provided overshadowing diagrams which indicate compliance with this Standard.

#### • Visual bulk

The proposal is for four (4) dwellings on a lot, comprising three double storey dwellings at the front of the land one single storey at the rear of the site. It is considered that the bulk of the built form has been located at the front and middle of the site, transitioning to single storey at the rear.

The use of staggered setbacks provides a level of articulation breaking up the visual appearance of built form when viewed from the streetscape and adjoining residential properties. In addition, the placement of the single storey dwelling at the rear of the site allows for a transitional from neighbouring garden areas to the built form proposed.

Subject to the Clause 55 assessment, there were no concerns identified with regard to the overlooking or overshadowing and the proposal has been designed to have no upper floor walls on boundaries.

As such, the proposal is not considered to cause in any unreasonable visual bulk and would not result in any adverse visual amenity impacts.

#### • Creek and flooding

The subject site adjoins Mile Creek to the immediate north of the site. The applicant obtained flood levels from Melbourne Water, who confirmed the flood level to be 48.94 metres to AHD.

The minimum floor levels proposed exceed this requirement and are proposed to be 49.10 to AHD.

Further to this, the proposal was referred to Council's Asset Department who did not object to the proposal subject to conditions of permit.

#### • Neighbourhood Character

The development is considered to be respectful of both the existing and emerging neighbourhood character by providing sufficient setbacks from the side and rear boundaries to allow for a reasonable level of landscaping to occur, including the addition of twelve canopy trees.

The use of staggered setbacks provides a level of articulation breaking up the visual appearance of built form when viewed from the streetscape and adjoining residential properties. In addition, the placement of the single storey dwelling at the rear of the site allows for a transitional building element from neighbouring garden areas to the built form.

*Further to the above, the proposal provides main living areas and private open space areas at ground floor, with no parking visible from the streetscape.* 

#### Assessment

#### **Development**

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

- Clause 55 Two or more dwellings on a lot; and
- Clause 22.09 Residential Development and Neighbourhood Character.

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

The objectives of Clause 15.01-1S Urban Design, Clause 15.01-2S Building Design and Clause 21.05-1 Built Form outline the key considerations in which a development must respond to urban design, character, streetscapes and landscape issues.

It is considered that the proposed design response respects the preferred neighbourhood character of the limited change area by providing a medium density housing typology.

The design of the dwellings is considered to be in keeping with the neighbourhood character by way of first floor setbacks, and capacity for substantial landscaping and canopy tree planting throughout the site.

The proposal is located within an area subject to incremental change. The proposal's compliance with Clause 22.09 and Clause 55 (subject to conditions) ensures that the development would achieve the objectives set out in Clause 15.01 and Clause 21.05-1.

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

### Clause 22.09 Assessment

The identified future character for the site is set out in Clause 22.09. The subject site is within the Incremental Change Area. The policy at Clause 22.09-3.3 seeks well designed and site responsive development that respects the existing neighbourhood character and provides appropriate setbacks, private open space areas and high quality landscaping, to protect the amenity of adjoining dwellings.

The proposed development of four (4) dwellings comprising three double storey dwellings and one single storey dwelling to the rear is considered to be consistent with the planning controls affecting the subject site and is appropriate to allow. The subject site is located within close proximity to the Springvale Activity Centre and public transport, making it the ideal location for medium density residential development.

The proposal has appropriately responded to the neighbourhood character in terms of building height through the use of pitched tiled roof forms which are consistent with other existing dwellings both new and old within the street and the surrounding area. Furthermore, the placement of the single storey dwelling to the rear allows a suitable transition to the neighbouring open space/ garden area on the adjacent residential properties.

The dwellings are considered to be of a contemporary design comprised of brick and render which is in keeping with the context of the established streetscape character.

The front setback and use of one shared crossover, allows for a reasonable level of landscaping to be achieved at the front of the site, including the planting of canopy trees, which will make a positive contribution to the streetscape and contribute to the landscape character.

Staggered setbacks to the boundaries also assist in breaking up the visual bulk of the dwellings.

The development is considered to contribute to an improved urban character, whilst still being respectful of the existing surrounding residential interfaces providing an appropriate scaled transition between the proposed development and smaller scale single storey residential dwellings.

All dwellings are provided with ground floor private open space areas directly accessed from the main living areas. Sufficient solar access is provided to the dwellings with main living areas located on the northern side of the site which allows for a reasonable amount of natural light into the dwellings.

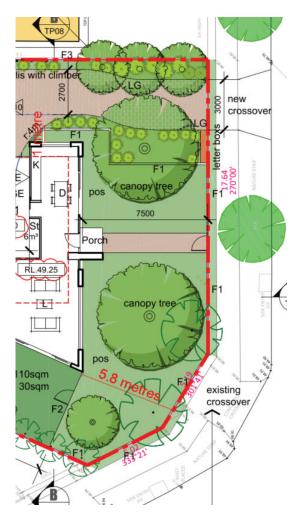
A full Clause 22.09 Assessment is attached to this report at Attachment 3.

#### **Clause 55 Assessment**

An assessment of the application against the requirements of Clause 55 of the Planning Scheme is attached to this report. The proposal is considered to satisfy all of the Objectives, subject to conditions. Standards that warrant further consideration are discussed as follows:

• Clause 55.03-1 Street setback objective (Standard B6) condition required / objective met

The average setback of the adjoining allotments is 7.65 metres and therefore a 7.5 metre setback is required. The porch exceeds a maximum height of 3.6 metres and is therefore not an allowable encroachment. Due to the irregular frontage, the minimum setback is 5.8 metres, with the remaining front walls being setback a minimum of 6.2 metres (due to the height of the porch).



A condition is recommended for the permit to reduce the maximum height of the porch to 3.6 metres which would make the majority of the dwelling (where the frontage is regular) compliant with the standard.

The area of non-compliance is considered to be acceptable, as the frontage is irregular in shape and is limited to a very small section of the building.

Given the mixed setback pattern within the streetscape and the provided landscape plan, which includes two canopy trees and substantial planting within the frontage, the proposed landscaping would soften the appearance of the built form and the variation in this instance is considered acceptable.

• Clause 55.03-7 Safety objective (Standard B12) has been met with a condition of permit

External lighting has not been provided to the dwelling entries and car parking areas. This is recommended to be addressed with a condition of permit.

 Clause 55.03-10 Parking location objectives (Standard B15) have been met with a condition of permit.

The standard requires:

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.

The following ground floor east facing habitable room windows do not comply:

- Dwelling 1 the kitchen window is setback 1m from the accessway, has a low fence of 900mm between the accessway and window and sill height less than 1.4m above the accessway
- Dwelling 2 the kitchen window is setback a minimum of 0.3m from the accessway and sill height above the accessway of 1.2m
- Dwelling 3 the living room windows have a minimum setback of 0.5m from the accessway. A low 900mm fence is located between the accessway and the window and the sill height is less than 1.4m above the accessway

It is recommended that the windows be provided with acoustically treated glazing as a condition of permit to protect residents from vehicular noise within the development.

• Clause 55.06-4 Site services objectives (Standard B34) have been met with a condition of permit.

This standard has been met for dwellings 1 and 3, as bins are located in a convenient location for future residents and can be easily transported from the rear to the front of the site. However, a condition is required for dwellings 2 and 4.

Bins are located in the rear SPOS area to Dwelling 2. However, no door has been provided to the garage to allow bins to be transported to and from the rear to the front of the site. This is recommended to be addressed via a condition of permit requesting a door located on the west side of the garage.

Bins are located in the south SPOS area to Dwelling 4. However, in its current form, bins cannot be transported to the front of the site, as there is no direct access. A condition is required for a door to be provided to the north side of the garage to allow bins to be easily transported to the rear and front of the site.

### Car Parking

#### Number of Car Parking Spaces Required

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

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

- Dwellings 1-4 (inclusive) are two bedroom dwellings, and as such, only require one (1) car parking space per dwelling, which has been provided on site.
- Four dwellings are proposed, and therefore no visitor space is required.

The proposal meets the required car parking rate with no wavier sought.

#### Clause 52.06-9 Design Standards for Car Parking

The proposal is required to be assessed against the Design Standards for car parking to Clause 52.06-9. The proposal is considered to satisfy the design standards. Standards that warrant further consideration are discussed as follows:

• Design standard 1 – Accessways

The accessway is a minimum of 2.7m wide, where the standard would require a minimum of 3 metres. However, wherever the accessway is a minimum of 2.7m it adjoins landscaping beds on both the east and west sides of the accessway which are a minimum of 600mm wide, bringing the total to 3.9 metres wide.

Further to this, the proposal was referred to Council's Transport Department who raised no concern with the minimum width of the accessway.

Corner splays have not been provided on either side of the accessway. Given landscaping and mailboxes are proposed within the splay areas, it is recommended that they be provided via a condition of permit.

#### Environmentally Sustainable Development (new with table)

As per the internal referral request:

The applicant has not provided a standalone SDA and has chosen to use the outputs from the BESS tool in order to satisfy Clause 22.06 (Environmentally Sustainable Development). This is acceptable, however given that the updates required may result in failure in two mandatory BESS categories (Water and Energy), it is strongly recommended that an ESD consultant is engaged to complete a formal SDA.

As such, an SDA is recommended to be provided as a condition of permit, with all initiatives to be shown on plans.

BESS Informa	ition	Project Overall Score	: 50%	
Summary		Fail	Best Practice	Design Excellence
Dwelling Type Non-residenti		(<49%)	(50-69%)	(>70%)
BESS Category	Score	Initiatives		
Management	0%	NA		
Water	50%			
		Rainwater tank capaciti flushing	ty of 2,000L per dwelling	connected to Toilet
		High WELS star rated	water fittings, fixtures ar	id appliances
		Potable water consump following minimum sta	otion reduced by 34% cor ndards.	npared to same building
Energy	50%			
		Thermal performance (requires validation wit	energy rating (NatHERS h preliminary models)	) of 6.5 stars average
		Gas instantaneous (6-	star) hot water system s	pecified.
			gas emissions reduced lding following minimum	
Stormwater	100%			
			ets industry best practic iter collection and perme	

2.3.1 Town Planning Application - No. 5 Glendale Road, Springvale (Planning Application No. PLN21/0026)
(Cont.)

Indoor Environment Quality	85%	
		Double glazing provided to all habitable rooms
		External shading provided
Transport	53%	
		Space allocated for visitor bicycle parking
		Facilities provided for electric vehicle charging
Waste	50%	
		Facilities provided for on-site management of food and garden waste (to be validated)
Urban Ecology	50%	
		15% of the site is vegetated
Innovation	0%	NA

## Conclusion

The proposed development of four (4) dwellings is considered acceptable and is of an appropriate design response in terms of height, scale, setbacks, private open space, car parking and landscaping with minimal amenity impacts on the adjoining residential properties and surrounding area.

The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including the Planning Policy Framework, Local Planning Policy Framework and Municipal Strategic Statement as set out in this assessment. It is considered that the application complies with these policies and it is therefore recommended that the proposal is approved.

#### Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 5 Glendale Road SPRINGVALE VIC 3171 (Lot 76 PS 41114), for the purpose of the development of the land for four (4) dwellings (three double storey dwellings and one single storey dwelling to the rear) in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:
  - 1.1. The porch to dwelling 1 to be reduced to a maximum height of 3.6 metres.
  - 1.2. High mounted sensor lighting to be provided to the dwelling entries and car parking areas.
  - 1.3. The following ground floor east facing habitable room windows to be provided with acoustic glazing:
    - 1.3.1 Dwelling 1 kitchen window
    - 1.1.2 Dwelling 2 kitchen window
    - 1.1.3 Dwelling 3 dining/living window
  - 1.4. An access door provided to west side of the garage to dwelling 2.
  - 1.5. An access door provided to north side of the garage to dwelling 4.
  - 1.6. Visual corner splays to be provided in accordance with Design Standard 1 – Accessways to Clause 52.06-9, and
  - 1.7. Initiatives contained within the approved Sustainable Design Assessment and /or Built Environment Sustainability Scorecard (BESS) assessment.

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

2. Prior to the endorsement of plans, the applicant must submit a completed Sustainable Design Assessment SDA, prepared by a suitably qualified professional, to the satisfaction of the responsible authority. The completed SDA must include a completed assessment of the development using the Built Environment Sustainability Scorecard that meets all the minimum mandatory categories.

Once approved, all works must be undertaken in accordance with the approved Sustainable Design Assessment to the satisfaction of the Responsible Authority.

- 3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.
- 4. Before the dwellings are occupied, all landscaping as shown on the endorsed plans, including trees, shrubs and lawn, must be planted to the satisfaction of the Responsible Authority.

At all times, the landscaping must be maintained to the satisfaction of the Responsible Authority.

- 5. 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.
- 6. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.
- 7. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.
- 8. Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required.
- 9. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.
- 10. 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.
- 11. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.

- 12. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.
- 13. Before the approved building is occupied, any obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.

All glazing must at all times be maintained to the satisfaction of the Responsible Authority.

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

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

- 15. Letterboxes and all other structures (including visually obstructive fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-9.
- 16. This permit will expire if:
  - 16.1. The development or any stage of it does not start within two (2) years of the date of this permit, or
  - 16.2. The development or any stage of it is not completed within four (4) years of the date of this permit.

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

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

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

#### Permit Notes

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

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

The above property has probability of flooding from Malborne water's drainage system. Melbourne water's referral is required. The property is identified to be subject to flooding in major rain events. An application for Report and Consent for Flooding is required. Asset Management Team is to be contacted to confirm the minimum finished floor level (FFL) of the proposed development.

The above property is subject to uncontrolled overland flow across the frontage of the property.

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

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

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

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

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

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

## MINUTE 255

Moved by: Cr Sean O'Reilly Seconded by: Cr Rhonda Garad

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 5 Glendale Road SPRINGVALE VIC 3171 (Lot 76 PS 41114), for the purpose of the development of the land for four (4) dwellings (three double storey dwellings and one single storey dwelling to the rear) in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:
  - 1.1. The porch to dwelling 1 to be reduced to a maximum height of 3.6 metres.
  - 1.2. High mounted sensor lighting to be provided to the dwelling entries and car parking areas.
  - 1.3. The following ground floor east facing habitable room windows to be provided with acoustic glazing:
    - 1.3.1 Dwelling 1 kitchen window
    - 1.1.2 Dwelling 2 kitchen window
    - 1.1.3 Dwelling 3 dining/living window
  - 1.4. An access door provided to west side of the garage to dwelling 2.
  - 1.5. An access door provided to north side of the garage to dwelling 4.
  - 1.6. Visual corner splays to be provided in accordance with Design Standard 1 – Accessways to Clause 52.06-9, and
  - 1.7. Initiatives contained within the approved Sustainable Design Assessment and /or Built Environment Sustainability Scorecard (BESS) assessment.

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

2. Prior to the endorsement of plans, the applicant must submit a completed Sustainable Design Assessment SDA, prepared by a suitably qualified professional, to the satisfaction of the responsible authority. The completed SDA must include a completed assessment of the development using the Built Environment Sustainability Scorecard that meets all the minimum mandatory categories.

Once approved, all works must be undertaken in accordance with the approved Sustainable Design Assessment to the satisfaction of the Responsible Authority.

- 3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.
- 4. Before the dwellings are occupied, all landscaping as shown on the endorsed plans, including trees, shrubs and lawn, must be planted to the satisfaction of the Responsible Authority.

At all times, the landscaping must be maintained to the satisfaction of the Responsible Authority.

- 5. 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.
- 6. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.
- 7. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.
- 8. Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required.
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- 10. 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.
- 11. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.
- 12. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.
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  - 16.2. The development or any stage of it is not completed within four (4) years of the date of this permit.

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

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

- (a) the request for the extension is made within twelve (12) months after the permit expires; and
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Approval of any retention system within the property boundary is required by the relevant building surveyor.

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

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

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

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

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

CARRIED

## STATUTORY PLANNING APPLICATIONS

#### TOWN PLANNING APPLICATION - NO. 5 GLENDALE ROAD, SPRINGVALE (PLANNING APPLICATION NO. PLN21/0026)

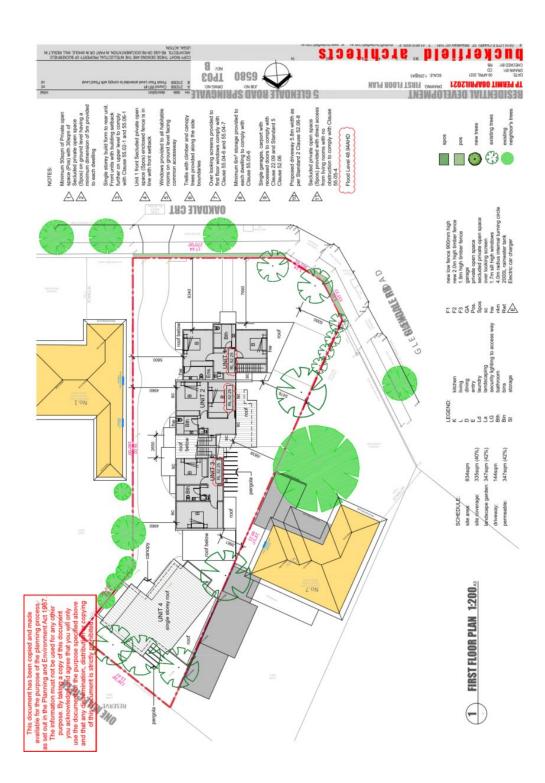
## **ATTACHMENT 1**

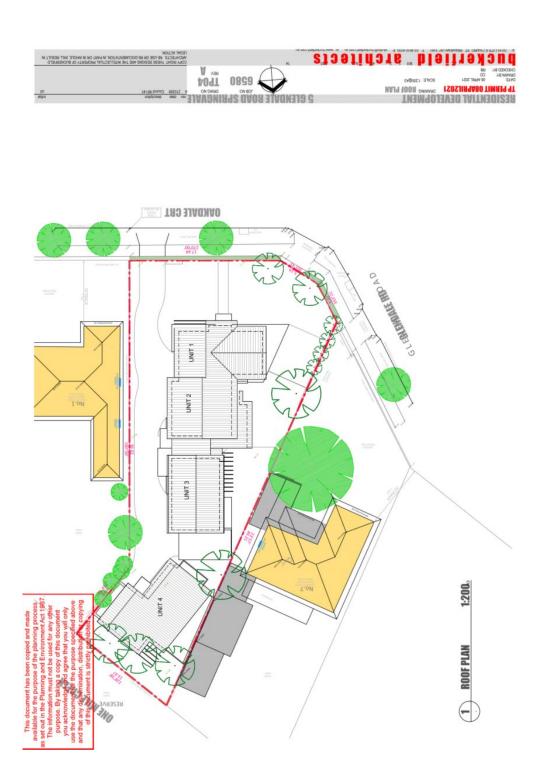
## SUBMITTED PLANS

PAGES 13 (including cover)

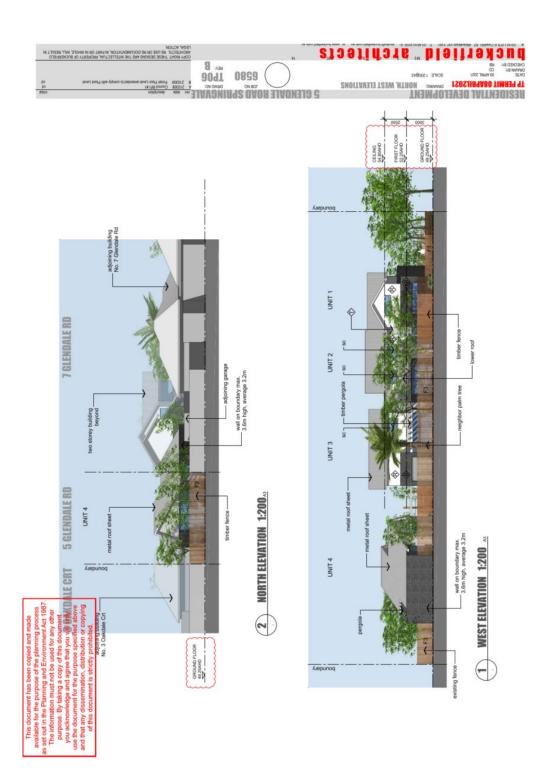
If the details of the attachment are unclear please contact Governance on 8571 5235.

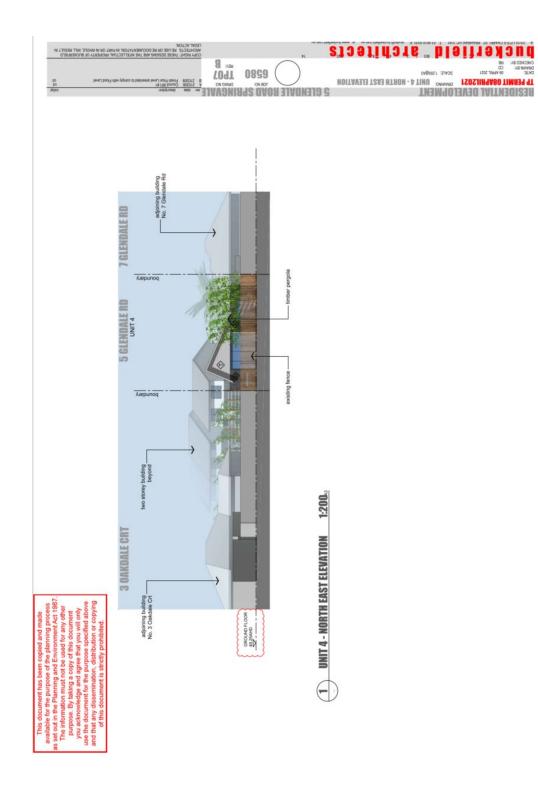




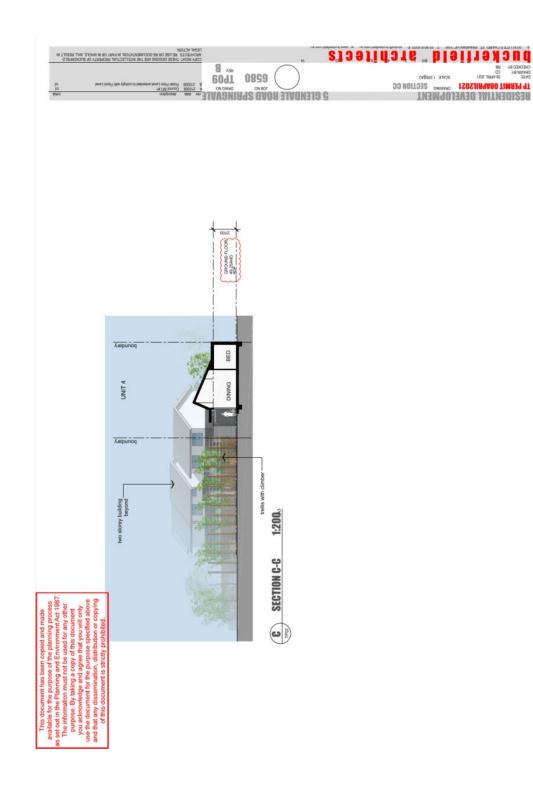




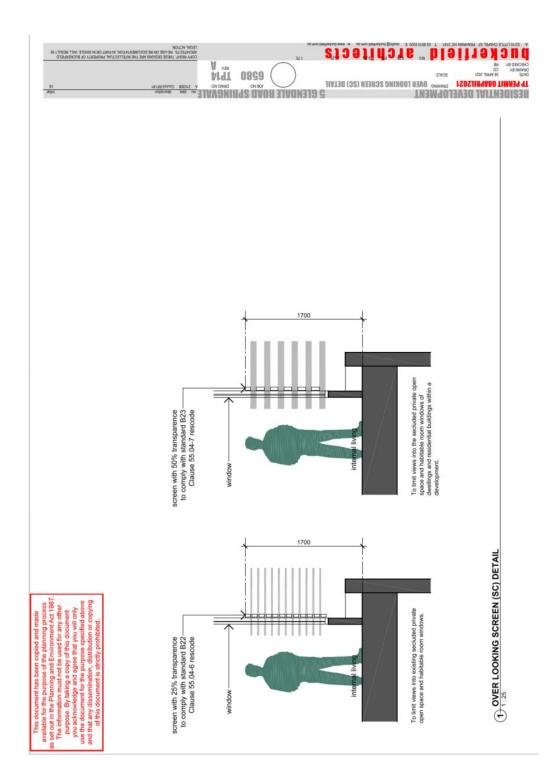








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## STATUTORY PLANNING APPLICATIONS

### TOWN PLANNING APPLICATION - NO. 5 GLENDALE ROAD, SPRINGVALE (PLANNING APPLICATION NO. PLN21/0026)

## **ATTACHMENT 2**

## LOCATION OF OBJECTORS

PAGES 2 (including cover)

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



Map Legend:

Subject Site	
Location of objectors	$\bigcirc$

It is noted that three objections have been received to the application. However, two of these objections are located in excess of 4 kilometres from the site and are not shown on the above map

## STATUTORY PLANNING APPLICATIONS

#### TOWN PLANNING APPLICATION - NO. 5 GLENDALE ROAD, SPRINGVALE (PLANNING APPLICATION NO. PLN21/0026)

## **ATTACHMENT 3**

## **CLAUSE 22 ASSESSMENT**

PAGES 9 (including cover)

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

# Assessment Table for Clause 22 Clause 22.09-3.1 Design Principles for all residential developments

Title /Objective	Principles	Principle met/Principle not met/NA
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	Principle met
		Active frontages have been incorporated with ground floor habitable room windows
	Maximise the number of habitable room windows on all levels of residential buildings that overlook the	Principle met
	public realm, streets, laneways, internal access ways and car parking areas.	Both ground and first floor have habitable room windows oriented to the street and internal accessway
	Use semi-transparent fences to the street frontage.	Principle met
		900mm is of a low scale
	Light communal spaces including main entrances and car parking areas with high mounted sensor-	✓ Principle met (with condition of permit)
	lights.	No lighting has been provided, this is recommended to be addressed via a condition of permit
	Ensure that all main entrances are visible and easily identifiable from the street.	Principle met
		Entrances face the street/ driveway. Each dwelling is clearly distinguishable
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	Principle met
Landscaping	Residential development should:	
	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along	Principle met
	ground level front and side and rear boundaries.	Substantial landscaping is proposed as part of the development, including two new canopy trees within the frontage and a minimum of one canopy tree within each rear SPOS area.
	Provide substantial, high quality landscaping along vehicular accessways.	Principle met
		Low level planting is provided either side of the accessway

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

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

	Include the planting of at least one substantial canopy tree to each front setback and ground level	Principle met
	secluded private open space area.	Substantial landscaping is proposed as part of the development, including two new canopy trees within the frontage and a minimum of one canopy tree within each rear SPOS area.
	Planting trees that are common to and perform well in the area.	Principle met
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	Principle met     Principle met     Where possible trees have been retained on     Where possible trees are proposed to be     retained and four trees are proposed to be     removed. No permit is required for the     removal of the trees.
	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	<ul> <li>Principle met</li> <li>Principle wet</li> <li>The proposal would set aside in excess of 70% of the front setback for landscaping and would include substantial planting of the front boundary</li> </ul>
	Ensure that landscaping also addresses the Safety Design Principles.	Principle met
	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	<ul> <li>Principle met</li> <li>Appropriate setbacks have been provided which will allow existing and future canopy trees to grow to full maturity.</li> </ul>
	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.	<ul> <li>Principle met</li> <li>Only one crossover proposed</li> </ul>
	On-site car parking should be:	Principle met
	<ul> <li>Well integrated into the design of the building,</li> <li>Generally hidden from view or appropriately screened where necessary,</li> </ul>	Parking is well integrated into the design of the dwellings. The garages will be obscured by the built form of the dwellings and would not be visible form the erotecoro
	<ul> <li>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.</li> </ul>	hot be visible form the streetscape.

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

2.3.1 Town Planning Application - No. 5 Glendale Road, Springvale (Planning Application No. PLN21/0026)
(Cont.)

	Fully located within the site boundary; and	No parking within the front setback
	Capable of fully accommodating a vehicle between a garage or carport and the site boundary.	
	Developments with basement car parking should consider flooding concerns where applicable.	NA
		Basement parking not proposed
Setbacks, front	Residential developments should:	
boundary and width	Provide a front setback with fence design and height in keeping with the predominant street pattern.	Principle met
		The proposed front setback is predominantly consistent with the adjoining dwellings to the east and west, noting there is no predominant street pattern.
	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 medicity.	<ul> <li>Principle met</li> <li>Setbacks would allow for tree planting.</li> </ul>
	i ces to maturity.	
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	<ul> <li>Principle met</li> <li>The 900mm high front fence is of a low scale</li> </ul>
		and will allow for a visual connection between street tree planting and the front garden
Private open	All residential developments should provide good quality, useable private open space for each dwelling	Principle met
space	directly accessible from the main living area.	All dwellings would be provided with good quality useable private open space, that exceed the requirements of Standard B28 (Private open space objective).
		Principle met
	services and outdoor furniture so as to maximise the useability of the space.	SPOS areas provided can suitably accommodate boundary landscaping, domestic services and outdoor furniture.
	Private open space should be positioned to maximise solar access.	Principle met
	Upper floor levels of the same dwelling should avoid encroaching sectuded private open space areas to	Principle met
	ensure the solar access, useability and amenity of the space is not adversely affected.	The upper floors do not encroach on the ground level SPOS

Bulk & Built Form

level aveiling so as to ensure good solar access and amenity for the lower level aveiling.	
	Apartments not proposed
All residential developments should respect the dominant façade pattern of the streetscape by:	Principle met
Using similarly proportioned roof forms , windows, doors and verandahs; and	
<ul> <li>Maintaining the proportion of wall space to windows and door openings.</li> </ul>	
Balconies should be designed to reduce the need for screening from adjoining dwellings and properties. NA	
Balconie	Balconies not proposed
The development of new dwellings to the rear of existing retained dwellings is discouraged where: NA	
The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or	Existing dwelling to be demolished
The retention of the existing dwelling detracts from the identified future character.	
On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage <b>NA</b>	
	No heritage building on the site or on
	aujoining ianu.
<ul> <li>Minimising the visibility of higher sections of the new building; and</li> </ul>	
<ul> <li>Setting higher sections back at least the depth of one room from the frontage.</li> </ul>	
Residential development should:	
ugh responsive site design that considers the privacy,	A Principle met     A
	The proposed design is responsive to
autition Clause 5 Overlook	autimp for your design in the propriet we want autimp for the propriet of the propriet of the Clause 55 assessment with regard to overlooking and overshadowing
Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive	Principle met
	The proposed design is responsive to abutting lots, no issues identified within the Clause 55 assessment with regard to overlooking and overshadowing
sidential interfaces,	Principle met
site circumstances, setbacks and streetscape and reduces the need for screening. The deversion wir room wir SPOS or neighbou	The development has provided habitable room windows facing away from any existing SPOS or habitable room windows on neighbouring lots and within the development

Site Design

2.3.1 Town Planning Application - No. 5 Glendale Road, Springvale (Planning Application No. PLN21/0026) (Cont.)

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

<u>v</u>	and to accommodate the future growth of new trees.	Appropriate setbacks provided, which allow for trees to grow to full maturity
<u>ā</u>		
	Provide suitable storage provisions for the management of operational waste	<ul> <li>Principle met (with condition of permit)</li> </ul>
		This principle is met for dwellings 1 and 3.
		A condition is required for dwellings 2 and 4.
		Dwelling 2 – to ensure, bins can be easily transported to the front of the site (from the rear SPOS area) a door located on the west side of the garage is required.
		Dwelling 4 – in its current form, bins cannot be transported to the front of the site, as there is no direct access. A condition is required for a door to be provided to the north side of the garage to allow bins to be easily transported to the rear and front of the site
		UNIT 4 Entry Paring Canady In
A	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	Principle met
Materials & R	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	Principle met
		The materials proposed are render (white), rendered paint finish (white), natural stone (white) panel cladding painted finish (grey) with tiled roofing, which are durable and complementary to existing dwellings in the vicinity.

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

City of Greater Dandenong

**ORDINARY COUNCIL MEETING - MINUTES** 

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

MONDAY, 13 SEPTEMBER 202 <sup>-</sup>
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If the details of the attachment are unclear please contact Governance on 8571 5309.

The development would be provided with a mixed of materials and colours and is a high standard Dwellings 1-3 (inclusive) are double storey transitioning to single storey at the rear Principle met Principle met The visual impact of the building bulk does not adversely affect the identified future character of the area; 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 Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; The building bulk does not adversely affect the planting and future growth of canopy trees to Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours. Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring Upper storey components are well recessed from adjoining sensitive interfaces. Two storey dwellings to the rear of a lot may be considered where: protecting adjoining private secluded open space. properties; maturity; • •

2.3.1 Town Planning Application - No. 5 Glendale Road, Springvale (Planning Application No. PLN21/0026) (Cont.)

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

### STATUTORY PLANNING APPLICATIONS

### TOWN PLANNING APPLICATION - NO. 5 GLENDALE ROAD, SPRINGVALE (PLANNING APPLICATION NO. PLN21/0026)

## **ATTACHMENT 4**

## **CLAUSE 52 ASSESSMENT**

PAGES 6 (including cover)

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

# Clause 52.06-9 Design standards for car parking

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

City of Greater Dandenong

**ORDINARY COUNCIL MEETING - MINUTES** 

Design Standards	Assessment	Requirement met/Requirement not met/NA
Design standard 1 -	Accessways must:	Variation Required
Accessways	• Be at least 3 metres wide.	The accessway is a minimum of 2.7 metres. However, at these locations there are 0.6 metres landscaping beds on both the east and west sides of the accessway. Icurthermore, the proposal was referred to Council's Transport Engineers, who raised no concern with the reduced width.
	<ul> <li>Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.</li> </ul>	<ul> <li>Standard met</li> <li>The proposal was referred to Council's Transport Engineers, who raised no concern and confirmed swept paths</li> </ul>
	<ul> <li>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.</li> </ul>	NA
	Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	<ul> <li>Standard met</li> </ul>
	<ul> <li>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.</li> </ul>	<ul> <li>Standard met</li> <li>The proposal was referred to Council's Transport Engineers, who raised no concern and confirmed swept paths</li> </ul>
	<ul> <li>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.</li> </ul>	NA
	<ul> <li>Have a cormer 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 heitht</li> </ul>	Standard met (with condition of permit) Visual sight splays have not been provided, this is recommended to be addressed via a condition of permit noting that landscaping and letterboxes would be located within the splay areas.

2.3.1 Town Planning Application - No. 5 Glendale Road, Springvale (Planning Application No. PLN21/0026) (Cont.)

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

ORDINARY COUNCIL MEETING - MINUTES
2.3.1 Town Planning Application - No. 5 Glendale R
(Cont.)

City of Greater Dandenong

m land in a Road Zone, the https://www.condition.con	ccessway may include the NA	num dimensions as outlined NA	s and accessways	Car space width Car space length	6.7 m	4.9 m	tose shown in the Australian wn in Table 2 allocate more proved operation and access. • to the Australian Standard					
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.	If entry to the car space is from a road, the width of the accessway may include the road.	Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.	Table 2: Minimum dimensions of car parking spaces and accessways	Accessway width Car spa	3.6 m 2.3 m	3.5 m 2.6 m	4.9 m 2.6 m	6.4 m 2.6 m	5.8 m 2.8 m	5.2 m 3.0 m	4.8 m 3.2 m	Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and accesss. The dimensions in Table 2 are to be used in preference to the Australian Standard 4538001-2004 (off street) eccent for disobled starces which must achieve Australian
If an accessway to rour or n access to the car spaces m	If entry to the car space is fi road.	Car parking spaces and acc in Table 2.	Table 2: Minimum dimen	Angle of car parking spaces to access way	Parallel 3	45° 3	60° 4	<b>90</b> °	5	2	4	Note to Table 2: Some dime Standard AS2890.1-2004 (2) space to aisle widths and less The dimensions in Table 2 AS28001-20104 (off Arreet)

agram 1, other	is within the area	lettres above the				and 3.5 metres wide			under cover Australian NA radia. Disabled car
must not encroach into the area marked 'clearance required' on Diagram 1, other than:	• A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.	A structure, which may project into the space if it is at least 2.1 metres above the space.	Diagram 1 Clearance to car parking spaces	200 50 Rear of space	Car Space Dimensions in milimetres	spaces in garages or carports single space and 5.5 metres	garage or carport. Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.	Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	Disabled car parking spaces must be designed in accordance with Australian 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

MONDAY,	13	SEPTEMBER	2021
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Design standard 3: Gradients	Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regate 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.	e steeper than 1:10 (10 pedestrians and vehicles. It being designed for; pe park; and the slope and This does not apply to	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.	ИА
	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.	is of the frontage) must h signed for vehicles travell	ave the maximum grades as ling in a forward direction.	NA
	Table 3: Ramp gradients	adients		
	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	20 metres or less	1:4 (25%)	
		longer than 20 metres	1:5 (20%)	
	Where the difference in grade between 1:8 (12.5 per cent) for a summit grade c a sag grade change, the ramp must incl prevent vehicles scraping or bottoming.	between two sections of it grade change, or grea must include a transition ottoming.	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.	NA
	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 responsil authority.	ment of grade changes c art for clearances, to the	s must include an assessment of grade changes of greater than 1:5.6 (18 per or less than 3 metres apart for clearances, to the satisfaction of the responsible sufty.	NA
Design standard 4: Mechanical parking	Mechanical parking may be used to meet the car • At least 25 per cent of the mechanical car park vehicle clearance heirth of at least 1 & metres	sed to meet the car parki lechanical car parking sp at least 1.8 metres	ranical parking may be used to meet the car parking requirement provided: least 25 per cent of the mechanical car parking spaces can accommodate a hicle clastance heinth of at least 18 metres.	NA
	Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.	aire the operation of the set parking situation.	system are not allowed to	NA
	• The design and operation is to the satisfaction of the responsible authority.	to the satisfaction of the	responsible authority.	NA
Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	age doors and accesswa	ys must not visually dominate	<ul> <li>✓ Standard met</li> </ul>
	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including throu of occupied tenancies, landscaping, architectural treatments and artworks.	ncluding visible portions 1 or obscured where pos aping, architectural treat	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.	<ul> <li>✓ Standard met</li> </ul>
	Design of car parks must take into account their use as entry points to the site.	into account their use a	s entry points to the site.	✓ Standard met

	Design of new internal streets in developments must maximise on street parking opportunities.	<ul> <li>✓ Standard met</li> </ul>
Design standard 6:	Car parking must be well lit and clearly signed.	Standard met
oalety	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	<ul> <li>✓ Standard met</li> </ul>
	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.	<ul> <li>✓ Standard met</li> </ul>
Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	<ul> <li>✓ Standard met</li> </ul>
	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.	<ul><li>✓ Standard met</li></ul>
	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.	<ul> <li>✓ Standard met</li> </ul>

### STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 5 GLENDALE ROAD, SPRINGVALE (PLANNING APPLICATION NO. PLN21/0026)

## **ATTACHMENT 5**

## **CLAUSE 55 ASSESSMENT**

PAGES 28 (including cover)

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

# Clause 55.02-1 Neighbourhood character objectives

Title & Objective	Title & Objective Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B1	The design response must be appropriate to the neighbourhood and the site.	Standard met
		See Clause 22.09 assessment.
	The proposed design response must respect the existing or preferred neighbourhood	Standard met
	character and respond to the readines of the site.	See Clause 22.09 assessment.
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
salliapinp	The neighbourhood and site description.	
	The design response.	
Objectives	To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.	
	To ensure that development responds to the features of the site and the surrounding area.	

# Clause 55.02-2 Residential policy objectives

Clause Jour.	Clause 30.02-2 residential policy objectives	
Title & Objective Standards	Standards	Standard Met/Standard Not Met/NA
Standard B2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the PPF and the LPPF, including the MSS and local planning policies.	<ul> <li>Standard met</li> <li>The application was accompanied by a written assessment of the proposal against the relevant PPF and Local Policies</li> </ul>
Decision Guidelines	The PPF and the LPPF including the MSS and local planning policies. The design response.	
Objectives	To ensure that residential development is provided in accordance with any policy for housing in the PPF 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.	

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

# Clause 55.02-3 Dwelling diversity objective

Standarc

**Title & Objective** 

Standard B3

Standard Met/Standard Not Met/NA

Less than 10 dwellings proposed.

At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at

Dwellings with a different number of bedrooms.

ground floor level.

Objective

Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:

To encourage a range of dwellings sizes and types in developments of ten or more dwellings.

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Clause 55.02-5 Integ	-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
		Dwelling 1 is oriented to Glendale Road and Dwellings 2- 4 (inclusive) are oriented towards the shared driveway
	High fencing in front of dwellings should be avoided if practicable.	✓ Standard met
		A 0.9m high front fence is proposed
	Development next to existing public open space should be laid out to complement the open	NA
	space.	The subject site does not adjoin any existing public open space area
Decision	Any relevant urban design objective, policy or statement set out in this scheme.	
Sauranino	The design response.	
Objective	To integrate the layout of development with the street.	

Clause 55.03-1 Stree	-1 Street setback objective	tive		
Title & Objective	Standards			Standard Met/Standard Not Met/NA
Standard B6	Walls of buildings should be set back from streets at least the distance specified in a	oack from streets at least the	distance specified in a	* Standard not met / Condition Required
	Building the rest of the lesser. RGZ: 5 metres of as per Table B1. whichever is the lesser.	B1. whichever is the lesse		The average setback of the adjoining dwellings 7.65 metres Therefore a 7.5 metre setback is required
	GR2: 7.5 metres or as per Table B1, whichever is the lesser.	e B1, whichever is the less	ier.	The porch height exceeds 3.6 metres. However, due to
	<u>NRZ</u> : As per Table B1.			the irregular shaped frontage the minimum setback is 5.8
	Table B1 Street setback			
	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	
	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the schacks of the front walls of the abrising buildings on the abriting 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 comer.	If there is a building on the aburting allownent 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 abuting alloftment fracing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the setback of the front wall of any existing building on the abuting alloftment fracing the side street or 2 metres, whichever is the lesser.	

City of Greater Dandenong

**ORDINARY COUNCIL MEETING - MINUTES** 

### 2.3.1 Town Planning Application - No. 5 Glendale Road, Springvale (Planning Application No. PLN21/0026) (Cont.)

MONDAY, 13 SEPTEMBER 2021

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

The relationship between the proposed building height and the height of existing adjacent

buildings.

Objective

The effect of the slope of the site on the height of the building.

applying to the land. The design response.

Any maximum building height specified in the zone, a schedule to the zone or an overlay

Clause 55.03-3 Site	-3 Site coverage objective	
Title & Objective Standard	Standards	Standard Met/Standard Not Met/NA
Standard B8	The site area covered by buildings should not exceed:	Standard met
	• The maximum site coverage specified in a schedule to the zone, or	335sqm and 40%
	• If no maximum site coverage is specified in a schedule to the zone, 60 per cent.	
	<u>GRZ1</u> : 60% (none specified)	
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
Guidelines	The design response.	
	The existing site coverage and any constraints imposed by existing development or the features of the site.	
	The site coverage of adjacent properties	
	The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.	
Objective	To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	

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Clause 55.03-	Clause 55.03-4 Permeability objectives	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B9	The site area covered by the pervious surfaces should be at least:	✓ Standard met
	<ul> <li>The minimum areas specified in a schedule to the zone, or</li> </ul>	347sqm or 42%
	• If no minimum is specified in a schedule to the zone, 20 per cent of the site.	
	<u>RGZ</u> 1: 20% <u>RGZ2</u> : 20% (none specified) <u>RGZ3</u> : 20% (none specified)	
	<u>GRZ1</u> : 30% <u>GRZ2</u> : 20% (none specified)	
	<u>NRZ1</u> : 40%	
Decision	The design response.	
cuidellites	The existing site coverage and any constraints imposed by existing development.	
	The capacity of the drainage network to accommodate additional stormwater.	
	The capacity of the site to absorb run-off.	

tly on			
The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.	To reduce the impact of increased stormwater run-off on the drainage system.	To facilitate on-site stormwater infiltration.	
	Objectives		

City of Greater Dandenong

**ORDINARY COUNCIL MEETING - MINUTES** 

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Clause 55.03-5 Ener	-5 Energy efficiency objectives	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B10	Buildings should be:	Standard met
	<ul> <li>Oriented to make appropriate use of solar energy.</li> </ul>	
	<ul> <li>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> </ul>	
	<ul> <li>Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged</li> </ul>	
	Living areas and private open space should be located on the north side of the development, <ul> <li>Standard met if practicable.</li> </ul>	<ul> <li>Standard met</li> </ul>
	Developments should be designed so that solar access to north-facing windows is maximised.	<ul> <li>✓ Standard met</li> </ul>
Decision	The design response.	
Guidelines	The size, orientation and slope of the lot.	
	The existing amount of solar access to abutting properties.	
	The availability of solar access to north-facing windows on the site.	
Objectives	To achieve and protect energy efficient dwellings and residential buildings.	
	To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	

	<ul> <li>Be accessible and useable.</li> </ul>	
Decision Guidelines	Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies.	
	The design response.	
Objective	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	
Clause EE 03	7 Sodahi o bizodii.o	
Clause 22.03	Jiause 55.03-7 Sarety objective	
Title & Objective Standards	Standards	Standard Met/Standard Not M
Standard B12	Entrances to dwellings and residential buildings should not be obscured or isolated from the	Standard met
	street and internal accessways.	The entry to dwelling 1 is locate

# Clause 55.03-6 Open space objective Title & Objective | Standards

If any public or communal open space is provided on site, it should:Be substantially fronted by dwellings, where appropriate.

Standard B11

Provide outlook for as many dwellings as practicable.
Be designed to protect any natural features on the site.

Clause 55.03-	Clause 55.03-7 Safety objective	
Title & Objective Standards	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.	<ul> <li>Standard met</li> <li>The entry to dwelling 1 is located at the front of the site, oriented to Chorde Brood and the articlot dutaling of</li> </ul>
		oriented to Gendate Road and the entries to dwellings 2- 4 (inclusive) are oriented to the shared accessway.
	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	<ul><li>Standard met (with condition of permit)</li></ul>
	parks and internal accessways.	External lighting has not been provided, this is recommended to be addressed via a condition of permit.
	Private spaces within developments should be protected from inappropriate use as public thoroghfares.	<ul> <li>Standard met</li> </ul>
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	

# 2.3.1 Town Planning Application - No. 5 Glendale Road, Springvale (Planning Application No. PLN21/0026) (Cont.)

NA No public or communal open space proposed on site

Standard Met/Standard Not Met/NA

City of Greater Dandenong

**ORDINARY COUNCIL MEETING - MINUTES** 

Any relevant neighbourhood character objective, policy or statement set out in this scheme.	Any relevant plan or policy for landscape design in the SPPF and the LPPF, including the MSS and local planning policies.	The design response.	The location and size of gardens and the predominant plant types in the neighbourhood.	The health of any trees to be removed.	Whether a tree was removed to gain a development advantage.	To encourage development that respects the landscape character of the neighbourhood.	To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.	To provide appropriate landscaping.	To encourage the retention of mature vegetation on the site.
Decision	sallianino					Objectives			

Clause 55.03-	Clause 55.03-9 Access objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B14	The width of accessways or car spaces should not exceed:	Standard met
	33 per cent of the street frontage, or	Combined frontage – 27.85m
	• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.	Allowable length – 9.19m
		Proposed length – 3m
	No more than one single-width crossover should be provided for each dwelling fronting a	✓ Standard met
	street.	Only one crossover proposed
	The location of crossovers should maximise retention of on-street car parking spaces.	✓ Standard met
		Only one crossover proposed
	The number of access points to a road in a Road Zone should be minimised.	✓ Standard met
		Glendale Road is not a road in a Road Zone
	Developments must provide for access for service, emergency and delivery vehicles.	✓ Standard met
Decision	The design response.	
Guidelines	The impact on neighbourhood character.	
	The reduction of on-street car parking spaces.	
	The effect on any significant vegetation on the site and footpath.	

Objectives	To ensure the number and design of vehicle crossovers respects the neighbourhood	
	character.	
Clause 66.03	Clauco 66.03 40 Darking Location objectives	
Title & Objective		Standard Mat/Standard Nat Mat/NA
	otalitarus	Stariuaru meustariuaru Not meunA
Standard B15	Car parking facilities should:	Standard met
	Be reasonably close and convenient to dwellings and residential buildings.	Garages & parking spaces would be located adjacent to
	Be secure.	the dwelling entries.
	<ul> <li>Be well ventilated if enclosed.</li> </ul>	
	Shared accessways or car parks of other dwellings and residential buildings should be	<ul><li>Standard met (with condition of permit)</li></ul>
	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 1.1 metres about the accession.	The following east facing habitable room windows do not comply:
		Dwelling 1 – Kitchen window – setback 1m from the
		accessway, low fence of 900mm between the accessway and window and sill height less than 1.4m above the
		accessway
		Dwelling 2 – Kitchen window – minimum setback from the accessway 0.3m and sill height above the accessway 1.2m
		Dwelling 3 – minimum setback from the accessway 0.5m, low 900mm fence between the accessway and
		window and sill height of less than 1.4m above the accessway
		It is recommended that the windows be provided with acoustically treated glazing via a condition of permit.
Decision Guidelines	The design response.	
Objectives	To provide convenient parking for residents and visitors vehicles.	
	To protect residents from vehicular noise within developments.	

	Standard Met/Standard Not Met/NA	✓ Standard met	Detailed diagrams saved to objective						✓ Standard met
-1 Side and rear setbacks objective	Standards	A new building not on or within 200mm of a boundary should be setback from side or rear	<ul> <li>At least the distance specified in a schedule to the zone. or</li> </ul>	<u>NRZ1</u> : "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum	of 2 metres."	<ul> <li>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.</li> </ul>	Diagram B1 Side and rear setbacks	B <sup>0</sup> 41 <sup>11</sup> 31 <sup>11</sup> 10 <sup>11</sup>	Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes,
Clause 55.04-1 Side	Title & Objective	Standard B17							

	domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.	No encroachments into the 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.	<ul> <li>Standard met</li> <li>No encroachments into the standard</li> </ul>
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
cuidelines	The design response.	
	The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.	
	Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.	
	Whether the wall abuts a side or rear lane.	
Objectives	To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	
Clause 55.04	Clause 55.04-2 Walls on boundaries objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B18	A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:	<ul> <li>Standard met</li> <li>Applicable to the east and west boundaries</li> </ul>
	• For a length of more than the distance specified in the schedule to the zone; or	East – 5.3 metres
	• If no distance is specified in a schedule to the zone, for a length of more than:	West – 8.9 metres
	- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or	
	<ul> <li>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</li> </ul>	

Applicable to the east and west boundaries

The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Standard met
 Standard met

Standard met

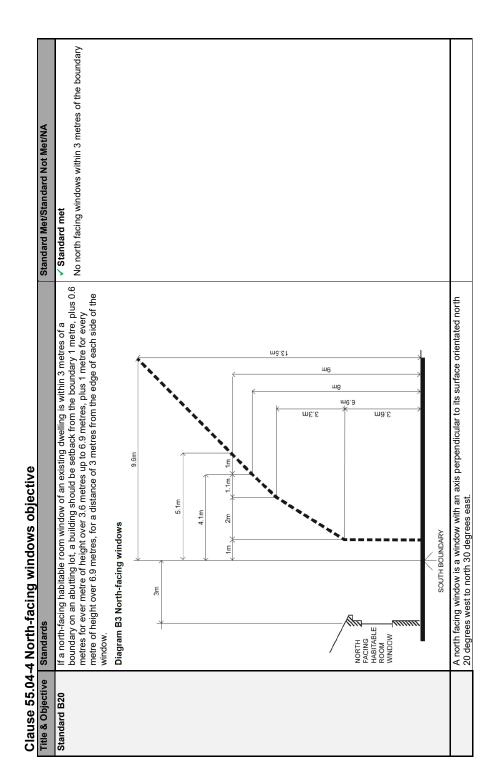
A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.

or carports, whichever is the greater. A building on a boundary includes a building set back up to 200mm from a boundary.

East - 12.2 / 5.3 - 2.3m West - 24.6 / 8.9 metres - 2.76m Г

Any relevant neighbourhood character objective, policy or statement set out in this scheme.	The design response.	The extent to which walls on boundaries are part of the neighbourhood character.	The impact on the amenity of existing dwellings.	The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.	The orientation of the boundary that the wall is being built on.	The width of the lot.	The extent to which the slope and retaining walls or fences reduce the effective height of the wall.	Whether the wall abuts a side or rear lane.	The need to increase the wall height to screen a box gutter.	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.
Decision	sauliabilites									Objectives

The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows. The impact on the amenity of existing dwellings.
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City of Greater Dandenong

**ORDINARY COUNCIL MEETING - MINUTES** 

The effect of a reduction in sunlight on the existing use of the existing secluded private open space. To ensure buildings do not significantly overshadow existing secluded private open space.

Objective

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

	20 <sup>2</sup> 20 <sup>7</sup> 20 <sup>7</sup> Applies where existing HRW is between 20 <sup>6</sup> Work and 30 <sup>6</sup> east from north	
Decision	sign respo	
Guidelines	Existing sunlight to the north-facing habitable room window of the existing dwelling.	
	The impact on the amenity of existing dwellings.	
Objective	To allow adequate solar access to existing north-facing habitable room windows.	
Title & Objective	Title & Objective   Standards	Standard Met/Standard Not Met/NA
Standard R21	Where sunlight to the secluded private open space of an existing dwelling is reduced at least	Standard met
	75 per cert, or to secure private option paced or all robuilly and the meters, 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.	The proposed development has provided reasonable The proposed development has provided reasonable setbacks from neighbouring dwellings to the sides, which indicates minor overshadowing will occur. The applicant has provided overshadowing diagrams to indicate compliance.
	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.	<ul> <li>✓ Standard met</li> </ul>
Decision	The design response.	
auidelines	The impact on the amenity of existing dwellings.	
	Existing sunlight penetration to the secluded private open space of the existing dwelling.	

Clause 55.04-6 Over	-6 Overlooking objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B22	A habitable room window, palcony, terrace, deck or patio should be located and designed to avoid distributions of 9 misures of 9 misures (measured within a 45 degree angle from the plane of the window, premiers (measured within a 45 degree angle from the plane of the window or pretimers). There is a constrained at ground level of the window or pretimers is the standow indow is the plane of the standow is the plane of the trace, deck or patio. An existing the first is the standow indow is the plane of the trace of the trace is the plane of the trace of the tr	<ul> <li>Standard met</li> <li>On the east and west boundaries (at first floor) habitable foom windows have been screened in the following ways: <ul> <li>Provided with an external screens to at least 1.7 metres above floor level</li> <li>Have a sill height of 1.7m above finish floor level</li> </ul> </li> </ul>
	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.	<ul> <li>Standard met</li> <li>Standard west boundaries (at first floor) habitable on the east and west boundaries (at first floor) habitable room windows have been screened in the following waves:</li> </ul>
	<ul> <li>Have sill heights of at least 1.7 metres above floor level.</li> </ul>	<ul> <li>Provided with an external screens to at least 1.7</li> </ul>

City of Greater Dandenong

**ORDINARY COUNCIL MEETING - MINUTES** 

MONDAY, 13 SEPTEMBER 2021

No lower level dwellings

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

Standard met

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 B23

The design response.

Guidelines

Objective Decision

Standard B24	Noise sources, such as mechanical plant, should not be located near bedrooms of	Standard met
	immediately adjacent existing dwellings.	No noise sources apparent
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential	✓ Standard met
	buildings should take into account of noise sources on immediately adjacent properties.	No noise sources apparent
	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.	
	To protect residents from external noise.	
Clause 55.05-	-1 Accessibility objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be	✓ Standard met
	accessible or able to be easily made accessible to people with limited mobility.	The floor levels proposed are not excessively high

# Clause 55.04-8 Noise impacts objectives Title & Objective | Standards

Standard Met/Standard Not Met/NA

01000000000		
Title & Objective Standards	Standards	Standard Met/Standard Not Met/NA
Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be	✓ Standard met
	accessible or able to be easily made accessible to people with limited mobility.	The floor levels proposed are not excessively high and ground level living proposed which could be accessible
		to people with limited mobility.
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	

# Clause 55.05-2 Dwelling entry objective

Title & Objective Standar	Standards	Standard Met/Standard Not Met/NA
Standard B26	Entries to dwellings and residential buildings should:	Standard met
	• Be visible and easily identifiable from streets and other public areas.	Dwelling entries would be visible from the street/ shared
	• Provide shelter, a sense of personal address and a transitional space around the entry.	driveway.
Objective	To provide each dwelling or residential building with its own sense of identity.	

Each habitable room window would face an outdoor space. Standard Met/Standard Not Met/NA Standard met An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or A carport provided it has two or more open sides and is open for at least on third of its perimeter. Whether there are other windows in the habitable room which have access to daylight. • A verandah provided it is open for at least on third of its perimeter, or To allow adequate daylight into new habitable room windows. A window in a habitable room should be located to face: The design response.

Clause 55.05-3 Daylight to new windows objective Title & Objective | Standards

Standard B27

Decision Guidelines

Objective

Clause 55.05-4 Private open space objective

City of Greater Dandenong

**ORDINARY COUNCIL MEETING - MINUTES** 

MONDAY, 13 SEPTEMBER 2021

City of Greater Dandenong

**ORDINARY COUNCIL MEETING - MINUTES** 

	Standard Met/Standard Not Met/NA	r residential 🗸 Standard met	om any wall on ✓ Standard met wall.			sunlight it will	and residential
Clause 55.05-5 Solar access to open space objective	Standards	The private open space should be located on the north side of the dwelling or residential building, if appropriate.	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. <b>Diagram B5 Solar access to open space</b>	Wall to the north of sectioned private open sectioned private open sectioned private open sectioned private open sectioned private open space activitient private open space activitient private open space distant at equinox mail (n) Setback (0.9h + 2m)	The design response.	The useability and amenity of the secluded private open space based on the sunlight it will receive.	To allow solar access into the secluded private open space of new dwellings and residential
Clause 55.05	Title & Objective	Standard B29			Decision	Salillapino	Objective

Clause 55.05-6 Storage obj	6 Storage objective	
Title & Objective Standards	Standards	Standard Met/Standard Not Met/NA
Standard B30	Each dwelling should have convenient access to at least 6 cubic metres of externally	Standard met
	accessible, secure storage space.	Each dwelling has been provided with 6 cubic metres fo externally accessible secure storage space.
Objective	To provide adequate storage facilities for each dwelling.	

City of Greater Dandenong

**ORDINARY COUNCIL MEETING - MINUTES** 

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Clause 55.06-1 Design	-1 Design detail objective	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B31	The design of buildings, including:	✓ Standard met
	<ul> <li>Façade articulation and detailing,</li> </ul>	The proposal offers a respectful design that is in the
	<ul> <li>Window and door proportions,</li> </ul>	preferred neighbourhood character.
	<ul> <li>Roof form, and</li> </ul>	
	<ul> <li>Verandahs, eaves and parapets,</li> </ul>	
	should respect the existing or preferred neighbourhood character.	
	Garages and carports should be visually compatible with the development and the existing or	✓ Standard met
	preferred heighbourhood character.	Garages would be integrated and articulated into the building elevations. Garages are located behind the built form of the dwellings and would not be visible from the streetscape.
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
Guidelines	The design response.	
	The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.	
	Whether the design is innovative and of a high architectural standard.	
Objective	To encourage design detail that respects the existing or preferred neighbourhood character.	

Clause 55.06-2 Front	-2 Front fences objective		
Title & Objective	Standards		Standard Met/Standard Not Met/NA
Standard B32	The design of front fences should complement the de building and any front fences on adjoining properties.	of front fences should complement the design of the dwelling or residential any front fences on adjoining properties.	<ul> <li>Standard met</li> <li>A 900mm high front fence is proposed</li> </ul>
	A front fence within 3 metres of a street should not exceed:	et should not exceed:	✓ Standard met
	• The maximum height specified in a schedule to the zone, or	schedule to the zone, or	A 900mm high front fence is proposed
	All schedules to all residential zones.	nes:	
	"Maximum 1.5 metre height in streets in Road Zone Category 1 1.2 metre maximum height for other streets"	eets in Road Zone Category 1 ier streets"	
	• If no maximum height is specified in in Table B3.	<ul> <li>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.</li> </ul>	
	Table B3 Maximum front fence height	ight	
	Street Context	Maximum front fence height	
	Streets in a Road Zone, Category 1	2 metres	
	Other streets	1.5 metres	
Decision	Any relevant neighbourhood characte	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
cuidellines	The design response.		
	The setback, height and appearance	The setback, height and appearance of front fences on adjacent properties.	
	The extent to which slope and retainir	to which slope and retaining walls reduce the effective height of the front fence.	
	Whether the fence is needed to minimise noise intrusion.	nise noise intrusion.	
Objective	To encourage front fence design that character.	To encourage front fence design that respects the existing or preferred neighbourhood character.	

City of Greater Dandenong

**ORDINARY COUNCIL MEETING - MINUTES** 

MONDAY, 13 SEPTEMBER 2021

2.3.1 Town Planning Application - No. 5 Glendale Road, Springvale (Planning Application No. PLN21/0026)
(Cont.)

Clause 55.06	Clause 55.06-4 Site services objectives	
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B34	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	<ul> <li>✓ Standard met</li> </ul>
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	✓ Standard met
	Bin and recycling enclosures should be located for convenient access by residents.	<ul><li>Standard met (with condition of permit)</li></ul>
		This standard is met for dwellings 1 and 3.
		A condition is required for dwellings 2 and 4.
		Dwelling 2 – to ensure, bins can be easily transported to the front of the site (from the rear SPOS area) a door located on the west side of the garage is required.
		Dwelling 4 – in its current form, bins cannot be transported to the front of the site, as there is no direct access. A condition is required for a door to be provided to the north side of the garage to allow bins to be easily transported to the rear and front of the site
		UNIT 4 E A DICK PAOING CARDY IN
	Mailboxes should be provided and located for convenient access as required by Australia Post.	<ul> <li>✓ Standard met</li> </ul>
Decision Guidelines	The design response.	
Objectives	To ensure that site services can be installed and easily maintained.	
	To ensure that site facilities are accessible, adequate and attractive.	

File Id:	513275 and 508940
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Proposed Development Plan

#### **Application Summary**

Applicant:	Paragon Development Group
Proposal:	Development Plan pursuant to Schedule 13 to the Development Plan Overlay of the Greater Dandenong Planning Scheme
Zone:	Neighbourhood Residential Zone Schedule 1
Overlay:	Development Plan Overlay Schedule 13
Ward:	Keysborough

The purpose of this report is to consider a second Development Plan pursuant to Schedule 13 of the Development Plan Overlay (DPO13) of the Greater Dandenong Planning Scheme.

The Development Plan Overlay Schedule 13 states that 'there can be up to two Development Plans' for the whole of the land to which this Schedule applies.

The first Development Plan has already been prepared and approved at the Council meeting on 25 May 2020 for the land at 15-29 Coomoora Road, Springvale South (PInSM19/0002). This Development Plan is separate to the Plan assessed in this report.

On 27 May 2021, a Development Plan was submitted to Council for review for the remaining land in the DPO13, namely the land at 46-62 Darren Road and 55-67 Coomoora Road Springvale South. This Development Plan is the subject of this application.

The area affected by the Development Plan would be one (1) lot abutting Darren Road at 46-62 Darren Road, Springvale South. The remaining area at 55-67 Coomoora Road, Springvale South will be subject to an addendum to this Development Plan in due course.

A Development Plan provides direction and coordination of proposed use/s and development/s before a planning permit can be granted. The content of the Plan specifies the form and conditions that must be met by future planning permit applications and provides certainty about the nature of the proposed use/s and/or development/s to landowners and the community. Where a Development Plan is applicable, a two-step approach occurs being the approval of a guiding Development Plan following the approval of a detailed planning permit prior to any use or development commencing.

This Development Plan seeks to guide the form and conditions of future residential development, a childcare centre and communal and public open space at the subject land. The Development Plan outlines broad building parameters and setbacks for the low to medium density residential development and indicative lots with setbacks for conventional residential development. Building heights across the site are identified at a maximum two storey scale for all development.

The detailed design for townhouse development on the subject lot will be provided as part of a future planning permit application. The proposed Development Plan does not identify a yield or proposed number of dwellings but does include indicative building envelopes and specific design principles that will assist in the preparation of detailed planning permit applications informing the overall yield and number of townhouses to be proposed at a later date.

Additionally, future planning permit applications can be considered for subdivision and/or the development of the land including the detailed design of the childcare use and development, provided that it is generally in accordance with the approved Development Plan.

Informal public notification of the proposal was undertaken and one (1) submission was received to date.

#### **Recommendation Summary**

This report recommends that Council resolves to:

- Approve the Development Plan for 46-62 Darren Road and 55-67 Coomoora Road, Springvale South in the form of Attachment 1, subject to conditions; and
- Advise the applicant and submitter of Council's decision.

### Background

Planning Scheme Amendment C190 was gazetted on 14th July 2016 and rezoned the land at 15-29 Coomoora Road and 55-67 Coomoora Road (now known as 15-29 Coomoora Road, 46-62 Darren Road and 55-67 Coomoora Road) Springvale South from Public Use Zone to Neighbourhood Residential Zone and applied Schedule 13 to the Development Plan Overlay. At the time of the Amendment, the land was owned by the Department of Education and Training and was declared surplus to Departmental requirements.

The Development Plan Overlay Schedule 13 states that 'there can be up to two Development Plans' for the whole of the land to which this Schedule applies.

The first Development Plan has already been prepared and approved on 25 May 2020 for the land at 15-29 Coomoora Road, Springvale South (PlnSM19/0002). This Development Plan is separate to the Plan assessed in this report.

On 27 May 2021, a second Development Plan pursuant to Schedule 13 of the Development Plan Overlay was submitted to Council for review for the remaining land in the Development Plan Overlay Schedule 13, namely the land at 46-62 Darren Road and 55-67 Coomoora Road Springvale South (area shown in blue in Figure 1 below). This Development Plan is the subject of this application.

This area consists of three allotments. The proponent of this Development Plan owns the northern most allotment. The southern two allotments (shown in pink below) are currently owned by the Department of Health and Human Services (DHHS) who have no immediate plans to develop. It is noted that the information provided within this Development Plan relates to the northern parcel of land only. Further information and an addendum to the Development Plan, regarding the future development of the two southern parcels (shown in red below) will be required before a planning permit is issued for any development on these two southern allotments.



#### Legend

Approved Development Plan (PInSM19/0002), 15-29 Coomoora Road
Extent of this Development Plan (PLSM21/0002)
Land owned by the proponent of this Development Plan (PLSM21/0002), 46 – 62 Darren Road
Land owned by DHHS, 55-67 Coomoora Road (Subject to addendum to this Development Plan (PLSM21/0002) in due course)

#### Figure 1 . Development Plan Area

#### **Subject Site and Surrounds**

The subject site is a vacant lot located on the western side of Darren Road, approximately 700 metres east of Springvale Road. The site consists of three allotments:

	Title details	Address	Area
Northern allotment	Crown Allotment 2272, Volume 12016, Folio 598	46-62 Darren Road, Springvale South	12470 square metres
Central allotment	Crown Allotment 2271, Volume 12016, Folio 598	46-62 Darren Road, Springvale South	2000 square metres

Southern allotmentCrown Allotment 2262, Volume 11930, Folio 470	55-67 Coomoora Road Springvale South	5000 square metres
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The site is located in the Neighbourhood Residential Zone 1 and the subject to Schedule 13 of the Development Plan Overlay (DPO13) of the Greater Dandenong Planning Scheme.

There is extensive established vegetation spread across the site.

#### North:

Immediately north is a pedestrian path used to provide access from Darren Road to the Keysborough Primary School. Further north are residential dwellings in a General Residential Zone, a Council reserve and Council kindergarten.

#### East:

To the east is Darren Road. Further east are residential dwellings in a Neighbourhood Residential Zone. These are generally single or double storey brick dwellings with significant upper storey separation, pitched roofs and large gardens.

#### South:

To the south is Coomoora Road. Further south are residential dwellings in a Neighbourhood Residential Zone. These are generally single or double storey brick dwellings with significant upper storey separation, pitched roofs and large gardens.

#### West:

To the west is the Keysborough Primary School. Immediately west of the subject site is the outdoor grassed play spaces associated with the school.

#### Wider Context

The surrounding subdivision pattern has lot sizes of approximately 500 square metres, developed with single dwellings of both single and double storey form, hip and gable tiled roofs, brick facades, significant upper level separation and large gardens.

The site offers convenient access to a number of services and facilities, including schools and commercial centres including Fiveways Business Centre (west of the Dandenong Bypass). However, the site is a significant distance from shops and public open space.

Major roads including the Dandenong Bypass, Springvale Road, Cheltenham Road and Eastlink provide convenient access to the city and surrounding areas.

#### Proposal

The Development Plan is specifically tailored to guide the future residential development of the land. Once the Development Plan is approved by Council, future planning permit applications will be considered and potentially granted for subdivision and/or the development of the land, in accordance with the approved Development Plan, without further public notice.

Schedule 13 of the Development Plan Overlay sets out the requirements for a Development Plan to be submitted to and approved by Council before future planning permit applications for the site can be determined. The Development Plan application was accompanied by all required documentation as listed under Section 4.0 of the schedule, which addresses matters of potential land contamination, urban context, open space, road networks, landscaping, sustainable design, transport impacts, traffic management and stormwater management.

The context and site plans (Drawings DP202 and DP300) detail the following information, as depicted in Attachment 1:

- Neighbouring properties of subject site;
- Vegetation:
  - The plan specifies vegetation to be retained on the subject site and includes tree 69, 70, 73 and 75. The plan also identifies that special investigation and construction techniques will be required to protect and retain tree 73, and also tree 48 located on the neighbouring site to the west.
  - Vegetation to be removed includes all other trees on the subject site in accordance with *Ecology and Arboriculture Assessment and Tree Retention Plan (Jacobs, 2015)* This is further discussed in the assessment section below.
- Residential development consisting of:
  - A portion of lots to be developed and sold as townhouses, and a portion sold as land only lots
  - All residential lots with a 5.4 metre street setback and 6.0 metre rear setback;
  - All residential lots to have a maximum two storey height;
  - Minimum 2 metre setback along the southern boundary of the subject site for any dwelling;
  - Design guidelines state all dwellings shall have predominantly ground level living (non-reverse living);
  - Design guidelines state all dwellings to have 60 square metres of ground level private open space, with one part of secluded private open space to be 40sqm and minimum dimension of 5 metres;
  - Attached forms at ground level;
  - Upper level separation for every second dwelling;
  - An east-west connecting communal open space area of 1,083 square metres located adjacent to the western boundary.

- Public Open Space (5% of the site area) is proposed to be located on the eastern boundary with Darren Road.
- Off street communal visitor car parking in three locations, accessed off the common property roadway.
- A single storey childcare centre fronting Darren Road with 3.0m setback from the side boundary (southern), and 1.0m from the abutting private open spaces areas to the north. The childcare centre will have a car park in the front setback, with one single lane accessway off Darren Road.

The Development Plan 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**

The only financial implication for Council will be the costs associated with staff resources. All other costs associated with the Development Plan Application including the cost associated with informal public notification has been borne by the applicant.

#### **Council Policies**

The relevant clauses of the Planning Scheme include:

Planning Policy Framework

Clause 11 (Settlement) Clause 15 (Built Environment and Heritage) Clause 16 (Housing) Clause 17 (Economic Development) Clause 18 (Transport) Clause 19 (Infrastructure)

Local Planning Policy Framework

Clause 21.02 (Municipal Profile) Clause 21.03 (A Vision for Greater Dandenong)

Clause 21.04 (Land Use) Clause 21.05 (Built Form)

Clause 21.06 (Open Space and Natural Environment)

Clause 21.07 (Infrastructure and Transportation)

Clause 22.06 (Environmentally Sustainable Development)

Clause 22.09 (Residential Development and Neighbourhood Character)

#### Zoning and Overlays

The site is located within the Neighbourhood Residential Zone Schedule 1 (NRZ1) and is subject to Schedule 13 to the Development Plan Overlay (DPO13) of the *Greater Dandenong Planning Scheme*. These planning controls support the subject site for residential uses.

Under Section 1 of the Neighbourhood Residential Zone (Clause 32.09-2 - table of uses) a planning permit is not required for residential use. Under Section 2 of the Neighbourhood Residential Zone (Clause 32.09-2 - table of uses), a planning permit is required for the use of the land for a childcare centre. A permit is also required for the construction and extension of two or more dwellings on a lot, construction of buildings and works associated with a Section 2 use, as well as for any subdivision to the development. The purpose of the Neighbourhood Residential Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Under the Development Plan Overlay (Schedule 13), a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a Development Plan has been prepared to the satisfaction of the Responsible Authority.

#### <u>Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies</u> 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

#### 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. This report is consistent with the following goals:

#### People

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

#### <u>Place</u>

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

#### **Diversity (Access & Equity)**

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

#### **Community Safety**

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

#### Safe Design Guidelines

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

#### **Informal Consultation**

The *Planning and Environment Act 1987* governs exhibition and notice requirements. The, 'Act' does not provide any provision for the notification or exhibition of Development Plans. Whilst this is the case, the proposed Development Plan was placed on informal notification over a three (3) week period from 15<sup>th</sup> June to 7<sup>th</sup> July 2021 by sending notification letters to all neighbouring owners and occupiers. No signs were required to be placed on site. The Development Plan application documents were also published on Council's website.

It was advised in the notification letters sent to all the neighbouring owners and occupiers, that while comments and submissions in relation to the Development Plan would be received by Council for its consideration and information, the submitters would not be able to be party to an application for review before the Victorian Civil and Administrative Tribunal (VCAT).

#### **Submissions**

One (1) submission was received within the vicinity of the subject site. A map of the submitter's location is shown in Figure 2 below.



#### Figure 2 . Location of Submitter

The submission raised concerns regarding the cumulative impact of traffic and parking in the wider area with respect to the approval of this Development Plan and other approved developments within the wider area. The submission also raised concerns regarding the source of the data used in the submitted Traffic Assessment.

A response to these concerns is summarised below:

The concerns relating to the cumulative impact of traffic movements in the area were anticipated in the rezoning of the land from Public Use Zone to Neighbourhood Residential Zone under Planning Scheme Amendment C190. Further information relating to the traffic movements resulting from the development of the land was provided with the application. The Traffic and Transport Assessment adequately responds to matters of traffic generation, analysis of existing conditions and mitigation treatments, to ensure the future development of the land does not cause detrimental impacts on the surrounding area.

The Development Plan would include indicative visitor car parking, as well as car parking for the childcare facility. These figures are for the purpose of technical assessments and not reflective of the actual proposed number of spaces on site. The provision of car parking on-site will be assessed

under Clause 52.06 and Clause 55 (ResCode) of the Greater Dandenong Planning Scheme as part of any future planning permit applications ensuring that the car parking requirements of Clause 52.06-5 are met.

The Traffic and Transport Assessment dated 19 March 2021, provides an assessment of the subject site and its environs, and all relevant traffic data collected and analysed. This includes traffic volume data based on a 2018 survey. The period the survey was conducted forms part of the objector's concerns, as it is not considered to reflect the recent developments approved in the wider area. Officers considered that the date of the survey accurately reflects the anticipated traffic volumes in a normal environment, and pre-dates the reduction in traffic volumes as a result of COVID-19. In addition, the Assessment takes into consideration the development of the land in accordance with the Development Plan at 15-29 Coomoora Road approved in May 2020.

The Traffic and Transport Assessment was reviewed by Council's Transport Department who are satisfied with the Assessment and have not raised any concerns regarding the traffic to be generated by the development envisaged by the Development Plan.

As such, it is considered that the future development will not unacceptably impact on efficient operation of the surrounding road network and will provide sufficient on site parking.

#### Referrals

#### <u>External</u>

Pursuant to Section 52 of the *Planning and Environment Act 1987*, the proposal was externally referred to:

Internal Referral Department	Response
Melbourne Water	No objection, subject to conditions
	Details of surface levels and finished floor levels.

#### <u>Internal</u>

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

Internal Referral Department	Response
Asset Planning	No objection, subject to conditions.
	Details of the internal roads including longitudinal and cross sections, and stormwater drainage system, required as a condition.

Civil Development	No objection, subject to conditions.
	Drainage details required as a condition
Community Services	Raised concerns regarding the design and development of the childcare centre.
	The Development Plan does not exempt a planning permit for the use and development for a childcare centre. The opportunity to discuss design details will be at a future planning permit application once lodged. The childcare would have to be developed in accordance with the setback and built form requirements in the proposed Development Plan.
ESD/Sustainability	No objection, subject to conditions.
	The ESD Statement is for indicative purposes and would form part of the Development Plan. The provision of ESD measures and initiatives will be assessed under Clause 22.06 of the Greater Dandenong Planning Scheme as part of any future planning permit applications ensuring that the objectives and requirements of Clause 22.06 are met. The recommendations made by the ESD Unit would be required as conditions.
Open Space/Parks	No objection.
Strategic Planning	No objection, subject to conditions. Details to several interfaces and vacant lots required as conditions.
Transport Planning	No objection.
Waste Services	No objection. The Waste Management Plan would form part of the Development Plan once approved.

#### Assessment

#### **Objectives**

The Development Plan must respond to the objectives of Schedule 13 to the Development Plan Overlay (DPO). The objectives for the subject site are as follows:

- 1. Achieve a high quality, integrated residential development that capitalises on the existing landscape features and adopts a form and density that is consistent with the identified future character, as described in Clause 22.09.
- 2. Facilitate a high-quality landscape outcome that integrates with the overall layout and design of the sites and recognises and protects existing identified vegetation.

In addition, Schedule 13 sets out a number of requirements to be met before a development plan can be approved.

The following is an assessment against the objectives of the Development Plan Overlay Schedule 13 and the requirements within the Development Plan Overlay Schedule 13.

The development plan submitted in response to Development Plan Overlay Schedule 13 meets the following objectives:

1. Achieve a high quality, integrated residential development that capitalises on the existing landscape features and adopts a form and density that is consistent with the identified future character, as described in Clause 22.09.

#### Residential Built Form Design

The subject site is located within a Neighbourhood Residential Zone where the dominant form of dwellings on existing lots are single storey detached dwellings sited on lots of approximately 500 sq. metres. Clause 22.09 seeks to achieve a well-designed and site responsive detached residential development that respects the existing neighbourhood character. Furthermore, Clause 22.09 seeks to achieve low density development, substantial opportunity to create a landscaped character, garages that do not dominate the streetscape and separated built forms at the upper level.

The dwelling typology would be single-occupancy dwellings (varying in detached, attached or semi-detached townhouses). The Development Plan provides a higher level of implementation for dwelling typology which details the provision of ground floor attached built form with separation at the upper level for at least every second dwelling.

This element is considered to align with the identified future character envisaged by Clause 22.09-3.4 for Limited Change Areas. As for the 'land only lots' in the centre of the site, additional design guidance via conditions, will ensure the future development of the land is well integrated into the site, achieves good orientation and provides passive surveillance to the public realm.

#### Setbacks

The provision of a 5.4 metre street setback for each building would ensure appropriate space is provided for substantial landscaping and softens the appearance of built form where abutting sensitive interfaces on all lots. The maps showing 'land only lots' must show setback dimensions and legend updated to reflect a 5.4m front setback and 6.0m rear setback as per design guidelines via condition of the approved Development Plan.

#### **Building Materiality**

This design parameter is required to be revised to provide an appropriate design response to the outcomes sought by the materials and finishes design principles under Clause 22.09.

#### Waste/Services

The inclusion of a design parameter regarding the location and siting of waste and services ensures that waste bins and domestic services are not located at the front of dwellings or where they are visible from the public realm, which is a guiding principle in Clause 22.09-3.4.

2. Facilitate a high quality landscape outcome that integrates with the overall layout and design of the sites and recognises and protects existing identified vegetation.

#### Landscaping and Open Space

The Development Plan provides for the planting of new trees along each of the accessways and within the public open space areas as depicted in the Landscape Plans. The provision of landscaping on-site would be in line with the landscaping objectives of Schedule 13 to the Development Plan Overlay as it facilitates high quality landscape outcomes that integrate with the overall layout and design of the site and protects existing vegetation.

The proposed area and location of Public Open Space and communal open space presents a high quality integrated landscape outcome. Interfaces with these areas including the interface between the child care centre and communal open space, will be further refined through conditions requiring detailed designs of the provision for activation and passive surveillance.

#### Tree Retention

An Arboriculture Assessment accompanies the Development Plan and identifies the overall quality of trees within the site to be generally low. Many trees exhibit reduced health and/or structural classification often as a result of crowded planting, therefore shortening life expectancy. These trees were assessed to provide little to no Aboricultural value.

Nevertheless, several trees are identified to be worthy of retention that are classified as moderate and high Aboricultural value due to their health and structural attributes and will be retained as part of the Development Plan. These trees are integrated into the proposed communal open space and landscaping areas to ensure adequate opportunity for protection is provided for their longevity and

to provide an established landscape character for future residents. An example being Tree 73, a River Red Gum, which is located within the proposed communal open space area within the centre of the site.

For clarity and guidance at planning permit application stage, conditions will be incorporated on the endorsed Development Plan to identify any trees proposed to be removed, pruned or lopped in accordance with Clause 52.17 (Native Vegetation) of the Planning Scheme.

The Development Plan has demonstrated that it would maximise the retention of existing vegetation that is of high and moderate Aboricultural value onsite. The retention of these trees align with the trees recommended to be retained in the Ecology and Arboriculture Assessment and Tree Retention Plan (Jacobs, 2015). The Landscape Plan submitted identifies trees retained in accordance with the approved Arborist Report and Tree Retention Plan and their respective Tree Protection Zones and Structural Root Zones.

Overall, the proposed Development Plan satisfies the objectives in the Development Plan Overlay (DPO13) and is consistent with the identified residential built form and landscape character envisioned in Clause 22.09.

#### Development Plan – Section 4 of DP.

Clause 4.0 of Schedule 13 to the DPO sets out a list of information that must be provided to Council's satisfaction prior to the endorsement of the Development Plan. The following is an assessment of the required information:

DPO13 requirements:	Assessment
The following information must be provided Development Plan:	t to Council's satisfaction prior to the endorsement of a
A certificate of environmental audit must be issued for the land in accordance with Part IXD of the <i>Environment Protection Act</i> 1970, or An environmental auditor appointed under the <i>Environment Protection Act</i> 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.	<b>Complies</b> Statement issued and the Auditor has confirmed that the use of the land for residential and childcare centre are suitable uses.

DPC	013 requirements:	Assessment
The	Development Plan(s) must comprise the	following to the satisfaction of the responsible authority:
1.	A Site Analysis Plan that provides details of the land to which the plan applies including orientation, boundaries, dimensions of the site; easements; surrounding land use and development; contours and levels of the site; provision of services to the land, and pedestrian and public transport linkages and movement.	<b>Complies</b> The plans show the listed information.
2.	An Urban Context Analysis Response including consideration of surrounding land uses and development; the proposed use and development of the site, and vehicle and pedestrian links into the site including public transport linkages and movements.	<b>Complies</b> The plans show the listed information.
3.	<ul> <li>A Development Concept Plan that shows or provides the following information:</li> <li>Identification of existing vegetation to be retained and removed, having regard to the findings of <i>Ecology and Arboriculture Assessment and Tree Retention Plan</i> (Jacobs, 2015).</li> </ul>	<b>Complies with conditions</b> The recommendations of the <i>Ecology and</i> <i>Arboriculture Assessment and Tree Retention Plan</i> ( <i>Jacobs, 2015</i> ) were considered in the preparation of the Development Plan. For clarity and guidance at planning permit application stage, conditions will be incorporated on the endorsed Development Plan to identifies any trees proposed to be removed, pruned or lopped in accordance with Clause 52.17 (Native Vegetation) of the Planning Scheme. Design parameters of the Development Plan incorporate methods of tree retention for trees shown on the plan and specify the area of land provided as communal open space.

•	A subdivision layout that minimises the need to remove existing identified vegetation	Complies
•	A well-expressed and integrated internal open space network that meets the required 5% land contribution; has regard to the findings of <i>Ecology and</i> <i>Arboriculture Assessment and</i> <i>Tree Retention Plan</i> (Jacobs, 2015); can be easily accessed by residents and applies landscaping treatments to all areas of open space	Does not comply, however additional design parameters will resolve non-compliance. The Plan falls short of the open space requirement where 624sqm (5%) is required, however only 620sqm (4.95%) has been provided. Conditions will require the plan to be updated to provide an additional 4sqm to meet this requirement. The public open space is located on the north eastern corner of the site, with an access road located to the south. This will create a sense of space and connection with the existing public open space. As for the layout and design of the communal open spaces, conditions will require design parameters in relation to pedestrian connectivity, design, layout and opportunity for passive surveillance at each interface.
•	Provision of an internal road and pedestrian network that promotes safe and convenient movement to existing street networks and community uses.	<b>Complies</b> The proposal provides an internal common property accessway of 8.1 metres and includes a 5.5-metre-wide road, plus a small landscape strip either side and a footpath on one side.
•	Location for vehicle egress and ingress, road layout and the location of car parking areas. Ensure that car parking is located in a way that does not dominate the street frontage.	<b>Complies</b> Vehicle ingress and egress, road layout and location of car parking areas has been identified. The proposed road layout and street network is appropriate, including the turning area provided at the southern end of the internal road. The Plan provides design parameters regarding the management of this common property road layout to prevent vehicles from parking in areas which will impede on traffic movement.

4.	<ul> <li>A Landscape Concept Plan including:</li> <li>Treatment of the public realm.</li> <li>Vegetation to be retained, areas of new planting and planting themes and species.</li> <li>Measures to protect and enhance identified vegetation, including detailed measures for the protection of trees to be retained (including tree protection zones). The Landscape Plan should have regard to the Tree Retention Plan included in the <i>Ecology and</i> <i>Arboriculture Assessment and</i> <i>Tree Retention Plan</i> (Jacobs, 2015).</li> </ul>	<ul> <li>All dwellings fronting Darren Road will be accessed from Darren Road. All dwellings fronting the internal road network will have a garage facing the internal road with at least one habitable room also facing the road.</li> <li><b>Complies</b> <ul> <li>A landscape plan has been submitted detailing:</li> <li>How the public realm will be treated.</li> <li>Vegetation to be planted including species.</li> <li>Vegetation to the retained is in accordance with the recommendations of the <i>Ecology and Arboriculture Assessment and Tree Retention Plan (Jacobs, 2015)</i>.</li> </ul> </li> <li>The landscape concept plan includes notation for trees to be retained and protected. The notation refers to the protection measures outlined in the Arborist report and the recommendations of the <i>Ecology and Arboriculture Assessment and Tree Retention Plan (Jacobs, 2015)</i>. The Arborist report specifies special construction methods will be required for works resulting in a major encroachment.</li> </ul>
5.	An Environmentally Sustainable Design Statement outlining the environmentally sustainable practices and best practice water sensitive design principles that will be incorporated into the development such as energy and water conservation, passive solar design, waste minimisation, vegetation retention, the promotion of alternative transport options and other innovative practices	<b>Complies</b> Environmentally Sustainable Design Statement dated 19 March 2021. The document was referred to Council's Sustainability Department, who have responded with no objection, subject to conditions increase the sustainability aspirations of the site.
6.	A Transport Impact Report assessing the potential effects that the development may have on the surrounding road network detailing:	<b>Complies</b> Traffic and Transport Assessment dated 19 March 2021.

	Performance objectives.	The document has been referred to Council's Transport Department, who are satisfied with the	
	An existing conditions     assessment.	Assessment and have responded with no objection.	
	Proposed vehicle access     arrangements.	Overall, the Traffic and Transport Assessment Report finds that the proposed road network is sufficient to accommodate anticipated traffic volumes and will have a minimal effect on the operation of the	
	Traffic generation.	surrounding road network and intersections at Springvale Road/Patterson Road and Henderson	
	Base-case without the proposed development.	Road/Corrigan Road.	
	• Post development analysis.		
	Mitigation treatments.		
7.	An Integrated Traffic Management Plan, including:	Complies	
	An existing conditions     assessment.	Traffic and Transport Assessment dated 19 March 2021.	
	The road layout and design including road reserve widths.	The document has been referred to Council's Transport Department, who are satisfied with the Assessment and have responded with no objection	
	• The means of vehicle ingress and egress to and from the site.	The proposal provides connectivity for all vehicles and pedestrians to the existing infrastructure that abuts the site. A separate footpath network is provided	
	• Location and access points for on-site car parking.	along the accessways to ensure all dwellings and connecting streets are safely accessible by foot. The road network also ensures that appropriate space is	
	• A pedestrian network plan and bicycle facilities plan.	provided for canopy tree planting along accessways to create positive streetscape outcomes for the Development Plan site.	
	• Access routes to public transport.	The internal road network can accommodate a 8.8	
	• The actions and responsibilities for ongoing implementation of the plan, including proposed funding arrangements.	metre long waste collection truck to ensure the adequate collection of waste from the site, noting this waste collection would be in the form of a private collection, rather than a Council waste collection.	
8.	A Stormwater Management Plan including:	Complies	
	inciduing.	Stormwater Management Plan dated 19 March 2021.	

	<ul> <li>Stormwater Drainage Impact Report to assess the best option available to accommodate increased discharge from the anticipated residential development.</li> <li>How the development will comply with best practice environmental management of urban stormwater and incorporate water sensitive urban design to assist on-site retention of stormwater.</li> <li>Details of stormwater management measures</li> <li>Construction and maintenance requirements for water sensitive urban design</li> <li>Any other matters as required by the responsible authority and Melbourne Water.</li> <li>Any modification to the Stormwater Management Plan component of the Development Concept Plan must be to the satisfaction of the responsible authority and Melbourne Water.</li> </ul>	The Stormwater Management Plan has been referred to Melbourne Water and to Council's Civil, Asset and ESD teams. Melbourne Water responded stating that the Development Plan must be amended to state minimum floor levels. Council's internal departments raised no other concern with the Stormwater Management Plan.
9.	Details of service infrastructure	Complies
	provision.	Referred to Asset and Civil Departments with no objection received.
10.	A response to the Safer Design	Does not comply, however additional design
	Guidelines for Victoria.	parameters will resolve non-compliance.
		The 'Safer Design Guidelines for Victoria' has been superseded by the 'Urban Design Guidelines for Victoria'.
		Urban Design and Interface with Other Uses

<ul> <li>The Development Plan adopts several objectives outlined in the 'Urban Design Guidelines for Victoria' to facilitate safe, functional and enjoyable places and foster community interaction. The proposal provides adequate urban design parameters on passive surveillance from dwellings and road design only. To further facilitate safety and useability of open space areas, conditions will require the plan to provide further design guidance on activation and passive surveillance in the following areas:</li> <li>Interface with the lineal area of communal open space;</li> </ul>
<ul> <li>Interface between Darren Road and the public open space area;</li> </ul>
<ul> <li>Interface between the childcare outdoor area and secluded private open space of future dwellings;</li> </ul>
<ul> <li>Interface between the childcare outdoor area and communal open space area;</li> </ul>
<ul> <li>Interface between the public open space area and future dwelling to the west;</li> </ul>
East-west communal open space area.

### Conclusion

In conclusion it is recommended that the proposed Development Plan be supported in accordance with the officer recommendation and that Council approve the Development Plan subject to the recommendations and conditions outlined below.

### Recommendation

### That Council:

- 1. Receives the submission made in response to the exhibition of the Development Plan application;
- 2. Adopts the position on the submission as set out in this report;
- 3. Approves the Development Plan at 46-62 Darren Road and 55-67 Coomoora Road, Springvale South, subject to the following recommendations / conditions:
  - 3.1. Prior to the endorsement of the Development Plan the following is required to be amended on the Development Plan:

- 3.1.1 The plans amended to show:
  - The provision of 624 square metres of public open space (5% of the site area);
  - References to the open spaces providing the east-west connection renamed from 'private open space' to 'communal open space';
  - Setback dimensions for the land only lots including a minimum 5.4m front setback, and minimum 6.0m rear setback.
- 3.1.2 The following notations:
  - The Legal Point of discharge for the development is to the existing pit on Darren Road;
  - The maximum allowable discharge for the site is 113.34L/s and the storage required is 105.51m<sup>3</sup>
  - The childcare centre and dwellings within the '2 Storey Form' area adjacent to Darren Road must be constructed with finished floor levels set no lower than 300mm above the applicable adjacent flood level.
  - Open space areas and car parking interfacing Darren Road must be set on existing surface levels.
  - Any references to dwelling numbers, crossover numbers or visitor parking numbers within the Transport, Waste, Stormwater reports have been prepared for the purpose of technical assessments and is not reflective of the actual proposed number.
- 3.1.3 Provision of additional design parameters and plans and elevations to address the following areas using the guidelines in the 'Urban Design Guidelines for Victoria' and measures in Crime Prevention through Environmental Design (CPTED):
  - Interface with the lineal area of communal open space;
  - Interface between Darren road and the public open space area;
  - Interface between the childcare outdoor area and secluded private open space of future dwellings;

- Interface between the childcare outdoor area and communal open space area including fencing treatments which avoid a blank wall to the open space area;
- Interface between the public open space area and future dwelling to the west;
- East-west communal open space area.

The design parameters must address passive surveillance, safety, useability, objects (e.g. park furniture), landscaping and maintenance.

3.1.4 Inclusion of the following design parameters:

#### **Building Design and Site Layout**

- Separation at a minimum 2.0m to be provided at the upper level for at least every second dwelling, with the exception of the dwellings adjacent to the childcare centre to the east.
- Separation at a minimum 1.5m to be provided at the upper level for at least every second dwelling for the dwellings adjacent to the childcare centre to the east.
- All lots should include 60 square metres of private open space with one part provided as secluded private open space comprising 40 square metres (minimum) with a minimum dimension of 5 metres and convenient access from a living room at the rear of the dwellings.

Two-bedroom dwellings are permitted to encroach within the prime secluded private open space areas of the dwelling by no more than 500mm or to the satisfaction of the Responsible Authority.

- Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach no more than 2.5 metres into the minimum 5.4m front setback.
- Facades are to incorporate a variety of complementary materials, fenestration and articulation to create a visually interesting streetscape and neighbourhood character;
- Exposed front and side facades are to incorporate fenestration to aid with passive surveillance of public areas and create façade articulation.

- Building forms to incorporate a variety of setbacks to ground and first floor levels to create a visually interesting building massing. Continuous and unbroken first floor massing should be avoided, where practicable.
- All habitable rooms should have direct access to natural light.

#### Streetscapes

- Street frontages are to incorporate landscaped setbacks with built form directly on front boundary to be avoided.
- Fences on side and rear boundaries are not permitted forward of the primary frontage setback
- All fences within the front setback area must be no higher than 1.2 metres and are to be at least 50% visually transparent.

#### **Tree Retention/ Landscaping**

- Trees are to be retained in accordance with the approved Arborist Report and Tree Retention Plan.
- At least one advanced canopy tree within the frontage area of each dwelling and at least two advanced canopy trees to be provided within the rear yards of each dwelling.

#### **Building Materiality**

- Any single material must not comprise more than 70% of the facade of the building facing the Primary Frontage
- Building materials should use quality, durable building materials and finishes that are designed for residential purposes.
- The use of commercial or industrial style building materials and finishes should be avoided.
- Using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials should be avoided.
- Use a consistent simple palette of materials, colours, finishes and architectural detailing.

Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.

#### <u>Waste</u>

- Bins storage areas/enclosures are to be located and configured to minimise visibility from the public realm and should not be located within dwelling front setbacks, where practicable.

#### Services

- Services installations should be located and/or screened to avoid visibility from the public realm.

#### Land Only Lots

Separate Residential Built Form Design and Layout Parameters for Land Only Lots, as follows:

- All dwellings are to have a maximum two storey height.
- A site coverage of a maximum 50% shall be achieved across the site.
- Permeability of at least 40% across the site shall be achieved.
- Separation to be provided at the upper level for every dwelling;
- Lots to provide a 5.4 metre front setback and 6.0m rear setback at ground and first floor, and at least one side setback at a minimum 1m in width at ground and first floor;
- Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, public and communal open space. streets, laneways, internal access ways and car parking areas.
- Blank and window less walls are to be avoided where they are visible from a street or area of public and communal open space.
- Exposed front and side facades are to incorporate fenestration to aid with passive surveillance of public areas and create façade articulation.

- Building forms to incorporate a variety of setbacks to ground and first floor levels to create a visually interesting building massing. Continuous and unbroken first floor massing should be avoided, where practicable.
- Secluded private open space throughout the site to be well proportioned, well connected to dwelling living areas and have access to direct sunlight

during the course of the day.

- Living areas of all dwellings should be located with direct connection to secluded private open space.
- North facing windows should be provided to all dwellings where possible and beneficial.
- Substantial landscaping should be provided to create a landscaped character, particularly canopy trees in front and rear gardens;
- Front setbacks of dwellings are to be landscaped, with hard paved surfaces in the front setback to be minimised and generally limited to a pedestrian path
- Each lot must provide no more than a double garage facing the Common Property Road/Street.
- Each garage must be well integrated into the design of the dwelling and designed so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level.
- Garage doors must be sectional or tilt style and must not be roller style.
- Garages associated with a dwelling with 3 or more bedrooms should be sited to accommodate a tandem car space in accordance with Clause 52.06 of the Greater Dandenong Planning Scheme.
- Each lot must only be accessed from the Common Property Road via one (1) single crossover with a width of 3.0 metres.
- Land Only Lots proposed within the development are not to be further subdivided.

- Using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials should be avoided.
- 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.
- 3.1.5 Revision of the Arboricultural Assessment and Tree Retention Plan to address the following:
  - Identification of any vegetation required to be removed, lopped and/or pruned with reference to Clause 52.17 Native Vegetation of the Greater Dandenong Planning Scheme and the Ecology and Arboriculture Assessment and Tree Retention Plan (Jacobs, 2015).
- 3.1.6 Details of the internal roads including longitudinal and cross sections;
- 3.1.7 Revision of the Stormwater Management Plan to add details of the stormwater drainage system/network, and maintenance requirements including responsibility and frequency.
- 3.1.8 Revision of the Environmentally Sustainable Design (ESD) Statement to include the following specifications;
  - Aim to exceed all minimum performance benchmarks in BESS, demonstrating a development site that is beyond best practice across a number of areas.
  - All opportunities to reduce councils and the community's emissions (to a net zero outcome as quickly as possible) must be considered as a result of the current Climate and Ecological Emergency.
  - Dwellings to achieve a NatHERS rating beyond 6-stars, with a target of 7 stars per dwelling.
  - Aim for an "electric only" site with no gas infrastructure.
  - All dwelling roofs designed as a minimum to accommodate (sufficient size and orientation) solar photovoltaic panels.
  - Childcare centre solar specification increased to 10kW in light of no natural gas heating.

Cr Loi Truong disclosed a General conflict of interest (s 127) in this item as he has a residence and shop in Darren Road, Springvale South. Cr Loi Truong left the Meeting at 7.12pm before discussion and voting on this item.

#### MINUTE 256

Moved by: Cr Tim Dark Seconded by: Cr Bob Milkovic

That Council:

- 1. receives all submissions made in response to the exhibition of the development plan application; and
- 2. refuses the Development Plan at 46-62 Darren Road and 55-67 Coomoora Road, Springvale South on the following grounds:
  - the proposed Development Plan does not appropriately respond to the objectives of Schedule 13 to the Development Plan Overlay (DPO13), as the proposal does not provide a high quality, integrated residential development that is consistent with the identified future character as set out in Clause 22.09 of the Greater Dandenong Planning Scheme, and as it does not facilitate a high quality landscape outcome that integrates with the layout and design and protects existing vegetation.

CARRIED

For the Motion: Cr Tim Dark, Cr Rhonda Garad, Cr Jim Memeti, Cr Bob Milkovic, Cr Sophie Tan.

Against the Motion: Cr Lana Formoso, Cr Richard Lim, Cr Angela Long, Cr Sean O'Reilly.

Cr Loi Truong returned to the meeting at 7.23pm.

#### STATUTORY PLANNING APPLICATIONS

#### TOWN PLANNING APPLICATION - NO. 46-62 DARREN ROAD AND 55-67 COOMOORA ROAD, SPRINGVALE SOUTH (PLANNING APPLICATION NO. PLSM21/0002)

### **ATTACHMENT 1**

### **PROPOSED DEVELOPMENT PLAN**

PAGES 48 (including cover)

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





### development plan

covering land at 46 – 62 darren road and 55 – 67 coomoora road, springvale south

Prepared on behalf of paragon property holdings pty ltd

april 2021

PEDDLE THORP david de giovanni

City of Greater Dandenong

#### table of contents

1.0	introduction	3
2.0	planning provisions	e
3.0	site analysis and urban context analysis	41
4.0	development plan	52
5.0	landscape concept plan	67
6.0	environmentally sustainable design statement	68
7.0	vehicle access, car parking and traffic management	69
8.0	stormwater management	70
9.0	provision of service infrastructure	71
10.0	urban design guidelines for victoria	72
11.0	ecology and arboriculture assessment / tree retention plan	74

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

2

1.0 introduction

City of Greater Dandenong

This Development Plan has been prepared on behalf of Paragon Property Holdings Pty Ltd and in response to the requirements of the Development Plan Overlay, Schedule 13 (**DPD13**) as outlined in the Greater Dandenong Planning Scheme (**the planning scheme**).

The DP13 specifically mentions "there can be up to two Development Plans for the whole of the land to which this Schedule applies". A development plan has already been prepared for the land at 15-29 Coomoora Road, Springvale South (the western rectangular parcel of land subject to DP013 shown in figure 1 below).



Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

This proposed development plan covers the remaining part of the development plan area that is not yet subject to a development plan, and represents the second development plan. This second development plan comprises three parcels of land, - in separate ownership, bordered by the Keysborough Primary School to the west, Coomoora Road to the south, Darren Road to the east and the public walkway to the north (represented by the red and purple shaded land on the eastern side of figure 1).

City of Greater Dandenon

The proponent of this development plan, Paragon Property Holdings Pty Ltd, owns the northern parcel of land identified as Crown Allotment 2272, Volume 12016, Folio 598 which is commonly known as 46 - 62 Darren Road, Springvale South (the subject land) and shaded red in figure 1. The central parcel of land is identified as Crown Allotment 2271, Volume 12016, Folio 598 and has a land area of 2,000 square metres, whilst the southern parcel of land is identified as Crown Allotment 2262, Volume 11930, Folio 470 and has a land area of 5,000 square metres (both represented by the purple shaded land on the eastern side of figure 1). Both the central and southern allotments are owned by the Secretary to the Department of Health and Human Services (DHHS) who at this stage have no immediate intentions to prepare a development plan or develop their land.

It is important to note that all of the information provided in this report has been commissioned by Paragon Property Holdings Pty Ltd and relates exclusively to the north-eastern parcel of land referenced in the previous paragraph (Crown Allotment 2272, Volume 12016, Folio 598, 46 – 62 Darren Road, Springvale South) and represented by the red shade in figure 1. Additional information regarding the future development of the central and southern parcels of land will need to be prepared by their owners to the satisfaction of Council before any planning permit can issue for these two allotments.

The Schedule 13 to the Development Plan Overlay identifies the following two objectives for this land:

- To achieve a high quality, integrated residential development that capitalises on the existing landscape features and adopts a form and density that is consistent with the identified future character, as described in Clause 22.09.
- To facilitate a high quality landscape outcome that integrates with the overall layout and design of the sites and recognises and protects existing identified vegetation.

The objective of this development plan is to facilitate a predominantly residential development that is based on the above two objectives.

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

4

3

City of Greater Dandenong The development plan comprises the following separate documents: • This particular document prepared by DD Planning dated April 2021.

- Architectural images prepared by Peddle Thorp Architects dated March 2021, Revision D.
- Stormwater Management Plan prepared by Equilibrium Engineering dated 17 March 2021, Revision 3.
- Environmentally Sustainable Design statement prepared by Urban Digestor dated 19 March 2021.
- Arboricultural Impact Assessment prepared by Landscape Dept dated April 2020.
- Traffic and Transport Assessment prepared by Cardno dated 19 March 2021.
- Waste Management Plan prepared by Leigh Design dated 29 March 20201
- Landscape Concept Plan prepared by John Patrick Landscape Architects Pty Ltd dated 22 March 2021, Revision B.

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

#### City of Greater Dandenong

#### 2.0 planning provisions

#### 2.1 planning policy framework

The planning policy framework aims to assist in achieving the objectives of planning through appropriate land use and development policies and guidelines. This Development Plan has been guided by the following sections of the planning policy framework. These sections would similarly apply to future planning applications on the subject land that arise as a result of this Development Plan.

Clause 11 – Settlement

This clause mentions that "Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced <u>land for housing</u>, employment, <u>recreation and open space</u>, commercial and community facilities and infrastructure".

It further mentions that planning is to contribute to amongst other things, 'health, wellbeing and safety', 'diversity of choice', 'a high standard of urban design and amenity', 'energy efficiency' and 'accessibility'.

Clause 11.02-15 (supply of urban land) includes the objective: "To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses".

The listed strategies in place to achieve this objective include (inter alia):

- Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.
- · Ensure that sufficient land is available to meet forecast demand.
- Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where
  growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

6

5

City of Greater Dandenong
• Planning for urban growth should consider:
<ul> <li>Opportunities for the consolidation, redevelopment and intensification of existing urban areas.</li> </ul>
<ul> <li>Neighbourhood character and landscape considerations.</li> </ul>
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.
Clause 11.02-2S (structure planning) includes the objective: "To facilitate the orderly development of urban areas".
The listed strategies in place to achieve this objective include (inter alia):
Ensure effective planning and management of the land use and development of an area through the preparation of relevant plans.
<ul> <li>Undertake comprehensive planning for new areas as sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation.</li> </ul>
Clause 13 – Environmental Risks and Amenity
This clause outlines the following key points that apply to this Development Plan (inter alia):
<ul> <li>Planning should aim to avoid or minimise natural and human-made environmental hazards, environmental degradation and amenity conflicts.</li> </ul>
<ul> <li>Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.</li> </ul>
Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 7
City of Greater Dandenong
Clause 13.04-1S (contaminated and potentially contaminated land) has the objective "To ensure that potentially contaminated land is used safely".
The first of the two listed strategies seeks to:
"Require applicants to provide adequate information on the potential for contamination to have adverse effects on future land use if the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel".
Clause 15 – Built Environment and Heritage
This clause outlines key design principles that require consideration as follows:
<ul> <li>Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.</li> </ul>
<ul> <li>Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.</li> </ul>
<ul> <li>Planning should protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.</li> </ul>
<ul> <li>Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.</li> </ul>
<ul> <li>Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.</li> </ul>
<ul> <li>Planning should promote excellence in the built environment and create places that:</li> </ul>
- Are enjoyable, engaging and comfortable to be in.
Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 8

City of Greater Dandenong Accommodate people of all abilities, ages and cultures. Contribute positively to local character and sense of place. - Reflect the particular characteristics and cultural identity of the community. - Enhance the function, amenity and safety of the public realm Clause 15.01-15 (urban design) includes the objective: "To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity" The listed strategies in place to achieve this objective include (inter alia): Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate Ensure the interface between the private and public realm protects and enhances personal safety. • Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use. Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm. Clause 15.01-1R (urban design – Metropolitan Melbourne) includes the objective: "To create a distinctive and liveable city with quality design and amenity" and has the following relevant strategy (inter alia): Support the creation of well-designed places that are memorable, distinctive and liveable. Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 9 City of Greater Dandenong 15.01-2S (building design) includes the objective: "To achieve building design outcomes that contribute positively to the local xt and enhance the public realm". The listed strategies in place to achieve this objective include (inter alia): Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development. Ensure development responds and contributes to the strategic and cultural context of its location. Ensure development provides safe access and egress for pedestrians, cyclists and vehicles. Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces Encourage development to retain existing vegetation. . Clause 15.01-35 (subdivision design) includes the objective: "To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods". The listed strategies in place to achieve this objective include (inter alia): In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by: Creating compact neighbourhoods that have walkable distances between activities. Creating urban places with a strong sense of place that are functional, safe and attractive. Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 10

6	City of Greater Dandenong	
	<ul> <li>Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of difference groups of people.</li> </ul>	t
	<ul> <li>Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible</li> </ul>	e.
	Reduce car dependency by allowing for:	
	<ul> <li>Convenient and safe public transport.</li> <li>Safe and attractive spaces and networks for walking and cycling.</li> <li>Subdivision layouts that allow easy movement within and between neighbourhoods.</li> <li>A convenient and safe road network.</li> </ul>	
	Being accessible to people with disabilities.	
	<ul> <li>Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.</li> </ul>	d
	Clause 15.01-45 (healthy neighbourhoods) includes the objective: "To achieve neighbourhoods that foster healthy and active living and community wellbeing".	g
	The listed strategies in place to achieve this objective include (inter alia):	
	Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:	s
	<ul> <li>Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a par of daily life.</li> </ul>	t
	Streets with direct, safe and convenient access to destinations.	
Deve	elopment Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 11	1
	City of Greater Dandenong	
	Conveniently located public spaces for active recreation and leisure.	
	Accessibly located public transport stops.	
	Amenities and protection to support physical activity in all weather conditions.	
	Clause 15.01-4R (healthy neighbourhoods – Metropolitan Melbourne) includes the sole strategy: "Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home".	
	Clause 15.01-55 (Neighbourhood character) includes the objective: "To recognise, support and protect neighbourhood character, cultural identity, and sense of place".	,
	The listed strategies in place to achieve this objective include:	
	Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.	
	Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:	I
	Pattern of local urban structure and subdivision.	
	Underlying natural landscape character and significant vegetation.	
	Heritage values and built form that reflect community identity.	
	Clause 15.03-25 (aboriginal cultural heritage) includes the objective: "To ensure the protection and conservation of places of Aboriginal cultural heritage significance".	f
Deve	lopment Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 12	!

City of Greater Dandenong The most relevant strategy in place to achieve this objective as it relates to this Development Plan is to "Ensure that permit approvals after with the recommendations of any relevant Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006".	
Clause 16 – Housing	
This clause outlines three key design principles that require consideration as follows:	
<ul> <li>Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.</li> </ul>	
<ul> <li>Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.</li> </ul>	
<ul> <li>Planning for housing should include the provision of land for affordable housing.</li> </ul>	
Clause 16.01-1S (integrated housing ) includes the objective: "To promote a housing market that meets community needs".	
The first strategy in particular applies to this Development Plan as follows:	
<ul> <li>Increase the supply of housing in existing urban areas by facilitating increased housing yield inappropriate locations, including under-utilised urban land.</li> </ul>	
Clause 16.01-1R (integrated housing – Metropolitan Melbourne) includes two strategies that well apply to this Development Plan:	
<ul> <li>Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.</li> </ul>	
<ul> <li>Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.</li> </ul>	
Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 13	
Clause 16.01-25 (Location of residential development) has the following objective – "To locate new housing in designated locations that offer good access to jobs, services and transport".	
The listed strategies in place to achieve this objective include (inter alia):	
<ul> <li>Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.</li> </ul>	
Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.	
<ul> <li>Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.</li> </ul>	
<ul> <li>Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.</li> </ul>	
<ul> <li>Identify opportunities for increased residential densities to help consolidate urban areas.</li> </ul>	
Clause 16.01-2R (Housing opportunity areas – Metropolitan Melbourne) includes a series of strategies, of which the following apply to this Development Plan:	
<ul> <li>Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.</li> </ul>	
<ul> <li>Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:</li> </ul>	
<ul> <li>Urban-renewal precincts and sites.</li> <li>Areas for grey field renewal, particularly through opportunities for land consolidation.</li> </ul>	
Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 14	

	City of Greater Dandenong	
- )	Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, job and public transport.	5
·	Direct new housing to areas with appropriate infrastructure.	
Clar	use 16.01-3S (Housing diversity) has the following objective – "To provide for a range of housing types to meet diverse needs".	
	e listed strategies in place to achieve this objective include:	
	Ensure housing stock matches changing demand by widening housing choice.	
	Facilitate diverse housing that offers choice and meets changing household needs through:	
	<ul> <li>A mix of housing types.</li> <li>Adaptable internal dwelling design.</li> <li>Universal design.</li> </ul>	
	Encourage the development of well-designed medium-density housing that:	
	<ul> <li>Respects the neighbourhood character.</li> <li>Improves housing choice.</li> <li>Makes better use of existing infrastructure.</li> <li>Improves energy efficiency of housing.</li> </ul>	
	Support opportunities for a range of income groups to choose housing in well-serviced locations.	
·	Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.	g
Developme	ent Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 1	5
	City of Greater Dandenong	
	Clause 16.01-3R (Housing diversity – Metropolitan Melbourne) has the following single strategy – "Create mixed-use neighbourho at varying densities that offer more choice in housing".	ods
	Clause 16.01-4S (Housing affordability) has the following objective – "To deliver more affordable housing closer to jobs, transport a services".	and
	The listed strategies in place to achieve this objective include (inter alia):	
	Improve housing affordability by:	
	Ensuring land supply continues to be sufficient to meet demand.	
	<ul> <li>Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle chan and to support diverse communities.</li> </ul>	ges
	<ul> <li>Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents the wider community.</li> </ul>	and
	Encouraging a significant proportion of new development to be affordable for households on very low to moderate income	25.
	Increase the supply of well-located affordable housing by:	
	Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.	
Clau	se 18 – Transport	
	This clause includes the following directive that is relevant to this Development Plan:	
Devel	lopment Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South	16

City of Greater Dandenong nning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe". Clause 18.01-15 (Land use transport planning) has the objective "to create a safe and sustainable transport system by integrating land use and transport" Accompanying strategies in place to meet this objective that are relevant to this Development Plan include (inter alia): Develop integrated and accessible transport networks to connect people to jobs and services and goods to market. Plan urban development to make jobs and services more accessible by: - Ensuring equitable access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas. - Coordinating improvements to public transport, walking and cycling networks with the ongoing development and redevelopment of urban areas. Integrate public transport services and infrastructure into new development. . Improve transport links that strengthen the connections to Melbourne and adjoining regions. Clause 18.02-1R (Sustainable personal transport – Metropolitan Melbourne) includes the following two strategies that are relevant to this Development Plan: Improve local travel options for walking and cycling to support 20 minute neighbourhoods. Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 17 City of Greater Dandenong relop local cycling networks and new cycling facilities that support the development of 20-minuteneighbourhoods and that link to and complement the metropolitan-wide network of bicycle routes- the Principal Bicycle Network. Clause 18.02-4S (Car parking) includes the following important objective that is applicable to this Development Plan: - "To ensure an adequate supply of car parking that is appropriately designed and located".

The various strategies in place to achieve this objective, as relevant to this Development Plan, including the following (inter alia):

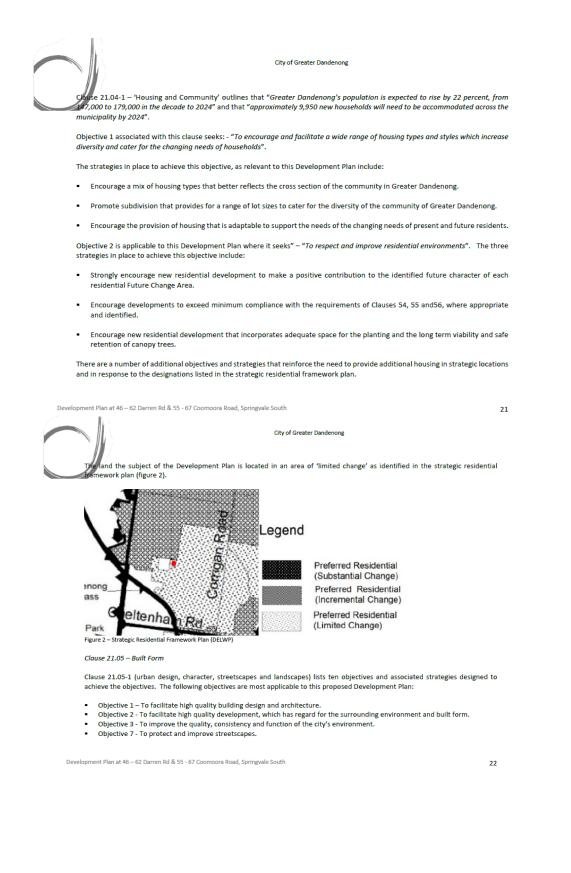
- Allocate or require land to be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking.
- Encourage the efficient provision of car parking by consolidating car parking facilities.
- Design and locate local car parking to:
  - Protect the role and function of nearby roads.
  - Enable easy and efficient use.
    Enable the movement and delivery of goods.
  - Achieve a high standard of urban design and protect the amenity of the locality, including the amenity of pedestrians and other road users.
  - Create a safe environment, particularly at night.
  - Facilitate the use of public transport.
- Protect the amenity of residential precincts from the effects of road congestion created by on-street parking.

Clause 19 – Infrastructure

This clause includes the following directives that are relevant to this Development Plan:

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

City of Greater Dandenong ning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities". "Planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes". Clause 19.02-25 - 'Education facilities' has the following objective - "To assist the integration of education and early childhood facilities with local and regional communities". Listed strategies that are relevant to this Development Plan include (inter alia): Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities. Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling . routes. Ensure childcare, kindergarten and primary school facilities provide safe vehicular drop-off zones. Clause 19.02-2R (education precincts - Metropolitan Melbourne) comprises one strategy that seeks to "ensure education precincts are well serviced by community services" Clause 19.03-35 (Integrated water management) includes the following objective: - "To sustainably manage water supply, water urces, wastewater, drainage and stormwater through an integrated water management approach" Relevant strategies include to: "Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit". nent Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 19 City of Greater Dandenon Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating a retaining all domestic wastewater within the boundaries of each lot". Clause 19.03-15 (Development and infrastructure contributions plans) includes the following objective that is relevant to this Development Plan: "To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans." Clause 19.03-2S (Infrastructure design and provision) includes the following objective that is relevant to this Development Plan: -"To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community". The listed strategy in place to achieve this objective is also relevant as follows: "Provide an integrated approach to the planning and engineering design of new subdivision and development". local planning policy framework 2.2 The local planning policy framework also aims to assist in achieving the objectives of planning through appropriate land use and development policies and guidelines that are applied at a local level. This Development Plan has been guided by the following sections of the local planning policy framework of the Greater Dandenong Planning Scheme. These sections would similarly apply to future planning applications on the subject land that arise as a result of this Development Plan. Clause 21.02-4 – 'Built Form' reinforces the presence of "largely conventional Australian built form of single one storey dwellings" within Greater Dandenong, and "a predominance of lots between 500 and 750m2". Clause 21.03-1 - 'Vision' outlines Council's vision for Greater Dandenong that includes being "a municipality where, housing diversity and choice is promoted in its various attractive neighbourhoods". Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 20



City of Greater Dandenong To ensure landscaping that enhances the built environment.

use 21.05-3 (environmentally sustainable development) has the single objective: - "To encourage all development to achieve best practice enviro nentally sustainable outcomes".

Clause 21.07 – Infrastructure and Transportation

Clause 21.07-1 (physical, community and cultural infrastructure) lists five objectives and associated strategies designed to achieve the objectives. The following of these five objectives are most applicable to this proposed Development Plan:

- Objective 1 To minimise the visual impact of physical infrastructure on the built and natural environment.
- Objective 2 To manage the impact of discharge of stormwater to minimise pollution and flooding.
- Objective 3 To minimise damage to physical infrastructure (including trees) from development. Objective 4 - To ensure new developments meet the cost of infrastructure.

Clause 21.07-3 (walking and cycling) includes one objective "to promote and facilitate walking and cycling".

#### 2.3 local planning policies

This Development Plan has been guided by the following local planning policies contained within the Greater Dandenong Planning Scheme. These policies would similarly apply and guide future planning applications on the subject land that arise as a result of this Development Plan.

#### Clause 22.06 – Environmentally Sustainable Development Policy

This policy applies given this Development Plan will facilitate the development of 10 or more dwellings. An application is required to be accompanied by a Sustainability Management Plan (SMP) and Green Travel Plan (GTP).

This Policy lists seven objectives and associated performance measures that apply to this Development Plan. These objectives apply equally to the site layout of this planned Development Plan area as they do to future planning applications for individual dwelling(s).

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

City of Greater Dandenong

en objectives listed at Clause 22.06-2 include:

Energy performance.

- Water resources.
- Indoor environment quality. Stormwater management.
- Transport. Urban ecology.

Waste management.

#### Clause 22.09 – Residential Development and Neighbourhood Character Policy

This policy is important in identifying Council's built form aspirations for this site, and applies to all three residential zones, including the Neighbourhood Residential Zone that applies to all of the subject land.

All of the subject land has a 'limited change' designation that correlates with the Neighbourhood Residential Zoning of this land (figure 3).



LEGEND FCA A Substantial Change FCA B Incremental Change FCA C Limited Change

lan (DELW nge

The identified future character listed for areas of limited change as it applies to the Development Plan area include:

velopment Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

24

City of Greater Dande future character of limited change areas will evolve over time to contain a relatively limited number of well-designed and site esponsive detached and infill residential developments that respect the existing neighbourhood character. Residential development will be a mix of one and two storey dwellings with separation between dwellings, at the upper level at least, with main living areas and private open space at ground level. Generous landscaping will make a significant contribution to the future character of these areas. Residential development will give particular consideration to providing appropriate setbacks and private open space areas and high quality landscaping, including the planting of canopy trees, to protect the amenity of adjoining dwellings and to contribute to the landscape character. Key Design principles for Limited Change Areas as they apply to the Development Plan Area and that have guided the Development Plan layout and design include: Low density is the preferred housing type 2 storeys represents the maximum building height. Substantial landscaping is encouraged to achieve a landscaped character. Garaging and car parking areas is to be sited so as to not dominate the streetscape. Ground level open space is encouraged. Separation in built form is promoted at the upper level. Spines of open space are promoted to maximise landscaping opportunities. · Two storey built form is to be sensitively located having regard to character and amenity considerations A degree of balance and flexibility is required in the application of these design principles noting this Development Plan area: Is a significant land holding of some 12,500 square metres (1.25 hectares). velopment Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 25 City of Greater Dandenong s abuttal with the sporting ovals of the Keysborough Primary School to the west, a pedestrian walkway to the north, Coomoora Road to the south and Darren Road to the east, - meaning this stand-alone Development Plan area does not directly abut any residential dwellings.

Is located at the very edge of this Limited Change Area (Neighbourhood Residential Zone), and is located less than 10 metres from
an Incremental Change Area (General Residential Zone) to the north of the site.

Clause 22.11 – Advertising Signs Policy

This policy is important in offering guidance on suitable advertising sign outcomes associated with the child care centre land use.

The policy includes the following three objectives at Clause 22.11-2:

"To ensure that signs are designed, positioned and displayed in an appropriate and attractive manner.

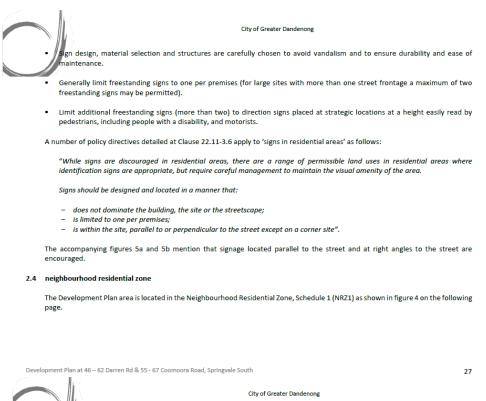
To encourage signs that make a positive contribution to both the day and night time character of activity centres.

To improve the appearance of identified gateway locations across the municipality through the effective, sensitive display of signs and the avoidance of a proliferation of signs and visual clutter".

A series of policy directives are outlined at Clauses 22.11-3.1, 22.11-3.3, and 22.11-3.4 with relevant directives to this site including:

- Signs are designed taking into account how they will be viewed and read from different modes of travel.
- Signs are legible and concise in their presentation.
- Except for free-standing pole signs, signs, where practicable, are integrated with existing buildings and structures rather than
  erected as stand-alone structures.

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South





igure 4 – Zoning Plan (DELWP)

The purpose of the Neighbourhood Residential Zone is:

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

To recognise areas of predominantly single and double storey residential development.

To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

To allow educational , recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations".

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

28

The development Plan area is located at the edge

of this Neighbourhood Residential Zone and

This development applies to the northern-most title. Additional information regarding the future

development of the central and southern parcels

of land will need to be prepared by their owners

to the satisfaction of Council before any planning permit can issue for these two allotments.

The subject land is located less than 10 metres

from General Residential Zoned land to the north,

and also abuts land in the Public Use Zone to the

comprises three separate titles.

west.

	City of Greater Dandenong City of Greater Da
	<ul> <li>requirements of Clause 56.</li> <li>The garden area provisions at Clause 32.09-4 do not apply to a lot designated as a medium density housing site in an approved development plan.</li> <li>Clause 32.09-5 mentions that a permit is required to construct or extend one dwelling on a lot of less than 300 square metres.</li> </ul>
	<ul> <li>Clause 32.09-6 mentions that a permit is required to construct two or more dwellings on a lot. Any application must meet the requirements of Clause 54.</li> <li>Clause 32.09-6 mentions that a permit is required to construct two or more dwellings on a lot. Any application must meet the requirements of Clause 55.</li> </ul>
	<ul> <li>Clause 32.09-9 mentions that a permit is required to construct a building or construct or carry out works for a Section 2 use (child care centre) at Clause 32.09-2.</li> </ul>
	Clause 32.09-10 outlines a maximum building height of 9 metres or 2 storeys at any point subject to the slope of the land.
	<ul> <li>Clause 32.09-14 specifies that this zone is in Category 3 of the sign requirements at Clause 52.05.</li> <li>The Schedule 1 to the Neighbourhood Residential Zone applies to 'Neighbourhood Residential Areas' and lists the following five neighbourhood character objectives:</li> </ul>
Deve	lopment Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 29
	City of Greater Dandenong "To ensure the scale, built form and setbacks of residential development responds to the existing site circumstances by respecting the valued characteristics of the neighbourhood including the predominant built form, façade street patterns and appropriate separation between dwellings.
	To provide appropriate front, side and rear setbacks, garden areas and private open space to allow for substantial high quality landscaping, including canopy trees to protect the amenity and outlook of adjoining properties and contribute to the landscape character.
	To maximise the opportunities to create high quality landscaping through minimal paving and the use of permeable ground surfaces.
	To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.
	To ensure that residential development achieves high quality useable private open space outcomes for future residents, including the provision of ground level secluded private open space at the side or rear of each dwelling".
	Section 4.0 of the Schedule 1 lists six variations to Clause 54 and Clause 55 (ResCode) standards that are outlined on the following page.

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

			City of Greater Dandenong
		Standard	Requirement
s	Site coverage	A5 and B8	Maximum of 50%
P	Permeability	A6 and B9	Minimum of 40%
L	andscaping	B13	70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees
	Side and rear setbacks	A10 and B17	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.
			All other buildings should be setback a minimum of 1 metre, plus 0.3 metre for every metre of height over 3.6 metres up to 6.9 metres.
	Private open pace	A17	An area of ground level open space of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least none part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room.
		B28	An area of 60 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 or residential building with a minimum area of 40 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; or
			A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
F	Front fence height	A20 and B32	Maximum 1.5 metre height in streets in Road Zone Category 1 Maximum 1.2 metre height for other streets

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

#### City of Greater Dandenong

Acvelopment plan overlay, schedule 13

The Development Plan area is covered by the Development Plan Overlay, Schedule 13 (DPO13) as shown in figure 5.

31

The DPO13 includes the land at 15 - 29Coomoora Road, Springvale South that is the subject of the first development plan application, the subject land, and also includes the abutting parcel of land to the south (2 separate titles) that will be subject to future details by these landowners.

The purpose of the Development Plan Overlay is:

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

To identify areas which require the form and conditions of future use and development to be shown on a development plan before

a permit can be granted to use or develop the land.

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

City of Greater Dandenong To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority". Clause 43.04-2 mentions that "a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development has been prepared to the satisfaction of the responsible authority". Clause 43.04-3 further mentions that a development plan that has been prepared to the satisfaction of the responsible authority is
exempt from the notice requirements and review rights of the Act. Clause 43.04-4 outlines the composition of a development plan, that may comprise plans and associated documents. A development that provides for residential subdivision must meet the requirements of Clause 56. The development plan also describe:
The land to which the plan applies.
<ul> <li>The proposed use and development of each part of the land.</li> </ul>
<ul> <li>Any other requirements specified for the plan in a schedule to this overlay.</li> </ul>
The Schedule 13 to the Development Plan Overlay applies to '15 – 29 and 55 – 67 Coomoora Road, Springvale South' and outlines the following two objectives:
"Achieve a high quality, integrated residential development that capitalises on the existing landscape features and adopts a form and density that is consistent with the identified future character, as described in Clause 22.09.
Facilitate a high quality landscape outcome that integrates with the overall layout and design of the sites and recognises and protects existing identified vegetation".
Section 4.0 of Schedule 13 outlines the various requirements for a development plan.
Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South     33       City of Greater Dandenong       This Development Plan specifically responds to these requirements.       2 6 particular provisions
Clause 52.05 – Signs
Clause 52.05 is a relevant provision as it relates to child care centre signage. The four purpose points of Clause 52.05 are outlined as follows:
"To regulate the development of land for signs and associated structures.
To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
To ensure signs do not contribute to excessive visual clutter or visual disorder.
To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road".

A series of application requirements are listed at Clause 52.05-6 and detailed decision guidelines are listed at Clause 52.05-8. Some of the more relevant decision guidelines as applicable to the child care centre land use include (inter alia):

- The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character.
- The potential to obscure or compromise important views from the public realm.
- The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape.
  The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural
- The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements.
- The ability to reduce the number of signs by rationalising or simplifying signs.

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

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<text><text><text><text><text><text><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></text></text></text></text></text></text>	As rele	evant to any signage a	ssociated	with the c	hild care centre land use:			
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<text><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></text>	Clause	<u> 52.06 – Car Parking</u>						
<text><text><text><text><text><text><text></text></text></text></text></text></text></text>			it provisior	n as it rela	tes to this Development Plan. The six purpose poin	nts of Clause 52.06 are outlined		
It is a cutifies on the lond and the nature of the locality.         To support sustainable transport alternatives to the motor car.         To romote the efficient use of car parking spaces through the consolidation of car parking facilities.         Development Plan at 60-62 Damen R& 825-67 Coomoons Road, Springele Stath         To resure 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 as set environment for users and enables can and efficient user.         To insure that the design and location of car parking Measure to the docality.         To make the dation of car parking Measure to the one two bedroom dwelling, plus and efficient user.         To build care contre to 222 022 10 each child that bedroom dwelling (with that bedroom builds or studies or dueling. Plus act the table at a cutied in the table at a cutie	"T	To ensure that car parl	king is prov	vided in ac	cordance with the Municipal Planning Strategy and	the Planning Policy Framework.		
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Column		o ensure that the de	sign and l		rsely affect the amenity of the locality.	-		
Child care centre         0.22         0.22         To each child           Dwelling         1         1         To each one or two bedroom dwelling, plus         As relevant to this Development Plan, the following parking rates apply as outlined in the table at clause or studies that are separate rooms counted as a bedrooms) plus         As outlined in the table at clause 52.06-5. The rate outlined in the table at clause 52.06-9 outlines a series of design standards for car parking, including the width and length of accessways, car spaces and garages.           Clause 52.06-9 outlines the need to provide open space contributions as follows:         A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.		o ensure that the de	sign and la ". Rate	ocation oj Rate	rsely affect the amenity of the locality. f car parking is of a high standard, creates a safe Car Parking Measure	Clause 52.06-3 says that a permit is required to reduce		
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of 5 or more dwellings       O <td>Use Child</td> <td>o ensure that the de asy and efficient use care centre</td> <td>Rate Column A</td> <td>Rate Column B</td> <td>rsely affect the amenity of the locality. f car parking is of a high standard, creates a safe Car Parking Measure Column C To each child</td> <td>Clause 52.06-3 says that a permit is required to reduce the number of car parking spaces required in the table at Clause 52.06-5. As relevant to this</td>	Use Child	o ensure that the de asy and efficient use care centre	Rate Column A	Rate Column B	rsely affect the amenity of the locality. f car parking is of a high standard, creates a safe Car Parking Measure Column C To each child	Clause 52.06-3 says that a permit is required to reduce the number of car parking spaces required in the table at Clause 52.06-5. As relevant to this		
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Clause 53.01 outlines the need to provide open space contributions as follows: A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988. The schedule to Clause 53.01 outlines a 5% open space contribution for the Development Plan area.	Use Child	o ensure that the de asy and efficient use care centre	sign and la "." Rate Column A 0.22 1 2	Rate Column B 0.22 1 2	rsely affect the amenity of the locality. f car parking is of a high standard, creates a safe Car Parking Measure Column C To each child To each one or two bedroom dwelling, plus To each three or more bedroom dwelling (with studies or studies that are separate rooms counted as a bedrooms) plus For visitors to every 5 dwellings for developments	Clause 52.06-3 says that a permit is required to reduce the number of car parking spaces required in the table at Clause 52.06-5. As relevant to this Development Plan, the following parking rates apply as outlined in the table at Clause 52.06-5. The rate		
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Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 36	Clause Clause Clause Clause Clause	io ensure that the de asy and efficient use care centre ling e 52.06-9 outlines a es. e 53.01 – Public Oper e 53.01 outlines the i person who proposes the schedule to this rposes, or a percenta	Rate Column A 0.22 1 2 1 1 series of d n Space Co need to pr clause (b age of the	Rate Column 0.22 1 2 0 entributio rovide oper ride land n resing a per site value	rsely affect the amenity of the locality. f car parking is of a high standard, creates a safe Car Parking Measure Column C To each child To each one or two bedroom dwelling, plus To each three or more bedroom dwelling (with studies or studies that are separato rooms counted as a bedrooms plus For visitors to every 5 dwellings for developments of 6 or more dwellings Indards for car parking, including the width and less in and Subdivision en space contributions as follows: must make a contribution to the council for public procentage of the land intended to be used for means a for such land, or a combination of both). If no am	Clause 52.06-3 says that a permit is required to reduce the number of car parking spaces required in the table at Clause 52.06-5. As relevant to this Development Plan, the following parking rates apply as outlined in the table at Clause 52.06-5. The rate outlined in Column A applies. Ength of accessways, car spaces and copen space in an amount specified esidential, industrial or commercial		
	Clause Clause Clause Clause Clause Clause	io ensure that the de aay and efficient use care centre ling e 52.06-9 outlines a set tes. e 53.01 – Public Oper e 53.01 outlines the to person who proposes the schedule to this rposes, or a percenta bilic open space may	Rate Column A 0.22 1 2 1 1 series of d n Space Co need to pr to subdiv clause (b rgg of the still be req	Rate       Column       0.22       1       2       0   Instantion of the second sec	rsely affect the amenity of the locality. f car parking is of a high standard, creates a safe Column C To each child To each child To each three or more bedroom dwelling, plus To each three or more bedroom dwelling (with studies or studies that are separate rooms counted as a bedrooms) plus For visitors to every 5 dwellings for developments of 5 or more dwellings indards for car parking, including the width and lee in and Subdivision en space contributions as follows: must make a contribution to the council for public recentage of the land intended to be used for re of such land, or a combination of both). If no am ler section 18 of the Subdivision Act 1988.	Clause 52.06-3 says that a permit is required to reduce the number of car parking spaces required in the table at Clause 52.06-5. As relevant to this Development Plan, the following parking rates apply as outlined in the table at Clause 52.06-5. The rate outlined in Column A applies.		

	City of Greater Dandenong	
A	use 53.18 – Stormwater Management in Urban Development	
Cla	ause 53.18 has the following purpose:	
	"To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits".	of
	nis clause outlines a series of stormwater management measures to be considered in applications for development a Ibdivision.	and
Cla	ause 54 – One Dwelling on a Lot	
	ause 54 applies "to an application to construct a building or construct or carry out works associated with one dwelling on a nder the provisions of: A Neighbourhood Residential Zone".	lot
Cla	ause 54 may apply to future applications for single dwellings depending on the nature of the proposal and lot sizes.	
Cla	ause 54 has four purpose points that are detailed as follows:	
	"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 prefer neighbourhood character.	red
	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".	
Th	e operation and requirements of Clause 54 are detailed in this clause, with specific reference made that development:	
- SI <u>Clause</u> As app - C - C - C - C - C - C - C - C	Aust meet all of the objectives of this clause. hould meet all of the standards of this clause. e 55 – Two or More Dwellings on a Lot plicable to this Development Plan and the Neighbourhood Residential Zoning that applies, Clause 55 applies to: construct a dwelling if there is at least one dwelling existing on the lot, construct two or more dwellings on a lot, xtend a dwelling if there are two or more dwellings on the lot, construct or extend a dwelling on common property, or isonstruct or extend a residential building. e 55 may apply to future applications in this Development Plan. e 55 has four purpose points that are detailed as follows:	
	To implement the Municipal Planning Strategy and the Planning Policy Framework.	
T	o achieve residential development that respects the existing neighbourhood character or which contributes to a preferre eighbourhood character.	ed
	o encourage residential development that provides reasonable standards of amenity for existing and new residents.	
	o encourage residential development that is responsive to the site and the neighbourhood".	
The o	peration and requirements of Clause 55 are detailed in this clause, with specific reference made that a development:	
Development Pl	lan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 3	8

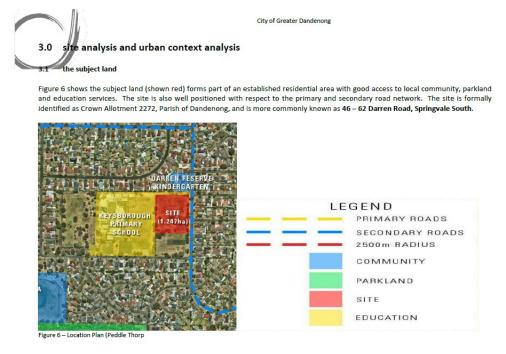
City of Greater Dandenong	
Must meet all of the objectives of this clause.	
Should meet all of the standards of this clause.	
Clause 56 – Residential Subdivision	
As applicable to this Development Plan and the Neighbourhood Residential Zoning that applies, Clause 56 applies to an application to subdivide land.	
Clause 56 may apply to future applications for subdivision in this Development Plan.	
Clause 56 has the following purpose that is detailed as follows:	
"To implement the Municipal Planning Strategy and the Planning Policy Framework.	
To create liveable and sustainable neighbourhoods and urban places with character and identity.	
To achieve residential subdivision outcomes that appropriately respond to the site and its context for:	
<ul> <li>Metropolitan Melbourne growth areas.</li> <li>Infill sites within established residential areas.</li> <li>Regional cities and towns.</li> </ul>	
To ensure residential subdivision design appropriately provides for:	
<ul> <li>Policy implementation.</li> <li>Liveable and sustainable communities.</li> <li>Residential lot design.</li> <li>Urban landscape.</li> <li>Access and mobility management.</li> </ul>	
Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 39	

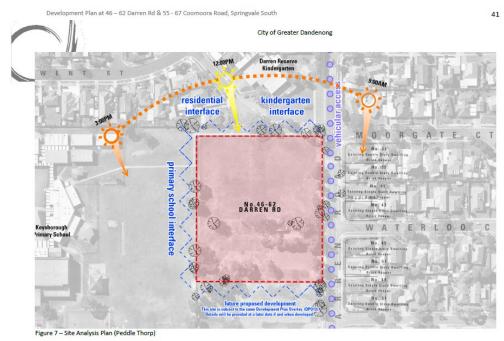


City of Greater Dandenong

The operation of Clause 56 is detailed in this clause that says - "A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered".

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

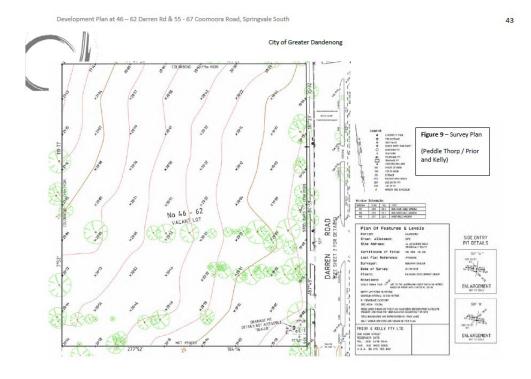




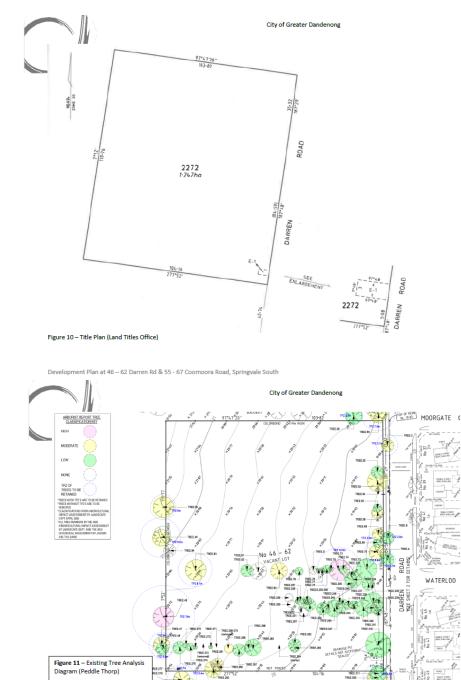
Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South



Figure 8 – Existing Site Plan (Peddle Thorp)



Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South





Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

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Figures 4 to 11 document the details of the subject land and its urban context. Some of the key elements derived from this documentation

- The site has a combined area of 1.247 hectares, or 3.08 acres, or 12,470 square metres.
- The site is generally square in shape, with a frontage (east boundary) to Darren Road of 119.91 metres, a western boundary length
  of 119.77 metres, a northern boundary length of 103.82 metres and a southern boundary length of 104.16 metres.
- The land is effectively flat. The north-western corner is the highest corner with an RL of 21.54m and the north-east corner is the lowest corner with an RL of 19.92m, representing a fall of 1.62 metres across the width of the site (1.5 percent).
- A drainage pit easement (E-1) is located along the eastern side boundary, approximately 5.0m from the southern boundary. The
  easement measures 6.0m x 3.0m (18 square metres) is noted as 'not accessible' and 'sealed'.
- The site forms part of an established residential area, and is able to be connected to relevant infrastructure services.
- There are presently two vehicle crossovers that provide vehicle access to the site from Darren Road.
- The site is vacant.
- The site includes a scattering of canopy trees of various size, condition and importance. The landscape concept plan prepared by Landscape Dept April 2020 (that references the *Ecology and Arboriculture Assessment and Tree Retention Plan* by Jacobs 2015) includes further details of this vegetation.
- The site has abuttal with a pedestrian link (communal open space) to the north, with both a Kindergarten (Darren Reserve Kindergarten) and standard residential properties located beyond this pedestrian link.
- The site has abuttal with a vacant parcel of land to the south that is also vacant and subject to the same Development Plan Overlay (DPO13).

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

47

The site has abuttal with sporting fields associated with the Keysborough Primary School to the west.

 The site has abuttal with Darren Road (secondary road) to the north. Beyond Darren Road are six single dwellings of single/double storey form between 37 and 47 Darren Road that enjoy a direct frontage to Darren Road.

City of Greater Dandenong

- Pedestrian connection to the site is available via Darren Road that comprises a sealed footpath along the Darren Road frontage. Nearby pedestrian links to the site are also available from the pedestrian link abutting the site to the north that offers direct pedestrian access to Gillian Street (Darren Reserve Kindergarten and Darren Reserve), Keysborough Primary School Oval and Keysborough Primary School.
- Transport links include bus route 824 that extends down Darren Road (80m to the north). Smart Bus Route 924 extends along Springvale Road and can be accessed by bus route 824 or by foot (950m).
- There is one high retention value tree on the site (Tree 73) and one high retention value tree abutting the site (Tree 48). There are
  also a number of trees with moderate retention value on the site and abutting it, with all other trees of low retention value.

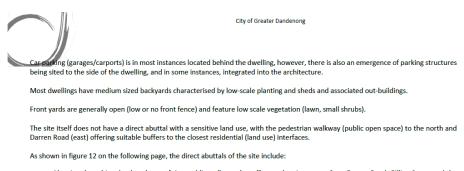
#### 3.2 urban context (the surrounds)

#### 3.2.1 surrounding land use and development

The site forms part of the established suburb of Springvale South. The immediate context is largely residential in nature with a scattering of non-residential uses including schools (Keysborough Primary School to the west), public parkland (Darren Reserve to the north) and small local shops (corner Darren Road and Paterson Road).

The form of residential development is generally consistent across the immediate area, with this pocket of Springvale South having been developed consistently in a relatively short period of time. The housing exhibits design elements common to residential areas of the 1980's, including the prevailing single storey heights (with some later two storey additions), the strong presence of pitched roof forms with eaves (some angled skillion style roofs), face brickwork and timber/aluminium windows.

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South



- Abutting the subject land to the north is a public walkway that offers pedestrian access from Darren Road, Gillian Street and the Keysborough Primary School oval.
- Abutting the subject land to the south is vacant land. This vacant land is comprised of two separate allotments that whilst forming
  part of the development plan area, will require future submissions to Council over the development layout of this land.
- Abutting the subject land to the west are the open ovals associated with the Keysborough Primary School.
- Abutting the subject land to the east is Darren Road, a two way local road. Beyond Darren Road are a series of predominantly
  single dwellings from the 1980's that front the opposite side of Darren Road.

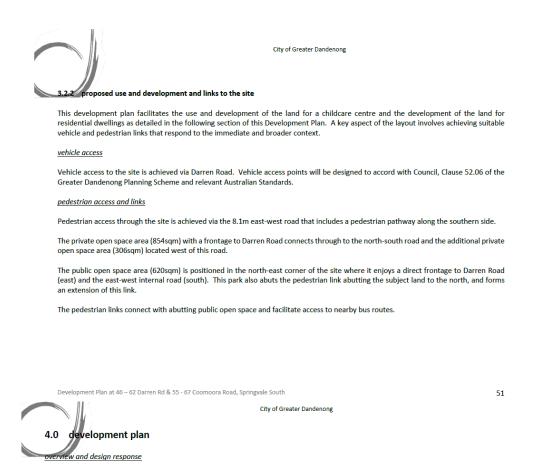
Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

49



Figure 12 - Design Response Plan (Peddle Thorp)

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South



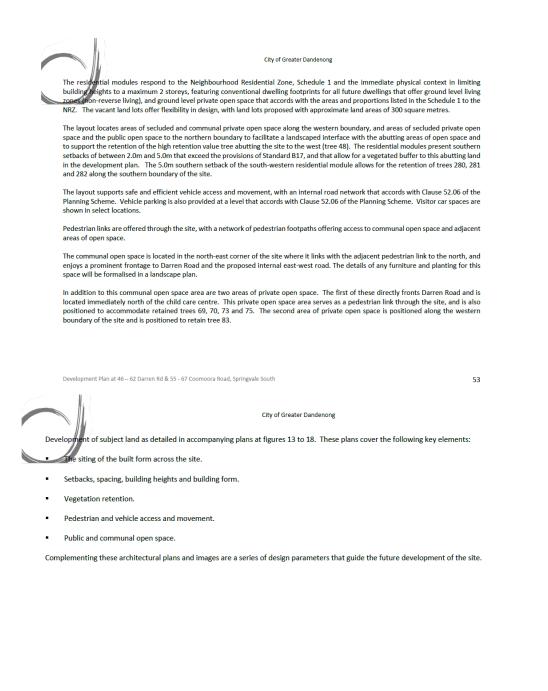
The development plan facilitates the future use and development of the land for a child care centre (south-east corner) and the development of two storey dwellings and vacant land lots across the remainder of the site. The child care centre is positioned on the site to function independently of the residential component, having its own boundaries and vehicle access points to Darren Road.

The child care centre building is sited behind the main car park. This siting feature contributes to a sense of openness to the site frontage. The child care centre is also setback from the southern boundary 3.0 metres, with this setback and the single storey building module respectful of future built form outcomes that may occur on the development plan land to the south.

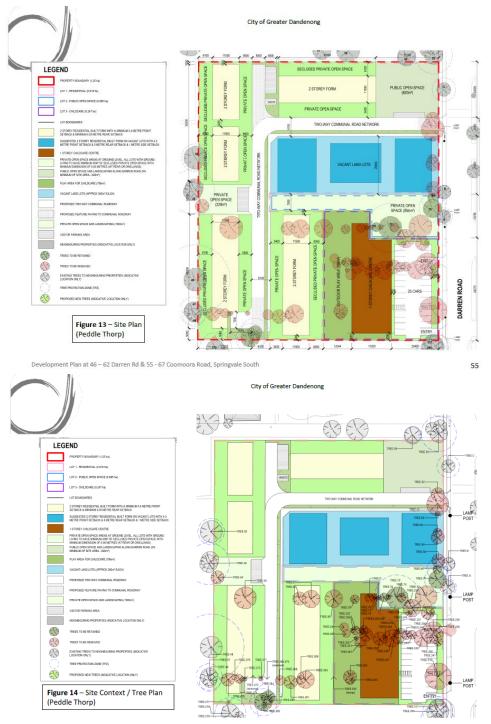
The development plan also comprises five separate residential modules accommodating two storey dwellings that extend around the site boundaries and in part, centrally within the site. These residential modules are complemented by vacant land lots of approximately 300 square metres located immediately south of the east-west road. The vacant land lots allow for 2 storey built form with suitable setbacks from boundaries. The residential modules are each sited between ground level private open space (front) and secluded private open space (rear yards) that along with the two private open space areas and public open space area, allow open space and vegetation to form an integral component of the layout. This outcome specifically responds to the two objectives at Schedule 13 of the Development Plan Overlay.

The siting of the residential modules is influenced by a combination of retaining identified significant vegetation, maximising solar access and achieving an efficient and functional road network. The five residential modules are sited to allow secluded private open space areas and key living zones of future dwellings to have a direct northerly, easterly or westerly aspect. The vacant land allow for a variety of configurations, including dwellings that front Darren Road (east), dwellings that front the north-south road (west) and dwellings that front the east-west road (north). The vacant land lots allow for a 3m front setback, 5m rear setback and 1m side setback.

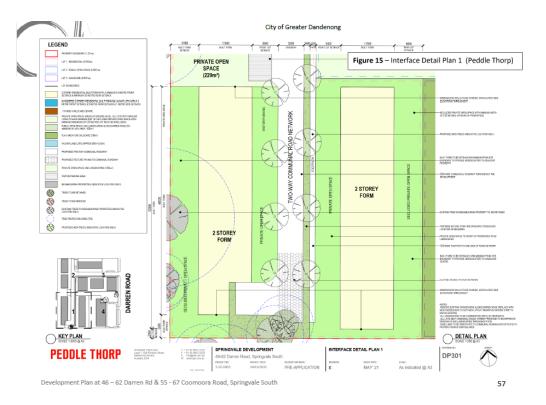
Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

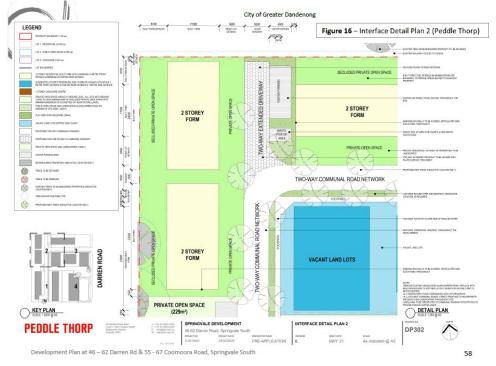


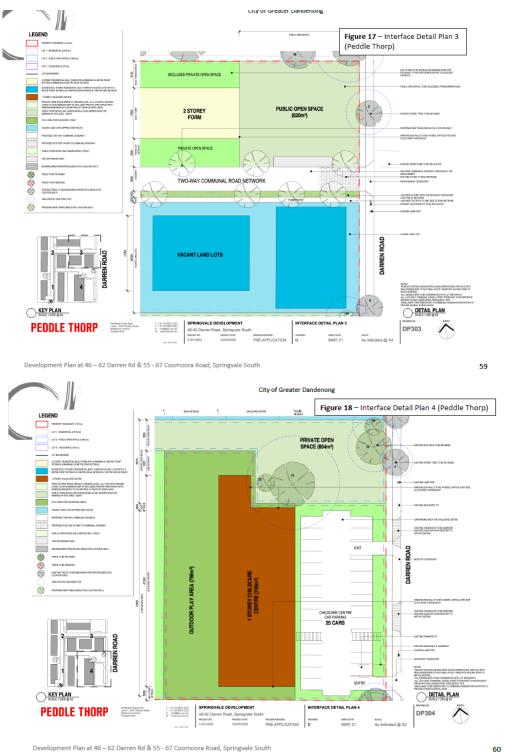
Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South



Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South







Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

The following design	City of Greater Dandenong <b>rout parameters</b> and layout parameters are to guide the future development of this land and should be considered when assessing a cation for development on the land.
Site Parameters for	46 – 62 Darren Road, Springvale
Public Open Space	There should be a minimum 5% public open space provided across the development plan area.
	<ul> <li>The public open space should be highly accessible and have a direct frontage to Darren Road.</li> </ul>
	<ul> <li>There shall be 1.8m high timber paing fencing separating the secluded private open space of the dwellings to the north of the east-west road and the public open space.</li> </ul>
	<ul> <li>Fencing to the northern, eastern and southern boundaries of the public open space shall be low and transparent.</li> </ul>
Vegetation	<ul> <li>Vegetation identified as being retained should be retained, and any measures or recommendations made to retain this vegetation should be adhered to.</li> </ul>
	<ul> <li>All vegetation identified as 'high retention value' in the arboriculture report prepared by 'Landscape Dept April 2020' should be retained.</li> </ul>
Road Network & Car Parking	The road network is to be privately managed.
	The communal road network is to connect with Darren Road.
	<ul> <li>Dwellings are to be oriented toward footpaths and roads required by Clause 52.06 of the Greater Dandenong Planning Scheme and/or the Australian Standards.</li> </ul>

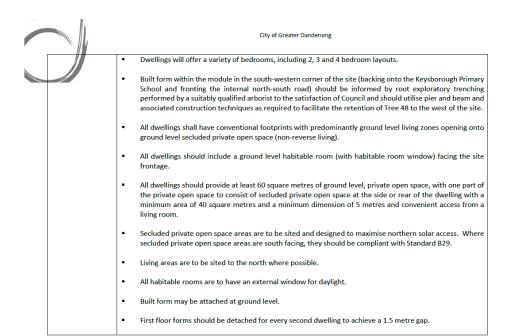
Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

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61

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	City of Greater Dandenong
	<ul> <li>Internal road design is to accord with Clause 52.06 of the Greater Dandenong Planning Scheme and/or the Australian Standards.</li> </ul>
	<ul> <li>Internal roads (access lanes) are to provide a two-way trafficable carriageway width of 5.5 metres.</li> </ul>
	The internal road network is to accommodate the movements of a 6.4 metre length refuse collection vehicle.
	<ul> <li>Visitor car parking is to be provided within the internal road network (access lanes) at a ratio of one visitor car space for every five dwellings.</li> </ul>
	<ul> <li>Visitor parking is not to encroach on the 5.5 metre wide carriageways.</li> </ul>
	Footpaths are to be 1.2 metres wide.
	Public lighting is to be provided to the satisfaction of the Responsible Authority.
Residential Built Fo	rm Design and Layout Parameters – 46 – 62 Darren Road, Springvale
Setbacks	<ul> <li>All dwellings are to be setback at least 5.4 metres from their respective front boundaries.</li> </ul>
	All dwellings are to have rear setbacks (backyards) of at least 6.0 metres.
	<ul> <li>Dwellings shall be setback a minimum 2.0m from the southern boundary (abutting land to the south covered by the Development Plan Overlay, Schedule 13).</li> </ul>
Spacing & Layout	A site coverage of a maximum 50% shall be achieved across the site.
	<ul> <li>Permeability of at least 40% across the site shall be achieved.</li> </ul>
	<ul> <li>Dwelling typology should be single dwelling townhouses (can be detached, attached or semi-detached).</li> </ul>

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

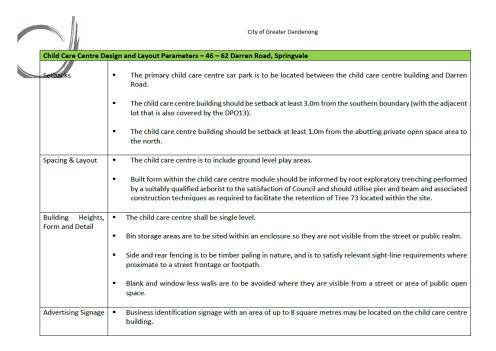


Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

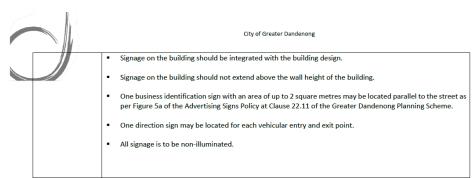
City of Greater Dandenong Buildin Heights, All dwellings are to have a maximum 2 storey height. Form sigr Single car garages associated with a dwelling with 3 or more bedrooms should be sited to accommodate a tandem car space in accordance with Clause 52.06 of the Planning Scheme. -Front setbacks of dwellings are to be landscaped, with hard paved surfaces in the front setback to be minimised and generally limited to a pedestrian path. . Front fences to be limited to a maximum 1.2 metres height and be transparent in nature. . Garages shall be architecturally integrated into the dwelling design. -Blank and window less walls are to be avoided where they are visible from a street or area of public open space. Side and rear fencing is to be timber paling in nature, and is to satisfy relevant sight-line requirements where proximate to a street frontage or footpath. . A suitable storage area of 6 cubic metres is to be provided for each dwelling. Bin storage areas should not be positioned within front setbacks of dwellings where possible. Site services (air-conditioning etc) are to be positioned to minimise their visibility from the public realm. A fold down clothes-line shall be located in the secluded private open space courtyard of each dwelling.

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

64



Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South



Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

66



City of Greater Dandenong

#### 5.0 landscape concept plan

A landscape concept plan prepared by John Patrick Landscape Architects Pty Ltd forms part of this development plan.

The landscape concept plan includes:

- Details of the treatment of the public realm, including the treatment of the public open space reserve fronting Darren Road, the two
  communal private open space reserves, and includes details of street tree planting and nature strip treatment.
- Reference to the Tree Retention Plan included in the 'Ecology and Arboriculture Assessment and Tree Retention Plan' (Jacobs, 2015).
- Details of vegetation to be retained as referenced in the accompanying arboricultural assessment prepared by the Landscape Dept.
- Details of new planting, its location and a planting theme for the site, including suggested species for trees, shrubs and ground cover species, including images/photographs of suggested tree species.

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road. Springvale South

67

#### City of Greater Dandenong

#### 6.0 environmentally sustainable design statement

An Environmentally Sustainable Design statement prepared by Urban Digestor forms part of this development plan and responds to Clause 22.06 (Environmentally Sustainable Development) of the Planning Scheme and the requirements of Schedule 13 to the Development Plan Overlay in outlining environmentally sustainable practices and best practice water sensitive design principles that include energy and water conservation, passive solar design, waste minimisation, vegetation retention, the promotion of alternative transport options amongst other practices.

The Environmentally Sustainable Design statement includes environmentally sustainable design initiatives relating to:

- The management of the dwellings and childcare centre.
- Water conservation throughout the development plan area.
- Achieving suitable energy efficiency outcomes.
- Indoor environment quality.
- Sustainable transport methods.
- Waste.
- Urban ecology outcomes.

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

<mark>68</mark>

7.0 yehicle a	City of Greater Dandenong access, car parking and traffic management	
	sport Assessment prepared by Cardno forms part of this development plan and details measures to satisfy Clause 52.06 e Planning Scheme and the detailed requirements of Schedule 13 to the Development Plan Overlay.	
	ncludes a detailed analysis on existing road conditions, existing traffic generation and also includes likely traffic impact vith the development plan at 15-29 Coomoora Road, Springvale South.	
The assessment the mitigation treatme	en considers post-development traffic generation and its impact on the surrounding road network, along with associated ents.	
	nent is provided on the road layout, the road design, reserve widths, vehicle ingress/egress to and from the site, location ing, dimensions of garages and car park areas, along with a pedestrian and bicycle facilities and network plan.	
Development Plan at 4	46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 69	
	City of Greater Dandenong	
A Stormwater Manag	<b>er management</b> gement Plan prepared by Equilibrium Engineering Pty Ltd forms part of this development plan and details measures 8 (Stormwater Management in Urban Development) of the Planning Scheme.	
	easures to accommodate the anticipated increase in stormwater discharge, means of comply with best practice gement and the implementation of water sensitive urban design.	
Some of the key mea rain-gardens adjacent	sures recommended include the use of rainwater tanks to collect water from the extensive roof areas and the use of t to parking areas.	

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

9.0	City of Greater Dandenong
The	development plan area forms part of an established residential area that is connected to all relevant services and forms of astructure.
	ussions with relevant service authorities indicate the capacity for the development plan area to connect to existing services and astructure, including electricity, water, sewer, gas, telephone/internet etc.
Deve	elopment Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South 71
	City of Greater Dandenong
10.0	urban design guidelines for victoria
enjoya	Ban Design Guidelines for Victoria is a document prepared by the Victorian State Government that assist in delivering functional and able places for people to live, work, and spend leisure time. They aim to create neighbourhoods that foster community interaction nat make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity.
This d	evelopment plan adopts a number of the key objectives outlined in the Urban Design Guidelines for Victoria, including:
•	The provision of footpaths that have a straight alignment and flat topography promotes strong pedestrian links through the development plan area by persons of all ability, and in doing so, increases human activity, outlook and interaction (objective 2.1.1).
•	Curved roads are avoided, promoting clear sightlines between vehicles using the road network, and pedestrians and cyclists using the footpaths/roads (objective 2.1.2).
•	The locating of vehicle zones (roads) and pedestrian/cycle zones (footpath) side by side increases informal surveillance and a feeling of safety (objective 2.2.1).
•	The dwellings will each feature a ground level habitable room (and habitable room window) facing the frontage and street that enhances informal surveillance and safety (objective 2.2.2).
•	The dwelling module heights (2 storey) and conventional floor plans with ground level open space that accords with the

- The dwelling module heights (2 storey) and conventional floor plans with ground level open space that accords with the Neighbourhood Residential Zone, Schedule 1 achieves a built form scale and layout that supports the existing and preferred character (objective 2.2.3).
- The use of indented visitor car parking achieves parking efficiencies and responds to the narrower street context (objective 2.7.1).
- The public open space has a prominent frontage and entry point to Darren Road, the east-west road and the abutting pedestrian link to the north of the site, promoting open views, convenient access and pedestrian/community interaction (objective 3.1.1).

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

	City of Greater Dandenong
	The public open space has been sited to facilitate the retention of landscape elements that contribute to the existing and preferred character of the area (objective 3.1.6).
•	Surveillance is available to open space areas (public and common) by having habitable room windows face these areas (objective 5.2.2).
	Two storey dwellings facing west allow surveillance of the open space of the Keysborough Primary School (objective 5.2.2).

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South

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73

City of Greater Dandenong

#### ecology and arboriculture assessment / tree retention plan

The Schedule 13 to the Development Plan Overlay requires that the development concept plan include "the identification of existing vegetation to be retained and removed, having regard to the findings of Ecology and Arboriculture Assessment and Tree Retention Plan" (Jacobs 2015).

The Jacobs report (2015) has formed the starting point of identifying the status of vegetation on site. Noting the Jacobs report is now five years old and that site conditions and environmental conditions including drought have taken place in the interim, the Jacobs report has been supplemented by an arboricultural assessment prepared by Landscape Dept dated April 2020.

The Landscape Dept report (2020) uses the same tree numbering as the Jacobs report (2015) and provides an updated assessment of tree conditions. The Landscape Dept report (2020) references both trees on the subject land, along with trees abutting the site. A classification key of 'high retention value', 'moderate retention value', 'low retention value' and 'no retention value' applies.

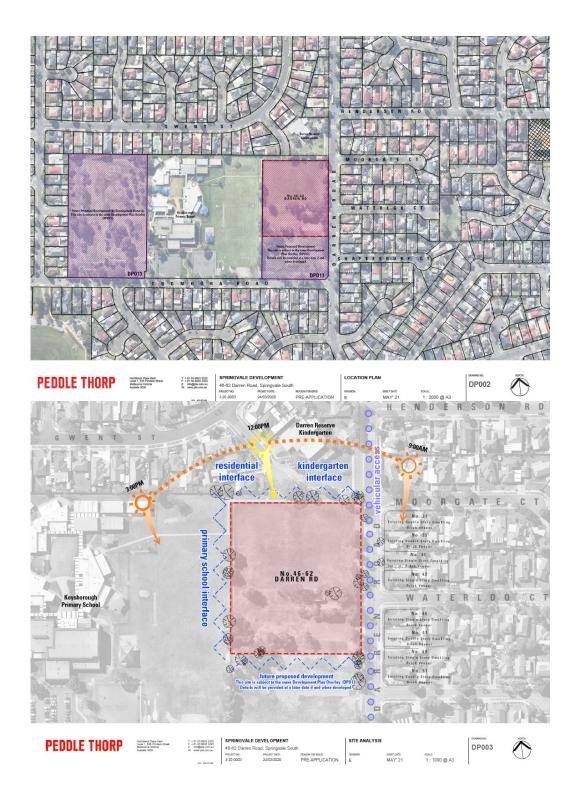
The trees recommended for retention are identified by the tree protection zones provided, with these tree protection zones aligning with those prescribed in the Landscape Dept report (2020).

The location of these trees is outlined in figure 10 on page 45 of this Development Plan.

The retention of trees 48, 73 and 83 in particular necessitate the use of pier and beam construction techniques in concert with root exploratory trenching.

Development Plan at 46 – 62 Darren Rd & 55 - 67 Coomoora Road, Springvale South











#### The Development Plan

-The future development of the subject site is outlined by a series of drawings These drawings address the following themes.

- General site layout. Built form, including setbacks, building height and other key principles. Tree retention and removal. Site access and movement. Open space.

It is proposed to develop the subject site with a series of two storey, townhouse-style dwellings and some two storey, detached style dwellings. These dwellings will be located around a communal road network.

The future development layout has been informed by the retention of canopy vegetation identified to have the highest retention value. Communcal Privato Open Space and landscaping has been provided in a west east axis through the modifiel of the size. An area of public goens space a minimum 5% of the total area of the subject site is proposed along the Darren Road frontage at the North east corner of the size.

The SW corner of the site is dedicated to a childcare centre with frontage on Darren Road. This 2,480m<sup>3</sup> site will have a 1 storey building with an east-west orientation to maximise solar access. Car parking will face Darren road for ease of access

The street layout has been indicated to ensure that future lots predominantly have an east-west orientation to maximise solar access.

Two storey townhouses are proposed throughout the subject site. These dwellings are to have living on ground fronting areas of public open space and roads encouraging passive surveillance. Vacant land lots are also proposed for more traditional detached style dwellings.

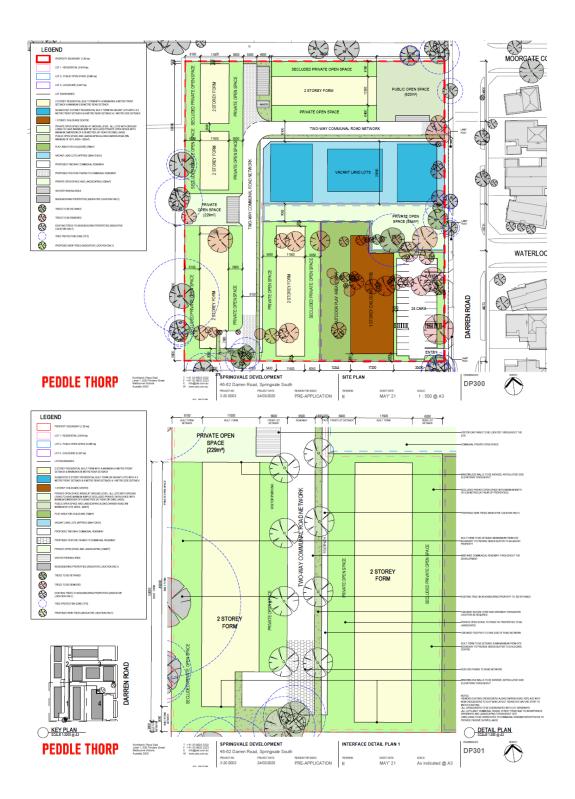
Dwellings are expected to be set back 5.4 metres from internal streets, although there are some examples where smaller setbacks are acceptable, as indicated by the following plans.

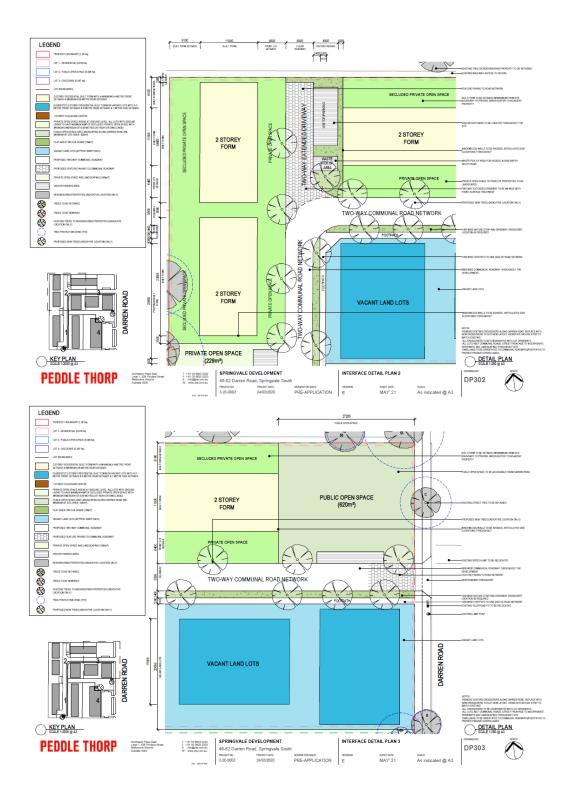
The traditional style dwellings will meet the secluded private open space provisions of the NRZ1, with a size and layout to ensure that these spaces are highly functional for future residents.

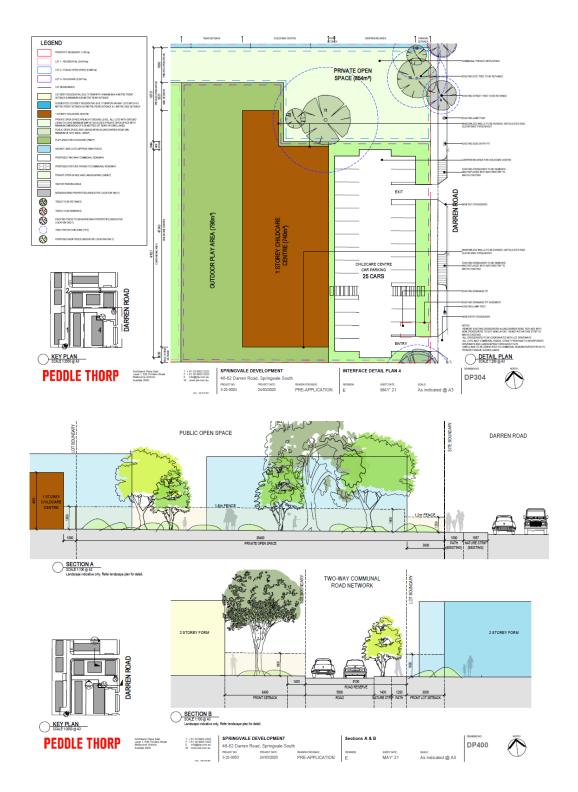
Vehicle access to the site will be provided from Darren Road to the east. Car parking will be provided in ac-cordance with Clause 52.06 of the Scheme.

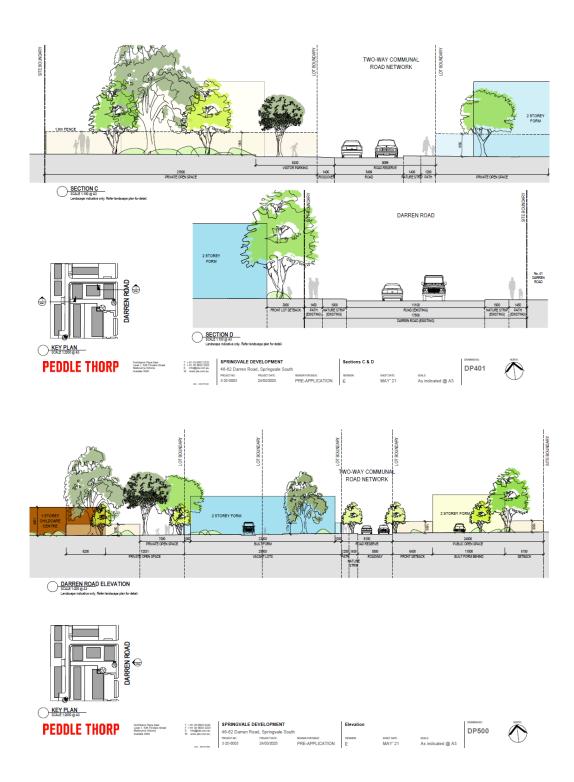
It is noted that while the following drawings contain details as to how the subject site is to be developed, the detailed design of any future development will need to be determined at planning permit application stage.











### 3 QUESTION TIME - PUBLIC

### Question Roz Blades AM, Noble Park

The City of Greater Dandenong currently has one of the lowest vaccination rates in the state. We also have a high homeless rate and whilst there has been an improvement in public transport, people who do not drive will have trouble getting to the testing site at Springers Leisure in Keysborough and the Vaccination clinic at the Sandown Racecourse in Springvale. My question revolves around the Council encouraging our residents to get tested and vaccinated as well as working with the Department of Health and Human Services (DHHS). Cr Lim on his Facebook page lets residents know about vaccinations. Council has a Facebook page too. I would like to know the status of Dandenong Hospital in terms of dealing with COVID outbreaks. Is the Council working or consulting with WAYSS around mobile vaccination units for the homeless? Homeless people are likely transient and vulnerable. Other areas have successfully initiated this. It is effective to slow down the spread of the disease.

#### <u>Response</u> <u>Kylie Sprague, Executive Manager, Communications and Customer Service</u>

Council is undertaking a number of activities to encourage both COVID testing and vaccinations. We are working closely with DHHS and Monash Health to achieve this. Some of the things we are doing include sharing social media posts; promotion on our website of the vaccination hubs; regular mentions in the Council's Newsletter and sharing key messages and resources across our screens, networks and social media. We have dedicated bicultural workers that are proactively working with very diverse community groups. We have COVID fact sheets that have been printed into around 21 languages and they are being distributed out to priority communities by the food agencies, community organisations, the bicultural network and Council staff. We are encouraging community group leaders to post on their social networks and we are also providing a community bus and driver once a week to support some of those disadvantaged groups to get two vaccination sessions. All that is being done in conjunction with Monash Health, Enliven and the South East Community Links. We are also working closely with the health authorities to facilitate pop up testing of vaccination sites and you will see a couple of those popping up over the next few weeks following the Premier's announcement on the weekend so we are doing everything within our power at Council to certainly support both testing and vaccinations.

### Question Ailsa Lord, Noble Park

I was disappointed in the Draft Biodiversity Action Plan out for consultation that it advocates the same environmental education program as now, without addressing gaps or more resources and without any publicly documented environmental education strategy or plan like other Councils have. This means environmental education in Greater Dandenong will continue to be ad hoc and limited. As one example Nature Play, whether it be programs or opportunities in playground redevelopments, they are not following any overarching strategy. Can the Draft Biodiversity Action Plan please be reviewed and consider a publicly documented environmental education strategy or plan for Greater Dandenong Council?

### <u>Response</u>

### Paul Kearsley, Director Business, Engineering and Major Projects

We are partway through the consultation process on this very important piece of work and comments and questions like the ones we have received tonight will be included as part of the community feedback process to ensure that the Action Plan represents interests of the Greater Dandenong community. At the time of this question, what I can give is an initial response that the Council is not considering an environmental education strategy, however pages 30 and 31 of the Biodiversity Action Plan refers to the review and update of the environmental education and engagement program and also the development of a biodiversity media plan to better promote, educate and engage all residents within this particular area. This program will be a public document on Council's website, however as we are partway through the consultation, Council officers and Councillors will consider all issues and suggestions following the consultation phase. Should you have any further feedback please visit the Council website on the Have Your Say Draft Biodiversity Action Plan page and we would welcome to receive any more comments.

### Question Pam Naylor, Noble Park

Why is Greater Dandenong's Draft Biodiversity Action Plan that has just been out for consultation so confusing in its structure? For example:

(a) specific actions that you would expect to be allocated to a particular year instead listed as ongoing actions;

(b) there being an action that refers to implementing other actions in appendix 8, however appendix 8 has 20 very different actions leaving the reader confused what is actually going to get implemented; and

(c) only three years' worth of actions in the Plan but the Plan is having a total length of five years.

### Response

### Paul Kearsley, Director Business, Engineering and Major Projects

As I said before, we are partway through the consultation process with the community so we will take all of these comments on board.

With regards to question (a), a final review of terminology such as annually and ongoing along with the timing of actions will be undertaken following community consultation to ensure a consistent and accountable approach is adopted.

With regards to question (b), appendix 8 is simply recommended actions for improving icon species habitat connectivity which will be useful information to assist the direction of operational programs within Council and grant funding opportunities. Council will review the inclusion of this information to ensure that it does not cause confusion in the final document.

With regards to question (c), the five year timeframe allows an appropriate length of time for Council to complete all actions, obtain useable data through the monitoring and evaluation framework proposed year 2 and hopefully see genuine improvement to the biodiversity values in the municipality.

Final review of the timing and phasing of actions will be undertaken again following community consultation to ensure a consistent and accountable approach is adopted. Once the comments have been reviewed by Council officers and we are participating in further meetings with a number of groups through the community, we will then have a further discussion with Council with regards to the draft.

### Question Heather Louis, Keysborough

We need to increase vaccinations in the City of Greater Dandenong. Perhaps Council could incentivise the non-vaccinated by giving ratepayer families fully vaccinated rate reduction, renters a market voucher, homeless a food voucher and maybe a Council bus to take people to Sandown. Just some thoughts.

#### Response Marcus Forster, Acting Director Community Services

COVID-19 vaccination delivery is the responsibility of the State Government with support from Council to ensure State Government messaging is widely distributed within the Dandenong community. Council is also supporting the establishment of pop-up vaccination clinics, tailoring messaging to culturally and linguistically diverse communities and working closely with community organisations to ensure that our residents are fully supported to obtain a vaccination as soon as possible.

### Question Allie Ford, Noble Park

The Draft Biodiversity Action Plan recently sent out for public exhibition is a good start towards this important area of focus but local actions can only go so far. Many previous plans have included an advocacy agenda for driving change at state and federal levels. Is there a reason there was no advocacy component to the biodiversity plan?

### Response

### Paul Kearsley, Director Business, Engineering and Major Projects

Actions and deliverables identified in the Biodiversity Action Plan such as the alignment of information reporting with the Department of Environment, Land, Water and Planning 2037, the DELWP continued involvement with the Living Links Committee and ongoing participation from the Eastern Regional Pest Animal Strategy plus other areas of work, provide the platforms and opportunity to advocate to State and Federal Governments through these particular channels. I will also add that there are further and greater opportunities with regards to matters related to climate change and sustainability to advocate to the Federal and State Governments through Council's State Ability Strategy and the recent resolution of Council last year with regards to the emergency situation that we are in with climate.

### Question Dom Boccari, Keysborough

What is the regional emergency plan for the Dandenong South and Keysborough suburbs and how would the residents and employees of Dandenong South and Keysborough suburbs be notified of any environmental emergency within the nearby Industrial 2 zone or other nearby sites like the CALM and Lyndhurst tip site?

### Response

### Marcus Forster, Acting Director Community Services

Greater Dandenong City Council undertakes planning for all emergencies in partnership with key stakeholders such as Victoria Police, Fire Rescue Victoria, Country Fire Authority, Worksafe, Environment Protection Authority and the State Emergency Service. More information about this emergency management planning can be found on Council's website. Operators of industrial sites are also required by legislation to develop their own emergency management plans. Notifications for emergency events are through the Victorian Emergency Warnings and Information Systems. Residents should visit <u>www.emergency.vic.gov.au</u> for more information on how they should stay informed.

### <u>Question</u> <u>Dom Boccari, Keysborough</u>

Firstly, I would like to thank Council for the completion of the extension of Villiers Road in Keysborough. Now that this project has been delivered when will the commencement of the shovel ready Keysborough South Community Hub occur?

#### Response Paul Kearsley, Director Business, Engineering and Major Projects

What I can advise is that with regards to the Community Hub at Keysborough South, the project has not completed one of the two very important milestones through the Green Building Council of Australia (GBCA). Round 1 of the Green Building Council of Australia's submission was submitted and we received comments requiring further analysis and attention prior to the round 2 submission plan for mid-October 2021. Round 2 feedback we expect to receive from the GBCA by mid-November 2021. We will then incorporate any further comments that they have got into the design details of the proposal. The design and documentation will then be finalised in order to commence the tender period to actually obtain a builder to construct the building around late January through to late February 2022. We are aiming for construction commencement subject to a satisfactory completion of that tender process around late May to early June 2022 at this stage. I can provide further updates to Mr Boccari, the community and the Council as we continue through the process.

### <u>Question</u> Dom Boccari, Keysborough

The footpath in front of the development site Calibre on Chapel Road has been closed for many weeks now. It was dug up for pipework many weeks ago and now looks completed but still closed. Pedestrians are forced to cross the busy Chapel Road.

### <u>Response</u>

### Paul Kearsley, Director Business, Engineering and Major Projects

These particular works involve the sewer construction works along the footpath so a civil works permit for the sewer construction works was issued to the developer and to the company doing the sewer construction works with a tentative completion date of 30 September 2021.

In terms of the approved Traffic Management Plan, the entire footpath should be closed for the link between Handley Road and Hutton Road along the east side of Chapel Road in Keysborough. The Traffic Management Plan has also approved arrangements for diverting the pedestrian traffic from the east side to the west side of Chapel Road and to use the signalised crossings at each end of the closure. We did inspect the site today with regards to the question from Mr Boccari and there was a sign incorrectly located directing pedestrians to cross midway along the footpath. This has been reported to the developer's project manager who has undertaken to check it and fix it and we believe that was done this afternoon. The pedestrian should heed the footpath closed signs of both the north and southern ends of the closure and not enter the construction site and we would be hoping that the works would be finishing around 30 September 2021.

### Question Matthew Kirwan, Noble Park

When is there planned to be public consultation on the revised Westwood Boulevard Park design?

### Response Brett Jackson, Acting Director City Planning, Design and Amenity

Community consultation was undertaken for the Westwood Boulevard Park design during May and June 2020 with the design now having been updated in response to the community's feedback that was received during this time. Officers are now liaising with Council regarding the amendments to the plan and once this process had been completed Council will inform the community of the updated plan at that time.

John Bennie PSM, Chief Executive Officer tabled a listing of responses to questions taken on notice/requiring further action at the previous Council meeting. A copy of the responses is provided as an attachment.

Responsible Date of Summary of Response Officer Completion	Director 26/08/21 Initial response provided 23/08/21: Community Our officers are looking into this guestion. It is quite detailed in nature and for that reason, we are going to take the question on notice so that we can gather those figures together and provide an update by email to Sylvia. Further response was provided to the questioner. COMPLETED	Director 26/08/21 Initial response provided 23/08/21: Business, Engineering and Major Projects Further response provided 26/08/21: A one-off forum is not proposed to discuss the updates to this report given the challenges of arranging successful in person or online meetings for larger groups at the moment. The updated study report is now available on Council's website. The community in the area will be alerted with regards to how they can contact council's traffic engineers to discuss any matters within the report further. The alert will be done via the mailing list council has of
Subject & Summary of Question Officer	Multiple questions on KeysboroughDirectorSouth Community HubCommunHow many square metres is each of theCommunHow many square metres is each of theServicesfollowing components of theKeysborough South Community Hub:a) the planned building footprint withouta) the planned building footprint withoutchildren's services outdoor play areas;b) children's services outdoor play areas;b) children's services outdoor play areas;c) the public playground;d) the outdoor sitting area/communityampitheatre;e) other landscaped areas/passive greenspace;f) car park; andg) overall, the total Keysborough Southcommunity Hub area (indoors andoutdoors)?	Public discussion of Keysborough Transport Study       Director         Transport Study       Business, Business, When will the Keysborough Transport       Director         Study be discussed in a public forum to allow residents the opportunities to raise any concerns or will this project just get pushed through? This forum can be done via Zoom if needed. If not, why not?       Projects
Question Asked By	Silvia Mastrogiovanni, Dandenong	Dom Boccari, Keysborough
Date of Council Meeting	23/08/21 PQT4	23/08/21 PQT8

1/5

Question Time Public – Questions Taken on Notice & Requiring Further Action

<b>3 QUESTION TIM</b>	E - PUBLIC	(Cont.)
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Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
7					obtained when the Study was first developed as well as via social media. If you would like to discuss the report or any other transport matters in the interim, you are more than welcome to contact the Transport Team.
					COMPLETED
23/08/21 PQT14	Matthew Kirwan, Noble Park	Raised platforms for Liege Avenue, Noble Park as part of LATM program. On page 62 of Agenda Item 4.2.1 – Council Performance Report End of Year 2020-21, it says that all works for the 2020-21 LATM program has been completed but the raised platforms for Liege Avenue, Noble Park have still not been installed? This question was tabled and taken on notice.	Director Business, Engineering Projects	30/08/21	Response provided 30/08/21: All projects funded via Council's LATM program were indeed completed in their entirety for the 20/21 financial year. However, other road safety projects including the platforms for Liege Avenue, Noble Park, funded under the Federal Government Blackspot program were delayed awaiting the announcement by the State of the funding. It is anticipated these Blackspot projects, which includes Liege Avenue, will be installed during the next 6 months.
					COMPLETED
23/08/21 PQT15	Matthew Kirwan, Noble Park	Options Paper for the future of aged care services completion date & consultation. On page 68 of Agenda Item 4.2.1 – Council Performance Report End of Year 2020-21, when is the Options Paper for the future of aged care services expected to be completed and when will community consultation on this never been any explicit community consultation on the way forward with	Director Community Services	26/08/21	Response provided 26/08/21: Whilst the Commonwealth Government has agreed in principle with the majority of the recommendations of the Royal Commission into Aged Care Quality and Safety there is still significant work to be done on developing the new program models. Council staff are currently participating in sector consultations and the Commonwealth are aiming to present details of the new models by the end of 2021. Therefore
Question T	ime Public – Question:	Question Time Public – Questions Taken on Notice & Requiring Further Action	_		2/5

3 QU	ESTIC	ON TIME - PUBLIC (Cont.)	
	Summary of Response	the analysis needed to develop the first Options Paper on whether the new models are likely to provide a more easily navigated, streamlined and responsive service system to our older residents together with the impacts Council needs to consider as a provider of Commonwealth funded home care services will not be completed until early 2022. Council undertook significant consultations with the community in the development of our Positive Ageing Strategy 2017- 25 in 2016-17 which will provide the basis of further consultation with key stakeholders including our older community members. The results of these consultations will assist in Council's consideration as to our role going forward in Aged Care once the new Aged Care Reforms are implemented.	Response provided 26/08/21: The community rollout of the Greater Dandenong Plastics Policy has been delayed by COVID-19. The Sustainability and Waste Teams are currently working together to determine an appropriate strategy for the deployment of the Strategy, given the pandemic.
	Date of Completion		26/08/21
-	Responsible Officer		Director City Planning, Design and Amenity

City of Greater Dandenong

aged care in Greater Dandenong. This question was tabled and taken on notice.

Subject & Summary of Question

Question Asked By

Council Meeting Date of

COMPLETED

Implementation of the Greater Dandenong Plastics Policy & completion date.

Kirwan, Noble Park

Matthew

23/08/21 PQT16

On page 74 of Agenda Item 4.2.1 – Council Performance Report End of Year 2020-21, does this mean that the

of the Greater Dandenong Plastics Policy community aspect of the implementation is now complete or if it is not, what more

needs to be done and when will it be

completed by? I could not find any information on the City of Greater 3/5

This question was tabled and taken on Question Time Public – Questions Taken on Notice & Requiring Further Action

Dandenong website about the rollout?

Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
	notice.			
Matthew Kirwan, Noble Park	Concerns on the proposed Planning Policy Framework and have DELWP now provided revised documentation. On page 82 of Agenda Item 4.2.1 – Council Performance Report End of Year 2020-21, what was the nature of the concerns Council officers had with the proposed Planning Policy Framework? Have the Department of Land, Environment and Planning now provided revised documentation and if so, what are the next steps? This question was tabled and taken on notice.	Director City Planning, Design and Amenity	26/08/21	Response provided 26/08/21: The DELWP project group undertaking the review of the existing planning scheme into the new format Planning Policy Framework or PPF, provided Council officers with an incomplete translation of the planning scheme to which officers raised concerns. Council officers are now in further discussions with DELWP who have undertaken to provide a revised and complete set of draft documentation for review by Council officers in the next four weeks. On receipt and review of this updated documentation, officers will then be able to establish the next steps.
Matthew Kirwan, Noble Park	Proposed Open Space Strategy amendment implications/ comparison to other Councils On page 87 of Agenda Item 4.2.1 – Council Performance Report End of Year 2020-21, in terms of the proposed Open Space Strategy amendment, what open space contribution rate has been proposed and what is the rationale for the rate proposed, particularly in relation to what other Melbourne Councils are proposing?	Director City Planning, Design and Amenity	26/08/21	Response provided 26/08/21: Council officers are currently in the final stages of determining a potentially new open space contribution rate. At this time, it is intended to table a Council report before the end of the year that will detail the proposed rate and seek authorisation to commence a planning scheme amendment to gazette the figure into the Planning Scheme. COMPLETED

23/08/21 PQT18

### 3 QUESTION TIME - PUBLIC (Cont.)

Date of Council Meeting

23/08/21 PQT17

4/5

Question Time Public – Questions Taken on Notice & Requiring Further Action

Summary of Response	<b>Response provided 31/08/21:</b> A review which considers various matters including changing strategic priorities and funding capacity has commenced to inform our 10/year Infrastructure Plans for the Dandenong, Springvale and Noble Park Activity Centres. The updated plans will be available on Council's website in early 2022. COMPLETED	Response provided 31/08/21: Following a research and investigation phase Council developed a Social Enterprise (SE) Program 2019-2022. The Program focuses on advocacy for the sector, creating stronger relationships between the SE sector and Council, and identifying potential opportunities Council could play a key role in. Implementation of the program has been impacted by the redirection of program funds and staff resources to support and implement program shat target social enterprises and will be undertaking a review of the program in 2022. COMPLETED	vay Councillors and Public vards.
Date of Completion	31/08/21	31/08/21	o change the v of Council on
Responsible Officer	Director Business, Engineering and Major Projects	Director Business, Engineering and Major Projects	uncil resolved t il 2014 meeting
Subject & Summary of Question	Availability date of 10year infrastructure investment program. On page 90 of Agenda Item 4.2.1 – Council Performance Report End of Year 2020-21, has the 10year infrastructure investment program been made available to the public and if NOT, when will it be on the website? This question was tabled and taken on notice.	Status of the social enterprise program. On page 94 of Agenda Item 4.2.1 – Council Performance Report End of Year 2020-21, I am unclear what the current status of the Social Enterprise Program is? This question was tabled and taken on notice.	At the Ordinary meeting of Council on Monday, 24 March 2014, Council resolved to change the way Councillors and Public questions taken on notice are answered and recorded from 14 April 2014 meeting of Council onwards.
Question Asked By	Matthew Kirwan, Noble Park	Matthew Kirwan, Noble Park	rdinary meeting o s taken on notice
Date of Council Meeting	23/08/21 РДТ19	PQT20	At the Or question

5/5

Question Time Public – Questions Taken on Notice & Requiring Further Action

### 4 OFFICERS' REPORTS - PART TWO

### 4.1 CONTRACTS

### 4.1.1 Contract No. 2021-49 Electronic Monitoring and Mobile Security Services

 File Id:

 Responsible Officer:

 Dire

Director Business, Engineering & Major Projects

Attachments:

Tender Information (CONFIDENTIAL)

### 1. Report Summary

This report outlines the tender process undertaken to select a suitably qualified and experienced contractor for the electronic monitoring and mobile security services for all Council own buildings, mobile patrols and lockup/unlock toilet blocks.

### 2. Recommendation Summary

This report recommends that Council awards Contract No 2021-49 Electronic Monitoring and Mobile Security Services to E.B.N. Protective Services Pty Ltd trading as Protection Pacific Security for a lump sum price of (\$1,232,860.00) covering a period of two (2) years with a further option of three (3) years at Council's sole and absolute discretion.

This is a Lump Sum and Schedule of Rate based contract.

### 3. Background

The City of Greater Dandenong requires security services at over 150 Council facilities including lock/unlock of public toilet facilities and reserves gates, around 100 of which have alarm systems which require monitoring on a continuous basis. There are also over 250 duress pendants at various sites that require monitoring and regular testing. In addition, there are also access control systems at 29 Council facilities and 24 other Council facilities with CCTV systems. Besides monitoring, security services equipment requires periodic maintenance and updates.

Council requires an experienced, reliable and dedicated security contractor with a good track record of service provisions, appropriate registration, technical competencies, licences and one that has a control room of an acceptable standard and quality to provide attentive and timely responses to alarm calls and other related incidents. The contractor is required to provide mobile patrols at various sites/facilities and locking/unlocking of public toilets and reserve gates. Provision of qualified static security guards are also required on a regular basis.

A contractor that meets Council's services criteria would enhance Council's commitment to a safe environment for staff and the community.

### 4. Tender Process

The tender was advertised in The Age newspaper on Saturday 24 April 2021, On Vendor Panel via Greater Dandenong website and closed at 2.00PM on 19 May 2021. At the close of tender advertising period six (6) tenders were received from the following companies:

- 1. Art Security
- 2. Bellrock Technology Services
- 3. Protection Pacific Security
- 4. Secure Monitoring
- 5. Ultimate Security Australia Pty Ltd
- 6. Proforce Security Alarm Division Pty Ltd

### 5. Tender Evaluation

The Tender Evaluation Panel comprised of Coordinator Building Maintenance, Building Maintenance Officer, Building Maintenance Team Leader, Building Facilities Officer, Team Leader Contracts Unit and Contracts & Administration Officer.

The tenders were evaluated using Council's Weighted Attributed Value Selection method. The evaluation criteria included in the tender documents and the allocated weighting's using to evaluation the tenders are as follows:

	Evaluation Criteria	Weighting
1	Tender Price / Rate	30%

2	Relevant Experience	30%
3	Capability	25%
4	Social Procurement	7.5%
5	Local Industry	7.5%

The Evaluation Criteria are given a point score between 0 and 5 as detailed in the following table:

Score	Description
5	Excellent
4	Very Good
3	Good
2	Acceptable
1	Marginally Acceptable
0	Not Acceptable

The panel assessed the criteria against the tendered submission and the comparative Weighted Attribute Scores after the evaluation stage was as follows-

Tenderer	Prices Points	Non-Price Points	Total Score	OHS EMS
E.B.N Protective Services P/L t/a Protection Pacific Security	1.25	3.33	4.57	Compliance with Rapid Global
Ultimate Security Australia P/L	1.12	2.96	4.10	Not assessed
Proforce Security Alarm Division P/L	0.93	2.44	3.37	Not assessed
Bellrock Protective Service P/L	0.57	2.54	3.11	Not assessed
Securemonitoring Pty Ltd	0.00	2.68	2.68	Not assessed
ART Security P/L	0.00	2.44	2.44	Compliance with Rapid Global

Protection Pacific Security is currently the Council contractor for the electronic monitoring and mobile security service. They maintain its own Australian Security Industry Association (ASIAL) certified 24 hour monitoring centre which provides a primary contact point and controls the alarm monitoring and patrol responses to events. They have a team of suitably qualified technicians to provide maintenance services of security equipment hardware and software periodically, including CCTV equipment and access control systems.

### 6. Financial Implications

The budget provision associated with the service is \$770,366.00 per year. which is sufficient to fund the expected works for the life of the contract.

The resource requirements are in accordance with the existing operational budgetary allocation.

Schedule of Rates A schedule of rates contract is one under which the amount that is payable to the contractor is calculated by applying an agreed schedule of rates to the quantity of work that is performed.

Lump Sum A lump sum contact or a stipulated sum contract will require that the supplier agree to provide specified services for a stipulated or fixed price.

### 7. Social Procurement

Protection Pacific Security is an equal opportunity employer regardless of age, gender, ethnic culture and religion or sexual orientation.

It has donated supplied and installed full security and CCTV system and ongoing monitoring to Back to Basic food supermarket and kitchen for the disadvantaged. The company has supported many community sporting enterprises including lifesaving and football clubs as well as disadvantaged children through the Smith Family and the Deaf Foundation.

### 8. Local Industry

Protection Pacific Security is based in Dingley Village and 30% of their labour is local.

### 9. Consultation

During the tender evaluation process and in preparation of this report, relevant Council Officers from Council's Building Maintenance Unit and Risk Management & OHS were consulted.

### 10. The Overarching Governance Principles of the Local Government Act 2020

Section 9 of the *Local Government Act 2020* (the LGA 2020) states that a Council must in the performance of its role give effect to the overarching governance principles. When a tender process is undertaken it is fundamentally underpinned by the following overarching governance principles:

 Section 9(a) of the LGA2020 - Council decisions are to be made and actions taken in accordance with the relevant law;

- Section 9(b) of the LGA2020 Priority is to be given to achieving the best outcomes for the municipal community, including future generations;
- Section 9(c) of the LGA2020 the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- Section 9(e)of the LGA 2020 innovation and continuous improvement is to be pursued;
- Section 9(f) of the LGA 2020 collaboration with other councils and governments and statutory bodies is to be sought;
- Section 9(g) of the LGA2020 the ongoing financial viability of the Council is to be ensured; and
- Section 9(i) of the LGA2020 the transparency of Council decisions, actions and information is to be ensured.

In giving effect to the overarching governance principles above, the following supporting principles are also considered throughout any tender process:

- Section 89 of the LGA2020 the strategic planning principles; and
- Section 1010 of the LGA 2020 the financial management principles.

### 11. Victorian Charter of Human Rights and Responsibilities

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter).

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.

Included in the tender submissions, successful contractors have completed the Modern Slavery Questionnaire, Questionnaire for Potential Contractors (Fair work) and the Victorian Child Safe Standards Questionnaire (Schedule 9).

The responses provided to these statements by all successful contractors were assessed and determined to be satisfactory in the context of the Victorian Charter of Human Rights and Responsibilities.

### 12. The Gender Equality Act 2020

The Gender Equality Act 2020 came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Included in the submission for this tender, contractors were required to address Councils Social Employment opportunities (Schedule 7B). This includes questions to address Council's Diversity, Access and Equity Policy.

The responses provided to these statements by all successful contractors were assessed and determined to be satisfactory in the context of the Gender Equality Act.

### 13. Conclusion

At the conclusion of the tender evaluation process, the evaluation panel agreed that the tender submission from E.B.N. Protective Services Pty Ltd trading as Protection Pacific Security represented the best value outcome for Council and should be accepted due to:

- 1) its conforming and lowest priced tender submission;
- 2) its relevant experience working with local government authorities ;
- 3) its level of experience, staff resources and relevant technical expertise;

4) receiving a Pass for their Occupational Health and Safety (OH&S) and Environmental Management Systems;

5) receiving a satisfactory result for the Standard Financial & Performance Assessment (Procurement) Company Check undertaken by Corporate Scorecard;

6) it is registered and pre-qualified with Rapid Global (Council's Contractor Risk Management Compliance database);

7) Protection Pacific Security is familiar with Greater Dandenong facilities and has provided reliable services over a number of years under contract.

### 14. Recommendation

That Council:

1. awards Contract No. 2021-49 for Electronic Monitoring and Mobile Security Services to E.B.N. Protective Services Pty Ltd trading as Protection Pacific Security for a lump sum price of (\$1,232,860.00) covering a period of two (2) years.

This is a Lump Sum and Schedule of Rate based contract;

- 2. reserves the option to extend the initial contract term by three (3) one year extensions at the sole and absolution discretion of Council; and
- 3 signs and seals the contract documents when prepared.

### MINUTE 257

Moved by: Cr Sophie Tan Seconded by: Cr Lana Formoso

### That Council:

1. awards Contract No. 2021-49 for Electronic Monitoring and Mobile Security Services to E.B.N. Protective Services Pty Ltd trading as Protection Pacific Security for a lump sum price of (\$1,232,860.00) covering a period of two (2) years.

This is a Lump Sum and Schedule of Rate based contract;

- 2. reserves the option to extend the initial contract term by three (3) one year extensions at the sole and absolution discretion of Council; and
- 3 signs and seals the contract documents when prepared.

CARRIED

REPORT

13 September 2021

Contract No. 2021-49 Electronic Monitoring and Mobile Security Services (Cont.)

#### CONTRACTS

## CONTRACT NO. 2021-49 ELECTRONIC MONITORING & MOBILE SECURITY SERVCIES

### **ATTACHMENT 1**

### TENDER INFORMATION (CONFIDENTIAL)

PAGES 2 (including cover)

This attachment has been deemed confidential by the Chief Executive Officer under section 3(1) of the Local Government Act 2020 and has not been provided within the Public Agenda.

Page 7

File Id:

Responsible Officer:

Director Business, Engineering & Major Projects

Attachments:

Tender Information (CONFIDENTIAL)

### 1. Report Summary

This report outlines the tender process undertaken to select a suitability qualified and experienced contractor for the redevelopment of the WJ Crowe Pavilion, Thomas Carroll Reserve at 100 Box Street, Dandenong.

### 2. Recommendation Summary

This report recommends that Council awards Contract No. 2021-56 WJ Crowe Pavilion Redevelopment, Thomas Carroll Reserve, 100 Box Street Dandenong to Melbcon Pty Ltd for a lump sum of Four Million, One & Twenty One Thousand, Eight Hundred & Three Dollars and Forty Cents (\$4,121,803.40) including GST.

### 3. Background

The existing pavilion at Thomas P Carroll Reserve was constructed approximately 50 years ago and extended in the early 1990s. The club room facilities are below modern standards and do not meet DDA compliance. With only one set of change rooms the pavilion does not service both ovals at the reserve.

This project will see the construction of a new female friendly sports pavilion at Thomas P Carroll Reserve which will include: Four unisex players change rooms, two unisex referee change rooms, male/female & accessible toilets, multi-purpose room to seat 150 people, commercial kitchen and kiosks, dedicated storerooms and first aid rooms.

### 4. Tender Process

### General

This tender was advertised on Saturday 29 May 2021 in The Age Newspaper, Greater Dandenong City Council Website via Vendor Panel and it closed at 2.00pm on Wednesday 23 June 2021.

During the tender advertising period, all tenderers were invited to add a site inspection/briefing on Thursday 10 June 2021 at 10.00am, conducted by the CGD project Manager and Architect from Dock4.

The following eight (8) companies attended the site inspection:

- 2Consruct
- Allmore Construction
- Ausbuild Constructions Pty Ltd
- Circon Construction Pty Ltd
- Devco Project & Construction Management Pty Ltd
- Melbcon Pty Ltd
- Melway Demolition
- Newpol Construction
- United Project Solution

At the close of the tender advertising period, tender submissions were received from twelve (12) contractors as indicated below:

- 2Construct
- Allmore Construction
- Circon Construction Pty Ltd
- Kingdom Construction P/L
- Melbcon Pty Ltd
- MISR Engineering & Construction P/L
- Newpol Construction

- United Project Solution
- Ausbuild Constructions Pty Ltd (*Non-Conforming No Tender Schedules*)
- Devco Project & Construction Management Pty Ltd (*Non-Conforming No Tender Schedules*)
- Myspy Security Pty Ltd (Non-Conforming)
- Water Conservation Services International Pty Ltd (*Non-Conforming*)

### 5. Tender Evaluation

The tender evaluation panel comprised the;

Evaluation Team Member	Voting Right
Manager City Improvement Services	Yes
Coordinator Building Projects	Yes
Project Officer - Sport and Recreation	Yes
Richard Brenchley & Caitlin Butler, Dock4	No
Jonathan Thomas, Probity Auditor, Shine Wing Australia	No
Contracts & Administration Officer	No

All Panel members had signed the Council's probity forms; Conflict of Interest and Confidential and Remote Location (Agile Space Evaluation), agreeing that they would evaluate tenders fairly and would disclose any conflict of interest.

Each submission was assessed and ranked against all evaluation criteria by each member of the evaluation panel. These rankings were then collated and multiplied by the weighting to give a weighted attribute score for each criterion and totaled to give an overall comparative evaluation score for all criteria as shown in the following tables.

The tenders were evaluated using Council's Weighted Attribute Value Selection Method. The advertised evaluation criteria and the allocated weightings for evaluation are as follows:

	Evaluation Criteria	Weighting
1	Price	35%
2	Relevant Experience	25%
3	Capability	25%
4	Social Procurement	5%
5	Local Industry	5%

6	Environmental	5%
7	OHS Management System	Pass / Fail
8	Environmental Management System	Pass / Fail

The Evaluation Criteria 1 - 6 are given a point score between 0 and 5 as detailed in the following table.

Score	Description
5	Excellent
4	Very Good
3	Good, better than average
2	Acceptable
1	Marginally acceptable (Success not assured)
0	Not Acceptable (failed to satisfy required standards)

The eight (8) submissions were assessed and ranked against all evaluation criteria, to ensure that each tenderer met the standards required for Council contractors. A fail in any criterion would automatically exclude a tenderer from further consideration for this contract.

Tenderer	Price Point	Non-Price Points	Total Score
Melbcon Pty Ltd	0.88	2.59	3.47
Newpol Construction	0.79 2.64		3.43
2Construct	0.73 2.68		3.41
Circon Construction Pty Ltd	0.65	2.34	2.99
MISR Engineering & Construction P/L	1.12	1.32	2.44
United Project Solution	0.87	1.54	2.41
Allmore Construction	0.62	1.72	2.34
Kingdom Construction P/L	1.14	0.99	2.13

Upon review of each of the lower priced tenderers, each of the submissions highlighted deficiencies (as listed below):

- 1. The qualitative (non-price driven) assessment ruled out a number of submissions due to the quality of their management and OH&S protocols.
- 2. The lower price tenderers did not have the relevant council experience with either the relative size of project, or sports specific experience.
- 3. Some tenderers were known to both Council and the Architect with concerns related to previous projects with regards to management process and variation management.
- 4. The highest ranked tenderers (as listed below) highlighted that they had superior expertise and the ability to deliver a large sporting pavilion

### **Tenderer Interviews**

The four (4) highest ranked tenderers, Melbcon Pty Ltd, Newpol Construction, 2Construct and Circon Construction Pty Ltd, were interviewed by the tender evaluation panel including the probity auditor. The four tenderers interviewed well, confirming their ability to undertake the contracted works and meet the project deliverables.

### Post Tender Clarification

Clarification was sort from all tenders on the following topics:

- Price
- Methodology and Programme
- Project team
- Report for information and variation process
- Quality Control systems /process
- Health & Safety Management and COVID-19 management
- Inclusion of solar panels and security
- Rate for blinding concrete

### Post Interview and Tender Clarification

Tenderer	Price Point	Non-Price Points	Total Score	OHS	EMS
Melbcon Pty Ltd	0.88	2.68	3.55	Certified & Compliance with Rapid Global	
Newpol Construction	0.79	2.64	3.43	Certified & Compliance with Rapid Global	
2Construct	0.73	2.68	3.41	Certified & Compliance with Rapid Global	
Circon Construction Pty Ltd	0.65	2.34	2.99	Certified & Compliance with Rapid Global	

**Please Note:** Rapid Global is a third-party pre-qualification and verification system used by Council and six (6) other Victorian Councils enabling the sharing of OH&S data. It is a Risk and OH&S system where contractors can upload their Occupational Health & Safety, Risk and Environment Plans and Policies as well as up to date insurances

### **Reference Checks**

Reference checks were completed with the following Councils

- Melton City Council
- Wyndham City Council
- Hobsons Bay Council
- City of Brimbank

An internal reference check was completed with a Project Manager in the Building Projects Unit

### Relevant Experience

Melbcon Pty Ltd is a Croydon-based, well-established construction company with over 30 years of experience, and has demonstrated experience in projects of a similar nature and value to the Ross Reserve Pavilion and sporting pavilions in general, working with many local councils including the following projects:

- a. Ross Reserve Pavilion \$9 million and Noble Park Aquatic Centre Health & Wellbeing Gymnasium \$6.7 million Greater Dandenong City Council (current projects)
- b. Taylors Hill West Pavilion \$12.3 million Melton City Council (completed July 2019)
- c. Digman Reserve Pavilion \$2.6 million Hobson Bay Council (current project)
- Hummingbird Sport Pavilion \$2.36 million (completed February 2017), Mossfield Sport Pavilion \$3.21 million (completed July 2018), Mossfield Netball Pavilion \$2.01 million (completed July 2019), Galvin Park Pavilion \$3.47 million (current project), and Grange Community Centre and Sports Pavilion \$3 million (completed June 2020) Wyndham City Council
- e. More Park Pavilion \$3.3 million City of Brimbank (current project)
- f. Ester Park Soccer Pavilion \$2.4 million Shire of Yarra Ranges (current project)

Other recently completed major projects to note include the following:

- g. Melba College (Stage 2) \$16.4 million (completed June 2020)
- h. Viewbank Secondary College \$10.2 million (completed December 2018)
- i. Knox Operations Centre \$9.7 million (completed April 2020)

Other key current major projects to note include the following:

- j. Edgars Creek Secondary College \$16.15 million
- k. Merrifield North Multipurpose Centre \$9.83 million
- I. Oxley Christian College \$8 million

Melbcon have displayed an abundance of experience delivering sporting pavilions for local councils, as well as an extensive range of major building and infrastructure projects in the local government and education sectors.

### The higher the price score – lower the tendered price. The higher the non-price score – represents better capability and capacity to undertake the service.

### 6. Financial Implications

The project budget over the 2020/21 and 2021/22 financial year has adequate funding available to undertake the project as detailed.

Note:

# Schedule of Rates A schedule of rates contract is one under which the amount that is payable to the contractor is calculated by applying an agreed schedule of rates to the quantity of work that is performed.

# Lump Sum A lump sum contact or a stipulated sum contract will require that the supplier agree to provide specified services for a stipulated or fixed price.

### 7. Social Procurement

The preferred tenderer encourages their subcontractors to participate in local community engagement and employ local people during the construction period. They will always give preference to subcontractors from the local community.

### 8. Local Industry

The preferred tenderer has nominated spending 30% on labour, 30% on materials, 20% on plant and 10% on local supervision.

### 9. Environmental Management

The preferred tenderer is committed to environmental management of the site and is ISO 14001:2015 certified on Environmental Management System

### 10. Consultation

Internal stakeholders have been widely engaged throughout the design and procurement process. This has been supported by a core working group consisting of officers from City Improvement, Community Development and Sport and Recreation.

The tenant sporting clubs, Football Victoria, AFL Victoria, Cricket Victoria and Sport and Recreation Victoria were also consulted throughout the design process.

### 11. The Overarching Governance Principles of the Local Government Act 2020

Section 9 of the *Local Government Act 2020* (the LGA 2020) states that a Council must in the performance of its role give effect to the overarching governance principles. When a

tender process is undertaken it is fundamentally underpinned by the following overarching governance principles:

- Section 9(a) of the LGA2020 Council decisions are to be made and actions taken in accordance with the relevant law;
- Section 9(b) of the LGA2020 Priority is to be given to achieving the best outcomes for the municipal community, including future generations;
- Section 9(c) of the LGA2020 the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- Section 9(e)of the LGA 2020 innovation and continuous improvement is to be pursued;
- Section 9(f) of the LGA 2020 collaboration with other councils and governments and statutory bodies is to be sought;
- Section 9(g) of the LGA2020 the ongoing financial viability of the Council is to be ensured; and
- Section 9(i) of the LGA2020 the transparency of Council decisions, actions and information is to be ensured.

In giving effect to the overarching governance principles above, the following supporting principles are also considered throughout any tender process:

- Section 89 of the LGA2020 the strategic planning principles; and
- Section 1010 of the LGA 2020 the financial management principles.

### 12. Victorian Charter of Human Rights and Responsibilities

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter).

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.

Included in the tender submissions, successful contractors have completed the Modern Slavery Questionnaire, Questionnaire for Potential Contractors (Fair work) and the Victorian Child Safe Standards Questionnaire (Schedule 9).

The responses provided to these statements by all successful contractors were assessed and determined to be satisfactory in the context of the Victorian Charter of Human Rights and Responsibilities.

### 13. The Gender Equality Act 2020

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Included in the submission for this tender, contractors were required to address Councils Social Employment opportunities (Schedule 7B). This includes questions to address Council's Diversity, Access and Equity Policy.

The responses provided to these statements by all successful contractors were assessed and determined to be satisfactory in the context of the Gender Equality Act.

### 14. Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

The purpose of the Sustainable Buildings Policy ("the Policy") is to incorporate environmentally sustainable design principles into the design, construction, operation, management and disposal of buildings owned and managed by Council.

The new facility is to comply with the Greater Dandenong Sustainable Buildings Policy (as adopted 24.08.2020). Relevant clauses from this policy are: 1. Minimum 5 Stars Green Star Design & As Built (or equivalent). The design specifications must be peer reviewed by an independent third party. 2. All buildings must be designed to achieve net zero carbon emissions through a combination of ESD principles, on-site renewable energy generation, and Power Purchasing Agreements (PPAs) or carbon offsets. 3. Natural gas in not permitted under any circumstance.

Sustainability categories addressed in the design of the pavilion: Design, Energy Efficiency, Water Use, Waste, Indoor Environment Quality, Building materials, Landscape, Transport.

### 15. Conclusion

Following a thorough and extensive evaluation of the tender submissions the Tender Evaluation Panel concluded that the Melbcon Pty Ltd proposal demonstrated best value for the Council.

At the conclusion of the tender evaluation process, which included a preselection interview, the evaluation panel agreed that the tender submission from Melbcon Pty Ltd represented the best value outcome for Council and should be accepted.

### 16. Recommendation

That Council:

- 1. awards Contract No. 2021-56 WJ Crowe Pavilion Redevelopment, Thomas Carroll Reserve, 100 Box Street Dandenong 3175 to Melbcon Pty Ltd for a lump sum of Four Million, One & Twenty One Thousand, Eight Hundred & Three Dollars and Forty Cents (\$4,121,803.40) including GST; and
- 2 sign and seals the contract documents when prepared.

### MINUTE 258

Moved by: Cr Jim Memeti Seconded by: Cr Tim Dark

### That Council:

- 1. awards Contract No. 2021-56 WJ Crowe Pavilion Redevelopment, Thomas Carroll Reserve, 100 Box Street Dandenong 3175 to Melbcon Pty Ltd for a lump sum of Four Million, One & Twenty One Thousand, Eight Hundred & Three Dollars and Forty Cents (\$4,121,803.40) including GST; and
- 2 sign and seals the contract documents when prepared.

CARRIED

REPORT

13 September 2021

Contract No. 2021 56 WJ Crowe Pavilion Redevelopment, Thomas Carroll Reserve, 100 Box Street Dandenong 3175 (Cont.)

### CONTRACTS

### CONTRACT NO. 2021-56 WJ CROWE PAVILION REDEVELOPMENT, THOMAS CARROLL RESERVE, 100 BOX STREET DANDENONG 3175

### **ATTACHMENT 1**

### TENDER INFORMATION (CONFIDENTIAL)

PAGES 2 (including cover)

This attachment has been deemed confidential by the Chief Executive Officer under section 3(1) of the Local Government Act 2020 and has not been provided within the Public Agenda.

Page 10

### 4.2 FINANCE AND BUDGET

### 4.2.1 2020-21 Annual Financial Statements

Responsible Officer:

Executive Manager Finance & Information Technology

Attachments:

Annual Financial Statements Performance Statement

### 1. Report Summary

The preliminary audit of Council's Annual Financial Statements and Performance Statement for the year ended 30 June 2021 has been completed by the Victorian Auditor-General's Office (VAGO) and reviewed by Council's Audit and Risk Committee.

The 2020-21 Annual Financial Statements comprise the consolidated financial statements of Council and the Dandenong Market Pty Ltd. In preparing the consolidated financial statements, all inter-entity balances and transactions have been eliminated in full.

Prior to final certification by VAGO, Council is required to adopt-in-principle the 2020-21 Annual Financial Statements and submit them for certification. As part of the certification process, VAGO may require further minor amendments to the Statements and Council authorisation for the Principal Accounting Officer to make these change is sought.

Council is also required to authorise two Councillors to certify these documents in accordance with the *Local Government (Planning and Reporting) Regulations 2014* (as per the transitional arrangements of the *Local Government Act 2020*). The signed statements will be incorporated in Council's annual report for the year ended 30 June 2021.

### 2. Recommendation Summary

This report recommends that Council adopts-in-principle the Annual Financial Statements and Performance Statement for the year ended 30 June 2021. Further that Council nominate Councillor Long (Mayor) and Audit and Risk Committee member Councillor Garad to sign the 2020-21 Financial Statements and Performance Statement.

### 4.2.1 2020-21 Annual Financial Statements (Cont.)

### 3. Background

### Signing of Financial Statements and Performance Statement for the year ended 30 June 2021

The agents of the Victorian Auditor-General, DMG Audit and Advisory, have completed the audit of the Annual Financial Statements and Performance Statement for the year ended 30 June 2021. An Audit Closing Report was presented to the Audit and Risk Committee on 27 August 2021. The statements remain interim until signed by the Auditor-General. Council has received verbal audit clearance from VAGO for the attached Financial and Performance Statements.

The Audit and Risk Committee is satisfied with the statements and recommends to Council that the statements be adopted in principle and referred to VAGO for final certification.

The following matter remains outstanding at 30 June 2021 and relates to the MAV WorkCare Scheme:

- The MAV's WorkCare Self-Insurance Scheme (MAV WorkCare) ceased operation as of 30 June 2021. The City of Greater Dandenong was a participant of this scheme.
- The net financial impact of the wind-up process to MAV Work Care is not yet known at the time of writing this report however Council is expected to be advised during September 2021.
- Under the participation agreement conditions, the cessation will have an impact on the 2020-21 financial reports of the Scheme's participants (both present members and past member). This could potentially have an accounting impact (as an 'adjusting event after the reporting period' under AASB 110) on Council's 2020-21 financial and performance statements after the date scheme's financial impact is crystallised.
- Any material amendment will be communicated to Council and the Audit and Risk Committee as soon as practical.

For the audit to proceed, Council now needs to resolve to (subject to any minor amendments noted under "Consultation" in this report):

- Approve "in principle" the draft Financial Statements and Performance Statement for the year ended 30 June 2021.
- Authorise two Councillors to sign the 30 June 2021 Financial Statements and Performance Statement now that minor changes recommended by VAGO have been made.

The Financial Statements and Performance Statement for the year ended 30 June 2021 will be incorporated into Council's Annual Report, which is due for lodging with the Minister by 30 September 2021. The Annual Report will then be formally presented to Council as soon as possible after this lodgement for formal adoption.

### 4. Proposal

That Council adopt-in-principle the Financial Statements and Performance Statement for the year ended 30 June 2021.

# 5. Financial Implications

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1989, and the Local Government (Planning and Reporting) Regulations 2014 (as per the transitional provisions of the Local Government Act 2020).

The draft Financial Statements are consolidated accounts of Council and the Dandenong Market Pty Ltd. These statements indicate the financial performance for the year and the financial position at 30 June 2021. VAGO's review of the Financial Statements and Performance Statement has now been completed and audit clearance has been advised.

The Comprehensive Income Statement highlights that Greater Dandenong City Council's operating surplus for the year is a consolidated *accounting* surplus result of \$16.56 million in 2020-21. To reach the total comprehensive income result, Council has recorded a net revaluation increment in fixed asset values of \$242.76 million (mainly land), partly offset by an impairment loss to the revaluation reserve of \$105,000 resulting in a consolidated Comprehensive Income deficit of \$259.22 million in total. Council is reminded that these outcomes are accounting based and do not represent the actual 'cash' outcome of Council for the financial year.

Detailed analysis of operational financial performance for the year ended 30 June 2021 is included in the June 2021 Financial Report and illustrates all significant variations between final outcomes and forecast results and provides a reconciliation to the cash result.

# 5.1 COVID-19 Pandemic

While the impacts of the pandemic have abated somewhat, Council has noted the following significant impacts on its financial operations from pre-COVID-19 budget levels in 2020-21:

# Revenue reductions

- Parking related income of \$3.6 million (includes parking fines and recoveries net of costs, parking ticket meters and car park permits and machines).
- Interest income of \$1.5 million (due to low interest rates).
- Civic Facilities and Drum Theatre of \$1.3 million due to required closures in lockdown periods, restrictions on event sizes and social distancing.
- Statutory fees and fines of \$745,000 across a number of areas most notably health registrations, subdivisions, plan checking, property and stormwater information requests, planning permits, local laws, planning compliance and animal management.

### Council COVID-19 support

Council eased the financial burden on Greater Dandenong residents, local businesses and community groups with the following:

- Dandenong Market in response to the COVID-19 pandemic, City of Greater Dandenong (Council) waived the requirement for the Company to pay a return to Council in 2020-21. This has allowed the Company to provide support to Market traders in the form of rent relief and fee abatements as a response to Government restrictions and lockdowns of \$2.09 million.
- Commercial and community facility rentals waived (\$822,000).
- COVID-19 Business Grants Program (\$664,000).
- COVID-19 Material Aid Program (\$245,000).
- Rates hardship (\$119,000)

Council also received a substantial amount of non-recurrent operating and capital grant income in 2020-21 due to COVID-19 initiatives and stimulus funding which has offsetting expenditure.

It is anticipated that some of these COVID-19 impacted items such as interest income and parking fees and fines will continue into the 2021-22 financial year. Council will continue to monitor the impacts during 2021-22 and will actively manage its budgets to ensure the financial outcomes to Council remain in alignment with Council budgets, strategies and plans.

The Performance Statement reports Council's performance in accordance with the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014* (as per the transitional provisions of the *Local Government Act 2020*). It contains the results of the prescribed indicators and measures for service performance, financial performance and sustainable capacity indicators. The Performance Statement is required to be audited and is to be published in the Annual Report 2020-21.

# 6. Consultation

The agents of the Auditor-General, DMG Audit and Advisory, have completed the audit of the Annual Financial Statements and Performance Statement for the year ended 30 June 2021. The Audit and Risk Committee met on 27 August 2021 to review in detail the draft Financial Statements and Performance Statement. The meeting was attended by DMG Audit and Advisory who presented the audit outcomes. No material issues were raised. The Audit and Risk Committee recommends to Council that the statements be adopted-in-principle.

The Financial Statements and Performance Statement will be included in Council's Annual Report which is published on Council's website once it has been formally approved by Council, as it has now received audit clearance from VAGO.

# 7. 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'

### **Opportunity**

• Leadership by the Council – The leading Council

# 8. Council Plan 2017-21

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

# **Opportunity**

• An open and effective Council

# 9. The Overarching Governance Principles of the Local Government Act 2020

Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles.

The savings and transitional provisions in section 329 (7)(b) of the *Local Government Act 2020* mean that the *Local Government Act 1989* continues to apply to the preparation of Council's 2020-21 Annual Report (including the Financial Statements and Performance Statement). Regulation 16 in the *Local Government (Planning and Reporting) Regulations 2020* mean that the *Local Government (Planning and Reporting) Regulations 2020* mean that the *Local Government (Planning and Reporting) Regulations 2014* also continue to apply to Council's 2020-21 Annual Report. Therefore, councils are still required to submit their 2020-21 Annual Report to the Minister for Local Government by 30 September 2021.

# 10. Victorian Charter of Human Rights and Responsibilities

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter).

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. The Performance Statement reports on selected indicators covering Council's activities as highlighted in the Council Plan 2017-21 and Annual Plan 2020-21 which support the human rights of all residents. The development of these plans also supports, through its community engagement activities, the right to take part in public life.

# 11. The Gender Equality Act 2020

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

The content/topic/issue (of this report) is purely administrative in its nature and does not have the potential to influence broader social norms and gender roles.

# **12.** Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

Council's Declaration of a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 and the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability have been considered in the preparation of this report.

# 13. Related Council Policies, Strategies or Frameworks

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

• Financial Management Policy

# 14. Conclusion

It is recommended that Council adopt in principle the Financial Statements and Performance Statement for the year ended 30 June 2021 and advance these statements to VAGO for final certification.

# 15. Recommendation

That Council:

- 1. adopts-in-principle the Financial Statements and the Performance Statement for the year ended 30 June 2021;
- 2. authorises the Principal Accounting Officer to make changes to the Financial and Performance Statements, as agreed with the Victorian Auditor-General's Office and that the Audit and Risk Committee be consulted prior to making any material amendment and that material amendments be communicated to Council as soon as practical; and
- 3. nominates Councillor Long (Mayor) and Councillor Garad to sign the 30 June 2021 Financial and Performance Statements.

# **MINUTE 259**

Moved by: Cr Rhonda Garad Seconded by: Cr Sean O'Reilly

### That Council:

- 1. adopts-in-principle the Financial Statements and the Performance Statement for the year ended 30 June 2021;
- 2. authorises the Principal Accounting Officer to make changes to the Financial and Performance Statements, as agreed with the Victorian Auditor-General's Office and that the Audit and Risk Committee be consulted prior to making any material amendment and that material amendments be communicated to Council as soon as practical; and
- 3. nominates Councillor Long (Mayor) and Councillor Garad to sign the 30 June 2021 Financial and Performance Statements.

CARRIED

FINANCE AND BUDGET

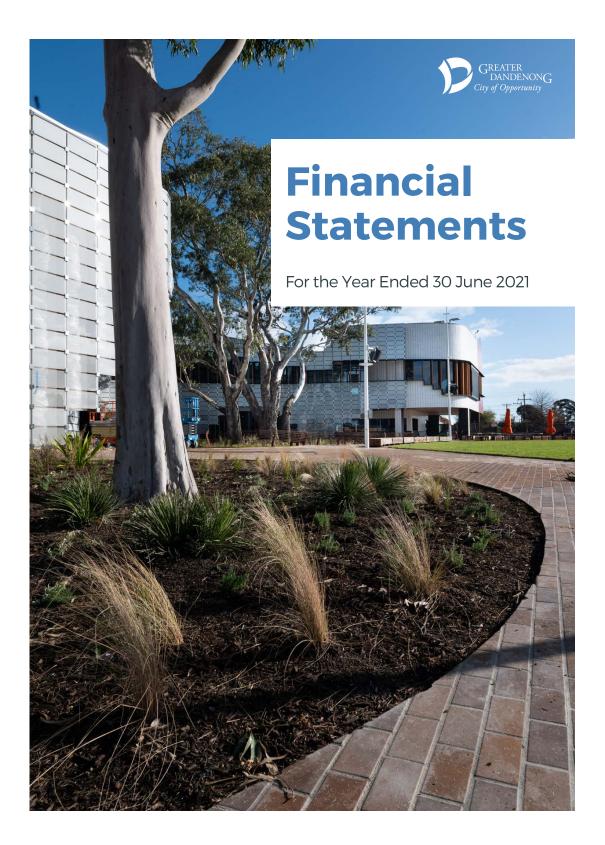
2020-21 ANNUAL FINANCIAL STATEMENTS

# **ATTACHMENT 1**

# FINANCIAL STATEMENTS FOR YEAR ENDED 30 JUNE 2021

PAGES 80 (including cover)

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



City of C	Breater Dandenong 2020-21 Fina	ncial Repo
	Table of Contents	
		Page
Financia	l Report	
	ion of the Financial Statements	1
	Auditor-General's Office Report	2
Financia	Statements	
	ensive Income Statement	3
Balance		4
	at of Changes in Equity	5
	t of Cash Flows	6
	t of Capital Works	7
Overview		8
Notos to	Financial Statements	-
Note 1	Performance against budget	12
	1.1. Income and expenditure	12
	1.2. Capital works	15
Note 2	Analysis of Council results by program	19
Note 3	Funding for the delivery of our services	21
	3.1. Rates and charges	21
	3.2. Statutory fees and fines	21
	3.3. User fees	22
	3.4. Funding from other levels of government	22
	3.5. Contributions	24
	3.6. Net gain (loss) on disposal of property, infrastructure, plant and equipment	25
	3.7. Other income	25
Note 4	The cost of delivering services	26
	4.1. Employee costs	26
	4.2. Materials and services	26
	4.3. Depreciation	27
	4.4. Amortisation intangible assets	27
	4.5. Amortisation right of use assets	27
	4.6. Bad and doubtful debts	27
	4.7. Borrowing costs	27
	4.8. Finance costs - Leases	27
N	4.9. Other expenses	28
Note 5	Our financial position	29
	5.1. Financial assets 5.2. Non-financial assets	29 31
		33
	5.3. Payables 5.4. Interest-bearing liabilities	36
	5.5. Provisions	37
	5.6. Financing arrangements	38
	5.7. Commitments	39
	5.8. Leases	40
Note 6	Assets we manage	42
	6.1. Non current assets classified as held for sale	42
	6.2. Property infrastructure plant and equipment	43
	6.3. Investments in associates, joint arrangements and subsidiaries	53
	6.4. Investment property	57

City of G	Greater Dandenong 20	020-21 Financial Report
	Table of Contents	
		Page
Note 7	People and relationships	58
	7.1. Council and key management remuneration	58
	7.2. Related party disclosure	60
Note 8	Managing uncertainties	62
	8.1. Contingent assets and liabilities	62
	8.2. Change in accounting standards	64
	8.3. Financial instruments	65
	8.4. Fair value measurement	67
	8.5. Events occurring after balance date	68
	8.6. Adjustments directly to equity	68
Note 9	Other matters	69
	9.1. Reserves	69
	9.2. Reconciliation of cash flows from operating activities to surplus/(	deficit) 72
	9.3. Superannuation	73
Note 10	Change in accounting policy	76

City of Greater Dandenong

2020-21 Financial Report

# **Certification of the Financial Statements**

In my opinion the accompanying financial statements have been prepared in accordance with the *Local Government Act* 1989 and the *Local Government (Planning and Reporting) Regulations* 2014 (as per the transitional provisions of the *Local Government Act* 2020), Australian Accounting Standards and other mandatory professional reporting requirements.

Michelle Hansen CPA

Principal Accounting Officer Date : 13 September 2021

In our opinion the accompanying Financial Statements present fairly the consolidated financial transactions of the City of Greater Dandenong for the year ended 30 June 2021 and the

consolidated financial position of the Council as at that date.

As at the date of signing, we are not aware of any circumstances which would render any particulars in the Financial Statements to be misleading or inaccurate.

We have been authorised by the Council and by the Local Government (Planning and Reporting) Regulation 2014 on 13 September 2021 to certify the Financial Statements in their final form.

Angela Long *Mayor* Date : 13 September 2021

Rhonda Garad *Councillor* Date : 13 September 2021

John Bennie PSM Chief Executive Officer

Date : 13 September 2021

- Page 1 -

City of Greater Dandenong

2020-21 Financial Report

Independent Auditor's Report

- Page 2 -

City of Greater Dandenong	2020-21 Financial Report

# Comprehensive Income Statement For the year ended 30 June 2021

	Note	Consolidated 2021 \$'000	Consolidated 2020 \$'000
Income			
Rates and charges	3.1	152,228	145,002
Statutory fees and fines	3.2	7,131	8,146
User fees	3.3	5,698	6,949
Grants - operating	3.4	40,056	31,230
Grants - capital	3.4	6,466	1,435
Contributions - monetary	3.5	3,317	6,521
Contributions - non-monetary	3.5	4,634	8,043
Net gain on disposal of property, infrastructure, plant and			
equipment	3.6	368	583
Other income	3.7	10,493	12,064
Total income		230,391	219,973
Expenses			
Employee costs	4.1	(84,572)	(79,645)
Materials and services	4.2	(81,716)	(77,895)
Depreciation	4.3	(32,495)	(31,259)
Amortisation - intangible assets	4.4	(97)	(77)
Amortisation - right of use assets	4.5	(597)	(562)
Bad and doubtful debts	4.6	(1,129)	(1,300)
Borrowing costs	4.7	(2,924)	(3,041)
Finance costs - leases	4.8	(23)	(34)
Fair value adjustments for investment property	6.4	(954)	(383)
Other expenses	4.9	(9,320)	(9,299)
Total expenses		(213,827)	(203,495)
Surplus for the year		16,564	16,478
Other comprehensive income			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation increment (decrement)	9.1(a)	242,762	29,152
Impairment (loss) reversal of previous revaluation	9.1(a)	(105)	(743)
Total comprehensive result	0.1(0)	259,221	44,887
. eta. eenip. enonorio rooun		200,221	44,001

The above Comprehensive Income Statement should be read in conjunction with the accompanying notes.

- Page 3 -

City of Greater Dandenong	<b>.</b>	2020-21 F	inancial Report
	e Sheet June 2021		
	Note	Consolidated 2021 \$'000	Consolidated 2020 \$'000
Assets		\$ 000	\$ UUU
Current assets			
Cash and cash equivalents	5.1(a)	179,021	155,767
Trade and other receivables	5.1(c)	26,667	25,039
Other financial assets	5.1(b)	-	2,000
Non-current assets classified as held for sale	6.1	-	1,000
Other assets	5.2(a)	4,938	4,561
Total current assets		210,626	188,367
Non-current assets			
Trade and other receivables	5.1(c)	295	305
Property, infrastructure, plant and equipment	6.2	2,446,793	2,190,995
Investment property	6.4	10,860	11,814
Right-of-use assets	5.8	563	998
Intangible assets	5.2(b)	202	124
Total non-current assets		2,458,713	2,204,236
Total assets		2,669,339	2,392,603
Liabilities			
Current liabilities			
Trade and other payables	5.3(a)	19,349	19,072
Trust funds and deposits	5.3(b)	4,847	8,712
Unearned income	5.3(c)	60,408	40,395
Provisions	5.5(c)	22,528	19,721
Interest-bearing liabilities	5.4	3,372	3,255
Lease liabilities	5.8	415	571
Total current liabilities		110,919	91,726
Non-current liabilities			
Trust funds and deposits	5.3(b)	2,035	311
Provisions	5.5(c)	1,434	1,182
Interest-bearing liabilities	5.4	53,264	56,636
Lease liabilities	5.8	160	442
Total non-current liabilities		56,893	58,571
Total liabilities		167,812	150,297
Net assets		2,501,527	2,242,306
Equity			
Accumulated surplus		924,709	905,147
Reserves	9.1(c)	1,576,818	1,337,159
Total equity		2,501,527	2,242,306

The above Balance Sheet should be read in conjunction with the accompanying notes.

- Page 4 -

City of Greater Dandenong

2020-21 Financial Report

# Statement of Changes in Equity For the year ended 30 June 2021

Consolidated

2021	Note	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
Balance at beginning of the financial year		2,242,306	905,147	1,269,823	67,336
Surplus for the year		16,564	16,564	-	-
Net asset revaluation increment	9.1(a)	242,762	-	242,762	-
Revaluation reversal - disposed assets Impairment (loss) reversal of previous	9.1(a)	-	876	(876)	-
revaluation	9.1(a)	(105)	-	(105)	-
Transfers to other reserves	9.1(b)	-	(15,495)	-	15,495
Transfers from other reserves	9.1(b)	-	17,617	-	(17,617)
Balance at end of the financial year	_	2,501,527	924,709	1,511,604	65,214

#### Consolidated

2020		Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
Balance at beginning of the financial year		2,200,594	876,273	1,241,807	82,514
Opening balance adjustment	8.6	(3,175)	(3,175)	-	-
Adjusted balance at beginning of the					
financial year	_	2,197,419	873,098	1,241,807	82,514
Surplus for the year		16,478	16,478	-	-
Net asset revaluation increment	9.1(a)	29,152	-	29,152	-
Revaluation reversal - disposed assets	9.1(a)	-	393	(393)	-
Impairment (loss) reversal of previous					
revaluation	9.1(a)	(743)	-	(743)	-
Transfers to other reserves	9.1(b)	-	(12,758)	-	12,758
Transfers from other reserves	9.1(b)	-	27,936	-	(27,936)
Balance at end of the financial year	_	2,242,306	905,147	1,269,823	67,336

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

- Page 5 -

City of Greater Dandenong

2020-21 Financial Report

# Statement of Cash Flows

For the year ended 30 June 2021

	Note	Consolidated 2021 Inflows/ (Outflows) \$'000	Consolidated 2020 Inflows/ (Outflows) \$'000
Cash flows from operating activities			
Rates and charges		150,602	144,232
Statutory fees and fines		5.741	6,047
User fees		4.415	6.687
Grants - operating		41,676	34,749
Grants - capital		15,879	4,116
Contributions - monetary		14,397	7,451
Interest received		676	2,287
Trust funds and deposits taken		28,379	27,660
Other receipts		10,768	10,716
Net GST refund		10,601	12,193
Employee costs		(81,217)	(79,135)
Materials and services		(88,360)	(89,002)
Short-term, low value and variable lease payment		(613)	(561)
Trust funds and deposits repaid		(30,437)	(27,121)
Other payments		(6,612)	(5,066)
Net cash provided by operating activities	9.2	75,895	55,253
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment		(49,311)	(59,726)
Proceeds from sale of property, infrastructure, plant and equipment		1,495	929
Proceeds from sale of investments		2,000	-
Payments for investments		-	(2,000)
Net cash used in investing activities	-	(45,816)	(60,797)
Cash flows from financing activities			
Finance costs		(2,945)	(3,080)
Proceeds from borrowings		-	10,000
Repayment of borrowings		(3,255)	(8,634)
Interest paid - lease liability		(25)	(35)
Repayment of lease liabilities	_	(600)	(547)
Net cash (used in) provided by financing activities	-	(6,825)	(2,296)
Net (decrease) increase in cash and cash equivalents		23,254	(7,840)
Cash and cash equivalents at the beginning of the financial year	-	155,767	163,607
Cash and cash equivalents at the end of the financial year	5.1(a)	179,021	155,767
Financing arrangements	5.6		
Restrictions on cash assets	5.1		

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

- Page 6 -

City of Greater Dandenong

2020-21 Financial Report

### 4.2.1 2020-21 Annual Financial Statements (Cont.)

Statement of Capital Works For the year ended 30 June 2021				
	Consolidated 2021 \$'000	Consolidated 2020 \$'000		
Property				
Land	7,592	3,523		
Total land	7,592	3,523		
Buildings	12,317	28,886		
Leasehold improvements	171	22		
Total buildings	12,488	28,908		
-				
Total property	20,080	32,431		
Plant and equipment				
Plant and equipment Plant, machinery and equipment	1,215	2,369		
Fixtures, fittings and furniture	182	174		
Computers and telecommunications	375	856		
Library books	695	792		
Total plant and equipment	2,467	4,191		
	2,101	1,101		
Infrastructure				
Roads	7,958	8,330		
Bridges	10	113		
Footpaths and cycleways	1,027	1,637		
Drainage	1,045	2,470		
Recreational, leisure and community facilities	3,675	2,917		
Parks, open space and streetscapes	9,170	5,646		
Off street car parks	1,486	228		
Total infrastructure	24,371	21,341		
Sub total conital works avaanditure	· ·			
Sub-total capital works expenditure (Property, infrastructure, plant and equipment)	46,918	57,963		
Intangibles - software	175	71		
Total capital works expenditure	·			
(All - Property, infrastructure, plant and equipment,	47,093	58,034		
Investment property and Intangibles)	47,000	50,054		
Represented by:				
New asset expenditure	16,919	22,693		
Asset renewal expenditure	14,899	29,187		
Asset upgrade expenditure	14,446	6,148		
Asset expansion expenditure	829	6		
Total capital works expenditure	47,093	58,034		

The above Statement of Capital Works should be read in conjunction with the accompanying notes.

- Page 7 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### Overview

The City of Greater Dandenong was established in December 1994 with the amalgamation of the former City of Springvale and former City of Dandenong, and is a body corporate. The Council's main office is located at 225 Lonsdale Street, Dandenong, 3175.

#### Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 1989*, and the *Local Government (Planning and Reporting) Regulations 2014* (as per the transitional provisions of the *Local Government Act 2020*).

#### Significant accounting policies

#### (a) Basis of accounting

These consolidated financial statements for the year ended 30 June 2021 comprise the results of operations for both Council and its wholly owned subsidiary, namely the Dandenong Market Pty Ltd.

The accrual basis of accounting has been used in the preparation of these financial statements, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings and infrastructure (refer to note 6.2 and 8.4).

- the determination of depreciation for buildings, infrastructure, plant and equipment

(refer to note 6.2).

- the determination of employee provisions (refer to note 5.5(a))

- the determination of landfill provisions (refer to note 5.5(b)).

- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of AASB 15 Revenue from Contracts with Customers or AASB 1058 Income of Not-for-Profit Entities (refer to note 3).

- the determination, in accordance with AASB 16 Leases, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value (refer to note 5.8).

- other areas requiring judgements.

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation. Disclosure has been made of any material changes to comparatives (refer to note 10). It is noted that there have been no material changes in 2020-21.

- Page 8 -

City	of	Greater	Dandenong
City	σ	Greater	Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### Overview (continued)

#### (b) Impact of COVID-19

On 16 March 2020, a state of emergency was declared in Victoria due to the global pandemic COVID-19 virus, known as coronavirus. A state of disaster was subsequently declared on 2 August 2020.

Council included a COVID-19 contingency fund of \$5.2 million in its 2020-21 Original Budget by reducing the Capital Improvement Program. This contingency fund was included to offset forecast COVID-19 financial losses and to fund measures introduced by Council to ease the financial burden on Greater Dandenong residents, local businesses and community groups. These measures included a rate relief package, Dandenong Market rental waivers, material aid and business grants.

While the impacts of the pandemic have abated somewhat through the 2020-21 year, Council has noted the following significant impacts on its financial operations:

#### Revenue reductions

Council experienced COVID-19 impacted revenue reductions of approximately \$7.2 million from pre-COVID-19 budget levels in the following areas, including the extent to which they were adjusted in the 2020-21 Original Budget:

- Parking related income of \$3.6 million (includes parking fines and recoveries net of costs, parking ticket meters and car park permits and machines). A reduction of \$1.5 million was included the 2020-21 Original Budget.

- Interest income of \$1.5 million (due to low interest rates). A reduction of \$570,000 was included in the 2020-21 Original Budget. Interest on investment income will be one of Council's largest areas of ongoing financial impact. Interest rates are likely to stay low for several years as the Reserve Bank of Australia stimulates the economy by putting in place comprehensive monetary policy measures which in turn create low investment return earnings.

- Civic Facilities and Drum Theatre of \$1.3 million due to required closures in lockdown periods, restrictions on event sizes and social distancing. A reduction of \$678,000 was included in the 2020-21 Original Budget.

- Statutory fees and fines of \$745,000 across a number of areas most notably health registrations, subdivisions, plan checking, property and stormwater information requests, planning permits, local laws, planning compliance and animal management. A reduction of \$240,000 was included in the 2020-21 Original Budget.

#### Revenue foregone

Council introduced a series of measures in 2019-20 and 2020-21 to ease the financial burden on Greater Dandenong residents, local businesses and community groups. Foregone revenue resulting from these measures occurred in the following areas in 2020-21:

- Commercial and community facility rentals (\$822,000). Council waived rents for many of Council's commercial leaseholders and for those that continued to trade, Council provided partial rent reductions. Rental rebates were also offered to sporting clubs for seasonal venue hire and other community facilities that were forced to close. A \$320,000 reduction was adjusted in the 2020-21 Original Budget.

- Dandenong Market (the Company) - in response to the COVID-19 pandemic, City of Greater Dandenong (Council) waived the requirement for the Company to pay a return to Council in 2020-21. This has allowed the Company to provide support to Market traders in the form of rent relief and fee abatements as a response to Government restrictions and lockdowns which has resulted in \$2.09 million of foregone revenue for the Company.

- Rate hardship waivers for over 600 ratepayers (\$119,000).

- Page 9 -

City of Greater Dandenong

2020-21 Financial Report

### Notes to the Financial Report

**Overview** (continued)

#### (b) Impact of COVID-19 (continued)

#### Additional revenue

Council has received a substantial amount of non-recurrent operating and capital grant income in 2020-21 due to COVID-19 initiatives and stimulus funding. Examples of specific COVID-19 operating grants include the \$4.48 million Working For Victoria Fund, \$700,000 Local Partnership Program and \$500,000 for the Outdoor Eating and Entertainment Package. Whilst \$14.4 million in capital grant funding was received during 2020-21, it has only partially been recognised in the Income Statement to the extent of satisfied obligations (ie. as the project expenditure is incurred). For example, \$3.5 million has been received for phases one and two of the Local Roads Community Infrastructure program, \$3.0 million for Noble Park Aquatic Centre gym redevelopment, \$1.58 million for Ross Reserve Synthetic Soccer Pitch and \$1.3 million for Keysborough South Community Hub. Therefore, unearned capital grants have increased by \$8.54 million (refer note 5.3(c) for further details).

It should be noted that any additional operating grant funding received in relation to COVID-19 will be offset by associated expenditure and does not represent an increase in Council's operating result.

#### Additional costs

Two measures implemented by Council to ease the burden of COVID-19 on residents and businesses in the municipality resulted in the following additional costs:

- COVID-19 Business Grants Program (\$664,000). Council provided a number of business with grant funding of up to \$5,000 to ease the financial burden of the pandemic.

- COVID-19 Material Aid Program (\$245,000). Council completed its material aid program which supported the distribution of around 15 tonnes of food to our community, including fresh fruit, vegetables and non-perishable food.

Council also incurred significant expenditure of \$4.7 million for the Working For Victoria Fund program, which is fully offset by grant funding.

#### COVID-19 after-effects expected to continue

It is anticipated that some of these COVID-19 impacted items such as interest income and parking fees and fines will continue into the 2021-22 financial year. Council will continue to monitor the impacts during 2021-22 and will actively manage its budgets to ensure the financial outcomes to Council remain in alignment with Council budgets, strategies and plans.

#### Property, infrastructure, plant and equipment

#### Land and buildings

Since the last formal revaluation of land at 1 January 2020, the industrial sector of the property market has experienced a substantial increase (above 40%) and the commercial and residential sectors have also increased around 20%. The majority of Council's land is in the residential sector. An indexed revaluation of all land at fair value was performed at 30 June 2021 resulting in an increment of \$239 million (21%). The state of the property market continues to be influenced by the COVID-19 pandemic.

- Page 10 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

Overview (continued)

#### (b) Impact of COVID-19 (continued)

Property, infrastructure, plant and equipment (continued)

#### Infrastructure

Infrastructure assets valued at fair value are subject to an annual review of replacement rates. This review uses several inputs which are mainly sourced from the February 2021 update of the Rawlinsons Australian Construction Handbook.

The footpaths asset class was revalued at 30 June 2021 due to an indication that concrete unit rates had moved materially (10%) since the last revaluation at 30 June 2019. This resulted in a \$3.75 million net revaluation increment in 2020-21.

At balance date, no adjustment has been made to the fair value valuation of the remaining infrastructure asset classes measured at fair value as the fair value movement since the last revaluation date is not material (ie. is less than 10%). These assets are specialised assets classified at level three under AASB 13. This means that the fair value valuations are based on techniques for which the lowest level input that is significant to the fair value measurement is unobservable. The COVID-19 impacts on these asset valuations are particularly difficult to assess as there is generally no observable market for these assets.

Investments in associates, joint arrangements and subsidiaries

The Dandenong Market Pty Ltd (DMPL) is a 100% owned subsidiary of Council and the financial result and position of DMPL is included in Council's consolidated accounts (refer Note 6.3).

In response to the COVID-19 pandemic, Council has waived the requirement for DMPL to pay a return to Council in 2020-21. This has allowed DMPL to provide support to Market traders in the form of rent relief and fee abatements as a response to Government restrictions and lockdowns.

If DMPL continue to experience COVID-19 financial impacts, DMPL will rely on its retained earnings in the first instance. Should the retained earnings be consumed, Council has agreed to financially support DMPL to ensure the entity remains financially viable for future trading periods.

- Page 11 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### Note 1 Performance against budget

The budget comparison notes compare Council's financial plan, expressed through its annual budget, with actual performance. *The Local Government (Planning and Reporting) Regulations 2014* requires explanation of any material variances. Council has adopted a materiality threshold of greater than 10 per cent <u>and</u> greater than \$1 million or where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures detailed below are those adopted by Council on 22 June 2020. The Budget was based on assumptions that were relevant at the time of adoption of the Budget. Council sets guidelines and parameters for income and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long-term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

These notes are prepared to meet the requirements of the Local Government Act 1989 and the Local Government (Planning and Reporting) Regulations 2014.

#### 1.1 Income and expenditure

	Consolidated Actual	Council Actual	Council Budget	Council Variance	
	2021	2021	2021	2021	
	\$'000	\$'000	\$'000	\$'000	Ref
		(note 6.3)		Fav (Unfav)	
Income					
Rates and charges	152,228	152,326	152,325	1	
Statutory fees and fines	7,131	7,131	8,426	(1,295)	1.1.1
User fees	5,698	5,698	8,068	(2,370)	1.1.2
Grants - operating	40,056	40,056	29,875	10,181	1.1.3
Grants - capital	6,466	6,466	3,244	3,222	1.1.4
Contributions - monetary	3,317	3,317	2,910	407	
Contributions - non-monetary	4,634	4,634	15,000	(10,366)	1.1.5
Net gain on disposal of property,					
infrastructure, plant and equipment	368	368	377	(9)	
Other income	10,493	6,529	6,000	529	
Total income	230,391	226,525	226,225	300	
Expenses					
Employee costs	(84,572)	(83,547)	(84,402)	855	
Materials and services	(81,716)	(79,191)	(70,493)	(8,698)	1.1.6
Depreciation	(32,495)	(32,488)	(31,433)	(1,055)	1.1.7
Amortisation - intangible assets	(97)	(97)	-	(97)	
Amortisation - right of use assets	(597)	(597)	-	(597)	
Bad and doubtful debts	(1,129)	(1,134)	(1,363)	229	
Borrowing costs	(2,924)	(2,924)	(3,051)	127	
Finance costs - leases	(23)	(23)	-	(23)	
Fair value adjustments for		. ,		( )	
investment property	(954)	(954)	-	(954)	1.1.8
Other expenses	(9,320)	(9,190)	(5,725)	(3,465)	1.1.9
Total expenses	(213,827)	(210,145)	(196,467)	(13,678)	
Surplus for the year	16,564	16,380	29,758	(13,378)	

- Page 12 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

### 1.1 Income and expenditure (continued) Explanation of material variations

Ref	Item	Explanation
1.1.1	Statutory fees and fines	Statutory fees and fines are \$1.29 million less than the Original Budget due mainly to: - reduced statutory fines income across all areas, mainly parking, food/health and election fines (\$988,000). - lower development activity combined with COVID-19 impacts resulting in a reduction in statutory fee income from subdivisions, local law permits, property and stormwater information and plan checking (\$207,000).
1.1.2	User fees	User fee income was \$2.37 million lower than the Original Budget due to: - lower car park ticket machine and parking meter income and car park permit fee income (\$1.37 million) due to reduced business activity as a result of COVID-19. - a reduction in Family Day Care (FDC) fee income due to COVID-19 impacts (\$424,000). - lower than anticipated income from Building permits, Health / Food registrations and Drum Theatre box office and reception (\$366,000) mostly due to COVID-19 impacts.
1.1.3	Grants - operating	Operating grant income was \$10.18 million higher than the Original Budget due to: - the Working For Victoria grant of \$4.48 million which was announced after adoption of Council's Budget, - higher Community Services program grant funding than expected in the Original Budget (\$3.28 million) mainly for Family Day Care, Child First, New Directions - Mothers and Babies, Refugee Immunisation, Drug Strategy, Enhanced Maternal and Child Health, Public Library Program and Childrens Support Services due to growth funding or new grant funding not known at the time of budget adoption and grant funding relating to 2021-22 programs being received early. Lower Home and Community Care and Sleep and Settling funding due to COVID-19-impacted service provision partly offsets this favourable variance (\$725,000). - grant funding received for a number of COVID-19 initiatives (\$1.44 million) include Outdoor Eating and Entertainment, Local Partnerships and Emergency Management. - grant funding received for a number of other initiatives (\$964,000) including Community Revitalisation, Local Government Capacity Building (High Risk Waste Sites), Strengthening Pathways to Economic Participation and Corridors of Green. These grant funds were not known at the time of adopting the Original Budget.

- Page 13 -

City	of	Greater	Dandenong

2020-21 Financial Report

# Notes to the Financial Report

### 1.1 Income and expenditure (continued)

Explanation of material variations (continued)

Ref	Item	Explanation
1.1.4	Grants - capital	Capital grant income was \$3.22 million favourable to the Original Budget due mainly to two grants that were carried over from 2019-20 (Ross Reserve Upgrade \$2.14 million and Springvale Community Precinct \$513,000) and Federal Black Spot grant funding that was advised after the adoption of Council's budget (\$415,000).
1.1.5	Contributions - non- monetary	These contributions represent assets that are transferred to Council's ownership from developers upon completion of subdivisions. Refer to note 6.2 for further details about contributed assets. In 2020-21, they related mainly to land, land under roads, drains, footpaths, roads and kerb and channel. The number of subdivisions that are completed vary from year to year and the timing of these asset transfers is outside of Council's control and difficult to predict. This item does not impact the cash result.
1.1.6	Materials and services	The unfavourable variance of \$8.70 million is attributable to \$8.58 million in capital expenditure that was not able to be capitalised to the asset register because it was not capital in nature, it did not meet the capitalisation threshold or it related to non-Council owned assets (\$3.71 million relating to prior year capital expenditure and \$4.87 million relating to current year capital expenditure).
1.1.7	Depreciation	Depreciation expense was higher than the Original Budget due mainly to the finalisation of the 2019-20 year end fixed asset balances which involved a number of revaluations and occurred after the adoption of the Original Budget.
1.1.8	Fair value adjustments for investment property	Fair value adjustments expense is difficult to predict and is not budgeted. This item relates to the movement in valuation of investment property which is carried at fair value, determined annually by independent valuers. Changes to fair value are recorded in the Income Statement in the period that they arise.
1.1.9	Other expenses	The unfavourable variance of \$3.46 million to the Original Budget is mainly due to the following items which were not included in the budget: - \$1.99 million in asset write offs which are not budgeted for as they are difficult to predict and do not impact the cash result. The asset write offs mainly relate to the renewal and replacement of roads, drains and footpaths. - Council's COVID-19 business grants and material aid program (\$907,000). - \$664,000 in Working For Victoria grant funded expenditure.

- Page 14 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

1.2 Capital works					
	Consolidated	Council	Council	Council	
	Actual	Actual	Budget	Variance	
	2021	2021	2021	2021	
	\$'000	\$'000	\$'000	\$'000	Dof
	\$ 000	\$ 000	\$ 000	ֆ ՍՍՍ Fav (Unfav)	Rei
Property					
Land	7,592	7,592	-	(7,592)	1.2.1
Total land	7,592	7,592	-	(7,592)	
Buildings	12,317	12,317	13,511	1,194	1.2.2
Leasehold improvements	171	171	202	31	
Total buildings	12,488	12,488	13,713	1,225	
T-4-Lauranta		20.000	13.713	(0.207)	
Total property	20,080	20,080	13,713	(6,367)	
Plant and equipment					
Plant, machinery and equipment	1,215	1,215	2,906	1,691	1.2.3
Fixtures, fittings and furniture	182	182	426	244	
Computers and telecommunications	375	375	577	202	
Library books	695	695	860	165	
Total plant and equipment	2,467	2,467	4,769	2,302	
Infrastructure					
Roads	7.958	7,958	16,211	8.253	124
Bridges	10	10	100	90	-
Footpaths and cycleways	1,027	1.027	1.600	573	_
Drainage	1,045	1,045	660	(385)	
Recreational, leisure and community	1,045	1,040	000	(303)	-
facilities	3,675	3.675	1.471	(2,204)	125
Parks, open space and streetscapes	9,170	9,170	5,181	(3,989)	
Off street car parks	-, -	1.486	5,101	(3,989) (1,486)	
-	1,486		25,223	(1,486) 852	1.2.7
Total infrastructure	24,371	24,371	25,223	652	
Sub-total capital works exp					
(Property, infrastructure, plant and	46.918	46.918	43,705	(2 242)	
equipment)	40,910	46,918	43,705	(3,213)	
Intangibles	175	175	-	(175)	
Total capital works exp					
(Property, infrastructure, plant & equip,					
Investment property & Intangibles)	47,093	47,093	43,705	(3,388)	
Represented by:					
New asset expenditure	16,919	16,919	7,854	(9,065)	1.2.8
Asset renewal expenditure	14,899	14,899	21,505	6,606	
Asset upgrade expenditure	14,446	14,446	14,346	(100)	-
Asset expansion expenditure	829	829	-	(829)	1.2.10
Total capital works expenditure	47,093	47,093	43,705	(3,388)	
i cai capital works experiature		-1,000		(0,000)	

- Page 15 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

1.2 Capital works (continued)

Explanation of material variations

Ref	Item	Explanation
1.2.1	Land	Acquisitions of land were unfavourable by \$7.59 million due to six land acquisitions that were not forecast at the time of adopting the Original Budget. Four open space land acquisitions were purchased to increase open space in the municipality (funded from the Open Space Acquisitions reserve) and two land sites were purchased as part of a three way land swap in Dandenong.
1.2.2	Buildings	Capital expenditure on buildings was lower than the Original Budget by \$1.19 million due to a delay in the following projects which will be carried over to 2021-22: - Keysborough South Community Hub development (\$2.13 million). - Dandenong Oasis replacement design (\$1.70 million). Partly offset by \$2.43 million unfavourable variance to the Original Budget for Greater Dandenong Gallery of Art (this project had a carry over from the prior financial year of \$4.94 million which is not included in the Original Budget).
1.2.3	Plant, machinery and equipment	The favourable variance of \$1.69 million to the Original Budget is due mainly to COVID-19 impact on the manufacturing and supply of automotive plant and equipment in the fleet renewal program (\$1.49 million). There were a number of fleet items on order that have been delayed to 2021-22. The favourable variance in the fleet renewal program is also partly due to reduced utilisation of plant and equipment across the board due to COVID-19 lockdowns restricting travel distances and suspension of non-critical activities. Approximately, half of this favourable variance will be carried over to 2021-22 to fund the delayed burchases.
1.2.4	Roads	The favourable variance of \$8.25 million to the Original Budget is due mainly to design delays in the Abbotts Road project (\$4.70 million) and Keysborough South Community Hub Access Road (\$607,000). These favourable variances will be carried over to 2020-21. Also contributing to this favourable variance was \$2.46 million of the road resurfacing and kerb and channel program being recorded in operating expenditure (instead of capital expenditure) as the expenditure was either not capital in nature (for example, patching works) or it was below the relevant capitalisation threshold.
1.2.5	Recreational, leisure and community facilities	Capital expenditure on parks, open space and streetscapes was \$2.20 million higher than the Original Budget due mainly to two projects carried over from the 2019-20 financial year (carry overs are not included in the Original Budget): - Ross Reserve Plaza, Oval and Path (\$1.90 million). - Tatterson Park Master Plan Implementation (\$451,000)

- Page 16 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

### 1.2 Capital works (continued)

Explanation of material variations

Ref	Item	Explanation
1.2.6	Parks, open space and streetscapes	Capital expenditure on parks, open space and streetscapes was \$3.99 million higher than the Original Budget due mainly to projects carried over from the 2019-20 financial year (carry overs are not included in the Original Budget): Burden Park Reserve Master Plan Implementation (\$772,000) - Dandenong Park Master Plan Implementation (\$706,000) - Ross Reserve Community Centre Carpark (\$522,000) - Wal Turner Reserve Master Plan Implementation (\$443,000) - Douglas Street Streetscape (\$333,000) - Sports Lighting Plan Implementation (\$248,000). Additionally, there were three projects funded by the Local Roads Community Infrastructure grant program which were determined subsequent to the Original Budget. These projects related to Ross Reserve Stage 2, Hemmings Shopping Centre streetscape and Warner Reserve (\$1.00 million).
1.2.7	Off street car parks	Off street car parks experienced an unfavourable variance of \$1.49 million to the Original Budget due mainly to the Tatterson Park Car Park and Access Road project (\$1.33 million). This project was carried over from the 2019-20 financial year (carry overs are not included in the Original Budget) and was delayed due to the project scope being amended to facilitate access requirements for the Keysborough South Community Hub.
1.2.8	New asset expenditure	New asset expenditure was \$9.10 million higher than anticipated in the Original Budget due firstly to the purchase of six land sites that were not forecast at the time of adopting the Original Budget (\$7.60 million). Refer to Note 1.2.1 Land for further details. In addition, two projects were carried over from the 2019-20 financial year (carry overs are not included in the Original Budget): - Ross Reserve Plaza, Playground, Oval and Path (\$1.90 million) - Springvale Community Precinct (\$1.53 million). Thirdly, these unfavourable variances were partly offset by the delay in the Keysborough South Community Hub project due to changes in project scope and requirements (\$2.13 million) which will be carried over to the 2021-22 financial year.

- Page 17 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

### 1.2 Capital works (continued)

Explanation of material variations

Ref	Item	Explanation
1.2.9	Asset renewal expenditure	Asset renewal expenditure was \$6.61 million lower than anticipated in the Original Budget due to: - \$2.46 million of the road resurfacing and kerb and channel renewal programs being recorded in operating expenditure (instead of capital renewal expenditure) as the expenditure was either not capital in nature (for example, patching works) or it was below the relevant capitalisation threshold. - A delay in the Dandenong Oasis replacement project (\$1.70 million) which will be carried over to the 2021-22 financial year. - A favourable variance in the fleet renewal program of \$1.49 million detailed in Note 1.2.3 Plant, machinery and equipment. - \$1.02 million of Local Roads Community Infrastructure grant funded works budgeted in Asset Renewal, but actually spent in New Asset Expenditure. These favourable variances are partly offset by \$1.40 million of road works transferred from operating expenditure because it satisfied asset recognition criteria (budgeted in operating expenditure).
1.2.10	Asset expansion expenditure	Asset expansion expenditure was \$829,000 higher than anticipated in the Original Budget due to grant funded projects included after budget adoption: - Noble Park Aquatic Centre redevelopment (\$675,000) - Tirhatuan Park Dog Off Leash (\$147,000).

- Page 18 -

#### City of Greater Dandenong

2020-21 Financial Report

### Notes to the Financial Report

#### Note 2.1 Analysis of Council results by program

Council delivers its functions and activities through the following programs.

#### 2.1a Chief Executive Office (CEO)

The Office of the Chief Executive has overall responsibility for the operations of the organisation, and carriage of the Strategic Risk Register. Each member of the executive management team reports to the CEO.

#### **Corporate Services**

The Corporate Services directorate is responsible for a broad range of organisational functions including financial planning, marketing and communications, governance, information and telecommunications, organisational development and corporate planning. The departments which make up this directorate include Financial Services, Information Technology, Governance, Customer Service and Civic Facilities, Media and Communications and People and Procurement.

#### **Business, Engineering and Major Projects**

From 1 December 2019, Greater Dandenong Business and Engineering Services merged. For the purposes of these financial statements, Greater Dandenong Business and Engineering Services are

#### Greater Dandenong Business

Greater Dandenong Business is responsible for Council's major activity centres, economic development, investment attraction and future growth. Attracting investment and showcasing business are key roles in establishing Greater Dandenong as a regional capital. The departments which make up Greater Dandenong Business include Economic Development, Activity Centres Revitalisation, Major Projects and South East Business Networks (SEBN).

#### Engineering Services

Engineering Services is primarily focused on roads and footpaths, transport, parks and gardens, waste services, recreational and sporting facilities and Council's capital works program. It includes the departments of City Improvement, Infrastructure Services and Planning and Transport and Civil Development.

#### **City Planning Design and Amenity**

The City Planning, Design and Amenity directorate is focused on the development of our built and natural environments and ensuring that Council's activities match the community's future needs for facilities, housing, and sustainability. It oversees the functions of Building and Compliance Services, Planning and Design, and Regulatory Services.

#### **Community Services**

Community Services provides direct services to the community across a wide range of programs such as sport and recreation, libraries, youth and families, children's services, festivals and events, support for older people and community advocacy. This directorate manages Community Care, Community Arts, Culture and Libraries, Community Wellbeing and Community Development, Sport and Recreation.

#### Non-attributable

The items that cannot be reliably attributable to a directorate. For example furniture, fixtures and fittings that cannot be identified by a location or work in progress that cannot be easily allocated across directorate.

- Page 19 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

Note 2.1 Analysis of Council results by program

2.1(b) Summary of revenues, expenses, grant income and assets by program

	Income	Expenses	Surplus/ (Deficit)	Grants included in income	Total assets
	\$'000	\$'000	\$'000	\$'000	\$'000
2021					
CEO Services	-	(644)	(644)	-	-
Corporate Services	145,376	(29,432)	115,944	12,497	327,923
Business, Engineering & Major Projects	44,972	(103,155)	(58,183)	12,539	1,487,434
City Planning, Design & Amenity	13,119	(17,644)	(4,525)	703	91,366
Community Services	23,058	(55,540)	(32,482)	20,783	760,348
Non-attributable*	-	(3,730)	(3,730)	-	479
Total for Council	226,525	(210,145)	16,380	46,522	2,667,550
Dandenong Market Pty Ltd**	3,866	(3,682)	184	-	1,789
Consolidated Total	230,391	(213,827)	16,564	46,522	2,669,339

	Income	Expenses	Surplus/ (Deficit)	Grants included in income	Total assets
	\$'000	\$'000	\$'000	\$'000	\$'000
2020					
CEO Services	1	(713)	(712)	-	12
Corporate Services	142,045	(29,455)	112,590	11,869	298,626
Business, Engineering & Major Projects	34,197	(93,856)	(59,659)	2,401	1,352,306
City Planning, Design & Amenity	18,205	(17,119)	1,086	480	73,316
Community Services	21,192	(54,582)	(33,390)	17,915	666,668
Non-attributable*	-	(3,654)	(3,654)	-	359
Total for Council	215,640	(199,379)	16,261	32,665	2,391,287
Dandenong Market Pty Ltd**	4,333	(4,116)	217	-	1,316
Consolidated Total	219,973	(203,495)	16,478	32,665	2,392,603

\* Non-attributable represents income and expense items that are not specifically attributable to one of the directorates. \*\* Dandenong Market Pty Ltd (DMPL) income, expense, grant and asset items are adjusted for consolidation adjustment between Council and DMPL - refer note 6.3

- Page 20 -

City of Greater Dandenong	2020-21 F	inancial Report
Notes to the Financial F	Report	
	Consolidated	Consolidated
	2021	2020
	\$'000	\$'000
Note 3 Funding for the delivery of our services		
3.1 Rates and charges		

Council uses the Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is the value of the land and all improvements on it, and is determined by independent valuers and certified by the Valuer General Victoria. The valuation base used to calculate general rates for 2020-21 was \$50.58 billion (\$48.81 billion in 2019-20).

Residential	57,332	56,630
Commercial	12,827	12,811
Industrial	55,716	52,547
Farm	433	421
Cultural and recreational	486	469
Waste management charge - residential	22,369	19,934
Supplementary rates and rates adjustment	984	1,292
Maintenance levy	1,599	1,549
Rate waivers *	(119)	(1,147)
Interest on rates and charges	601	496
Total rates and charges	152,228	145,002

The date of the latest general revaluation of land for rating purposes within the municipal district was 1 January 2020 and the valuation is first applied to the rating period commencing 1 July 2020.

Annual rates and charges are recognised as revenues when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

\* Significant COVID-19 pandemic rate relief was provided in 2019-20 to those residents receiving the new jobseeker allowance and pensioners.

#### 3.2 Statutory fees and fines

Infringements and costs	3,249	3,986
Court recoveries	1,237	1,851
Building and town planning fees	2,017	1,877
Subdivision	198	115
Land information certificates	106	97
Election fines	66	18
Permits	258	202
Total statutory fees and fines	7,131	8,146

Statutory fees and fines (including parking fees and fines) are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

Impact of COVID-19 on statutory fees and fines are presented in Overview, section (b).

- Page 21 -

City of Greater Dandenong 2020-21 Financial Report
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# Notes to the Financial Report

	Consolidated 2021 \$'000	Consolidated 2020 \$'000
3.3 User fees		
Aged and health services	1,108	1,107
Child care/children's programs	717	902
Parking	1,446	2,506
Registration and other permits	1,570	1,497
Asset protection fees	398	359
Other fees and charges	459	578
Total user fees	5,698	6,949
User fees by timing of revenue recognition		
User fees recognised over time	262	216
User fees recognised at point in time	5,436	6,733
Total user fees	5,698	6,949

User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.

Impact of COVID-19 on user fees are presented in Overview, section (b).

#### 3.4 Funding from other levels of government

Grants were received in respect of the following:

Summary of grants		
Commonwealth funded grants	25,590	23,228
State funded grants	20,852	9,437
Total grants received	46,442	32,665
a) Operating grants		
Recurrent - Commonwealth Government		
Financial Assistance Grants (via Victoria Local Government Grants		
Commission)*	12,238	11,828
Family day care	5,017	4,651
Family and children	339	335
General home care	5,595	5,476
Libraries	170	170
Maternal and child health	14	23
Volunteer	18	-
Recurrent - State Government		
Aged care	2,299	1,297
Maternal and child health	2,663	2,566
Family and children services	1,870	1,572
Libraries	1,109	1,089
Community development	179	18
Community wellbeing	908	214
School crossing supervisors	441	451
Emergency management	170	40
LG Capacity Building Project	267	-
Right @ Home	-	123
Other	8	41
Total recurrent operating grants	33,305	29,894

- Page 22 -

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# Notes to the Financial Report

3.4 Funding from other levels of government (continued)	Consolidated 2021 \$'000	Consolidated 2020 \$'000
(a) Operating grants (continued)		
Non-recurrent - Commonwealth Government		
Community wellbeing	80	90
Community development	14	-
Non-recurrent - State Government		
Working for Victoria	4,482	-
Community development	1,197	266
Environmental planning	223	391
Home and community care	209	18
Waste management	154	349
Emergency management	65	-
Family and children	89	130
Maternal and child health	85	78
Community wellbeing	65	-
Libraries	38	-
Sports and recreation	50	14
Total non-recurrent operating grants	6,751	1,336
Total operating grants	40,056	31,230

\* Payments for Financial Assistance Grants received via the Victorian Local Government Grants Commission can vary year on year. Whilst 2019-20 and 2020-21 financial years reflect 100% of funding received - 50% of the funding for both years was received as an early distribution in June for the following year.

#### b) Capital grants

Recurrent	Commonwealth	Government
	•••••••••••••••	

Recurrent - Commonwealth Government Roads to recovery	1,085	655
Total recurrent capital grants	1,085	655
Non-recurrent - Commonwealth Government		
Sports and recreation	814	-
Roads	286	-
Non-recurrent - State Government		
Roads	432	590
Libraries - Springvale Community Hub	513	-
Sports and recreation	2,860	190
Education and early childhood development	32	-
Community development	344	-
Neighbourhood Activity Centre	100	-
Total non-recurrent capital grants	5,381	780
Total capital grants	6,466	1,435

- Page 23 -

of Greater Dandenong	2020-21 F	inancial Repor
Notes to the Financial Re	port	
	Consolidated	Consolidated
	2021	2020
	\$'000	\$'000
3.4 Funding from other levels of government (continued)		
Unspent grants received on condition that they be spent in a specific manner		
The unspent grant income disclosed below relate to contracts the performance obligations or where the contract was a completed contra Standards in 2020. The income for these contracts are recognised contribution, which is normally upon receipt. For details of grant fundio obligations and transfers to construct a recognisable non-financial to to Note 5.3(c) for further details.	act on transition to the when Council obtain ing relating to unsatis	new Accounting ns control of the fied performance
Operating		
Balance at start of the year	10,244	10,11
Received in prior years and spent during the financial year	(9,384)	(9,475
Received during the financial year and remained unspent at balance date	11,824	9,60
Balance at end of the year *	12,684	10,244
Capital		
Balance at start of the year	65	1,663
Opening balance adjustment on transition to new		
Accounting Standards	-	(1,454
Received in prior years and spent during the financial year Received during the financial year and remained unspent at	(65)	(144
balance date	-	
Balance at end of the year		6
* The large balance of unspent operating grants in the 2021 and 2020 yee Victoria Local Government Grants Commission of approximately 50% of for the following financial year (2020: \$6.35 million and 2020: \$6.12 million	the Financial Assistant	
3.5 Contributions		
Monetary		
Community contributions (for conital works)	4	31
Community contributions (for capital works)	60	314
Other contributions		
	64	
Other contributions		63
Other contributions <b>Total non-developer contributions</b> Open space contributions ( <i>for future capital works</i> ) ( <i>note 3.5(a</i> )) Development infrastructure levies ( <i>for capital works completed</i> ) ( <i>note 3.5(b</i> ))	64	633 2,860
Other contributions <b>Total non-developer contributions</b> Open space contributions ( <i>for future capital works</i> ) ( <i>note 3.5(a</i> )) Development infrastructure levies ( <i>for capital works completed</i> )	64 2,506	632 2,866 5,885

Non-monetary Total contributions	4,634 7,951	8,043 14,564
Contributions of non-monetary assets were received in relation to the following asset classes:		
Land	1,789	5,047
Buildings	-	37
Infrastructure	2,845	2,959
Total non-monetary contributions	4,634	8,043

Monetary and non-monetary contributions are recognised as revenue when Council obtains control over the contributed asset.

- Page 24 -

City of Greater Dandenong	2020-21 Financial Report

### Notes to the Financial Report

	Consolidated	Consolidated
	2021	2020
	\$'000	\$'000
3.5 Contributions		

Additional notes:

(a) Public open space contributions received during the financial year are transferred to the Open Space Reserve. Refer note 9.1(b).

(b) The 2020 prior year comparative is mainly due to \$2.57 million of developer infrastructure levies recognised in relation to Keysborough South Residential DCP. These funds have been transferred to reserves to part fund future construction of the Keysborough South Community Hub.

#### 3.6 Net gain on disposal of property, infrastructure, plant and equipment

Net gain on sale of property, infrastructure, plant and equipment Proceeds of sale Less carrying amount of assets sold	495 (127)	929 (346)
Total net gain on disposal of property, infrastructure, plant and equipment	<u> </u>	583 583

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

3.7 Other income

Interest on investments	562	2,214
Interest - other	2	1
Dandenong Market revenue from operations	3,964	4,434
Property rental	1,021	1,378
Other rent	725	1,202
Recoveries	3,332	2,222
Other	887	613
Total other income	10,493	12,064

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

Impact of COVID-19 on other income is presented in Overview, section (b).

- Page 25 -

City of Greater Dandenong	2020-21 F	inancial Report
Notes to the Financial Rep	oort	
	Consolidated 2021 \$'000	Consolidated 2020 \$'000
Note 4 The cost of delivering services		
4.1 a) Employee costs		
	67.920	61,906
Wages and salaries WorkCover Casual staff Superannuation Long service leave oncost Fringe benefits tax Other	67,839 1,518 932 6,312 1,914 217 5,840	1,739 1,028 5,877 2,016 662 6,417
Total employee costs	84,572	79,645
b) Superannuation		
Council made contributions to the following funds: <b>Defined benefit fund</b> Employer contribution to Local Authorities Superannuation Fund (Vision Super)	<u>337</u> 337	<u>365</u> 365
Employer contributions payable at reporting date.	-	-
Accumulation funds Employer contribution to Local Authorities Superannuation Fund (Vision Super) Employer contribution - other funds Employer contributions payable at reporting date (Dandenong Market Pty Ltd) Refer note 9.3 for further information relating to Council's superannual	3,389 2,573 5,962	3,316 2,174 5,490
	ion obligation.	
Waste management service Other contract payments Park maintenance service Consultants and professional services Office administration General maintenance Educator services Utilities Works in progress (unable to be capitalised) Cleaning services Building maintenance service Information technology Leisure centre contract and maintenance Springvalley landfill rehabilitation and monitoring costs Security services Insurance Meals for delivery Library resources Cash collection services	17,208 9,599 7,021 5,696 5,130 5,120 4,650 3,815 3,708 3,508 3,182 3,187 2,853 2,645 1,687 1,467 522 487 164	16,792 9,506 6,008 7,450 5,391 4,630 4,223 4,135 3,891 3,324 2,465 2,972 2,585 1,765 1,320 485 5555 194
Cash collection services Property valuation services	164 107	194 207
Total materials and services	81,716	77,895

- Page 26 -

City of Greater Dandenong	2020-21 Financial Report

# Notes to the Financial Report

	Consolidated	Consolidated
	2021	2020
	\$'000	\$'000
4.3 Depreciation		
Property	7,074	6,499
Plant and equipment	3,987	3,726
Infrastructure	21,434	21,034
Total depreciation	32,495	31,259
Refer to 6.2 for a more detailed breakdown of depreciation charges.		
4.4 Amortisation - intangible assets		
Software	97	77
Total Amortisation - intangible assets	97	77
4.5 Amortisation - right of use assets		
Property	380	380
Vehicles	61	68
IT and office equipment	156	114
Total Amortisation - right of use assets	597	562

Refer to 5.8 for a more detailed breakdown of amortisation charges on right of use assets.

4.6 Bad and doubtful debts	
Parking fine debtors 857	698
Other debtors 272	602
Total bad and doubtful debts 1,129	1,300
Movement in provisions for doubtful debts	
Balance at the beginning of the year 1,760	1,683
New provisions recognised during the year 1,133	1,300
Amounts already provided for and written off as uncollectible (1,159) (1	,223)
Amounts provided for but recovered during the year	-
Balance at end of year 1,734	1,760

Provision for doubtful debt is recognised based on an expected credit loss model. This model considers both historic and forward looking information in determining the level of impairment.

#### 4.7 Borrowing costs

Borrowing costs		
Interest - borrowings	2,924	3,041
Total borrowing costs	2,924	3,041

Borrowing costs are recognised as an expense in the period in which they are incurred. Borrowing costs include interest on bank overdrafts and interest on borrowings.

4.8 Finance costs - leases		
Interest - Lease liabilities	23	34
Total finance costs - leases	23	34

- Page 27 -

City of Greater Dandenong	2020-21 Financial Report

# Notes to the Financial Report

4.9 Other expenses	Consolidated 2021 \$'000	Consolidated 2020 \$'000
Auditors' remuneration - VAGO - audit of the financial statements,		
performance statement and grant acquittals	91	88
Auditors' remuneration - internal	88	161
Audit - other	1	4
Councillors' allowances	435	446
Council election	550	47
Operating lease / rentals	561	514
Assets written-off	1,992	4,053
Landfill provision	50	93
Impairment loss	89	-
Other expenses	1,462	641
Community grants and contributions	3,740	2,359
Contributions - non-Council assets	261	893
Total other expenses	9,320	9,299

- Page 28 -

City of Greater	Dandenong
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2020-21 Financial Report

16,408

157,855

19,638

145,914

# Notes to the Financial Report

	Consolidated 2021 \$'000	Consolidated 2020 \$'000
Note 5 Our financial position		
5.1 Financial assets		
(a) Cash and cash equivalents		
Cash on hand	17,922	6,834
Cash at bank	12,499	10,873
Term deposits	148,600	138,060
Total cash and cash equivalents	179,021	155,767
(b) Other financial assets Current		
Term deposits	-	2,000
Total current other financial assets	-	2,000
Council's cash and cash equivalents are subject to external restrictions t discretionary use. These include:	that limit amoun	ts available for
- Trust funds and deposits (note 5.3(b))	6,882	9,023
Total restricted funds	6,882	9,023
Total unrestricted cash and cash equivalents	172,139	146,744
Intended allocations * Although not externally restricted the following amounts have been alloc purposes by Council:	ated for specific	future
Employee provisions (note 5.5 (a)) Development Contribution Plans (DCP) unearned income (note 5.3	22,908	19,898
(C))	39,464	28,382
Statutory and other reserves (note 9.1(b))	65,214	67,336
Cash held to fund carried forward operational projects	13,861	10,660
	10,100	10,000

\* Users of the financial report should refer to note 9.1(b) for details of funds held in reserve and note 5.7 for details of existing Council commitments.

Cash held to fund carried forward capital works (net)

Total funds subject to intended allocations

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of 90 days or less, net of outstanding bank overdrafts.

Other financial assets are valued at fair value, being market value, at balance date. Term deposits are measured at amortised cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

- Page 29 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

	Consolidated 2021 \$'000	Consolidated 2020 \$'000
(c) Trade and other receivables		
Current Statutory receivables		
Rates debtors	11,184	9,747
Infringement debtors	10,348	10,023
Provision for doubtful debts - infringements Other statutory debtors	(1,035) 1,605	(1,003) 1,687
Provision for doubtful debts - other statutory debtors	(51)	(103)
Net GST receivable	1,895	2,124
Non statutory receivables		
Other debtors	3,369	3,219
Provision for doubtful debts - other debtors	(648)	(655)
Total current trade and other receivables	26,667	25,039
Non-current Non statutory receivables		
Narre Warren landfill - financial contribution	222	232
Other debtors - refundable deposit	73	73
Total non-current trade and other receivables	295	305
Total trade and other receivables	26,962	25,344

Short term receivables are carried at invoice amount. A provision for doubtful debts is recognised on an expected credit loss model per AASB 9 Financial Instruments. This model considers both historic and forward looking information in determining the level of impairment. Long term receivables are carried at amortised cost using the effective interest rate method.

#### i) Ageing of receivables

The ageing of the Council's trade and other receivables (excluding statut impaired was:	ory receivables)	that are not
Current (not yet due)	837	740
Past due by up to 30 days	167	511
Past due between 31 and 180 days	1,021	442
Past due between 181 and 365 days	63	167
Past due by more than 1 year	928	1,009
Total trade and other receivables (excluding statutory receivables)	3,016	2,869

- Page 30 -

City of Greater Dandenong	2020-21 Financial Report

# Notes to the Financial Report

	Consolidated	Consolidated
	2021	2020
	\$'000	\$'000
ii) Ageing of individually impaired receivables		

At balance date, trade and other receivables (excluding statutory receivables) representing financial assets with a nominal value of \$549,000 (2020 \$549,000) were impaired. The amount of the provision raised against these debtors was \$549,000 (2020 \$549,000). They have been individually impaired as a result of their doubtful collection. Many of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.

Current (not yet due)	28	22
Past due by up to 30 days	5	25
Past due between 31 and 180 days	25	48
Past due between 181 and 365 days	6	5
Past due by more than 1 year	584	555
Total trade and other receivables (excluding statutory receivables)	648	655
5.2 Non-financial assets		
a) Other assets		
Prepayments	2,164	3,391
Accrued income	2,215	982
Other	559	188
Total other assets	4,938	4,561

- Page 31 -

2020-21 Financial Report

# Notes to the Financial Report

5.2 Non-Financial assets (continued)	Consolidated 2021 \$'000	Consolidated 2020 \$'000
(b) Intangible assets		
Software Gross carrying amount		
Balance at start of year Additions from internal developments Other additions	2,779 - 175	2,708 - 71
Balance at end of year	2,954	2,779
Accumulated amortisation and impairment		
Balance at start of year	(2,655)	(2,578)
Amortisation expense	(97)	(77)
Balance at end of year	(2,752)	(2,655)
Net book value at start of year	124	
Net book value at end of year	202	124

Intangible assets with finite lives are amortised as an expense on a systematic basis over the asset's useful life (3 years for Computer Software). Amortisation is generally calculated on a straight line basis, at a rate that allocates the asset value, less any estimated residual value over its estimated useful life. Estimates of the remaining useful lives and amortisation method are reviewed at least annually, and adjustments made where appropriate.

- Page 32 -

City of Greater Dandenong

2020-21 Financial Report

### 4.2.1 2020-21 Annual Financial Statements (Cont.)

Notes to the Financial Report				
2 Bayahlas	Consolidated 2021 \$'000	Consolidated 2020 \$'000		
(a) Trade and other payables				
	10 55 1	10 50		
Trade payables	12,554	13,58		
Accrued expenses* Total trade and other payables	<u>6,795</u> 19,349	5,49		
* The 2020 comparative figure has been amended to reflect by Dandenong Market Pty Ltd (also affects unearned income		ived in advance		
(b) Trust funds and deposits				
Current				
Fire services property levy	843	1,47		
Road deposits	532	2,42		
Landscape deposits	782	80		
Open space contributions	698	78		
Other refundable deposits	1,992	3,22		
Total current trust funds and deposits	4.847	8.71		

4,847	8,712
2,035	311
2,035	311
6,882	9,023
	2,035

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

#### Purpose and nature of items

Fire Services Property Levy - Council is the collection agent for fire services levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the State Government in line with that process.

Road and landscape deposits - are taken by Council as a form of surety during the maintenance period of a development or held due to outstanding works identified after the maintenance period which have not been addressed by the contracted builder or developer.

**Refundable deposits** - Deposits are taken by Council as a form of surety in a number of circumstances, including in relation to building works, tender deposits, contract deposits and the use of civic facilities.

(c) Unearned income		
Unearned income - operating grants *	5,475	5,073
Unearned income - capital grants *	13,120	4,576
Unearned income - Development Contribution Plans (DCP) *	39,464	28,382
Other **	2,349	2,364
Total unearned income	60,408	40,395

\* Movement reconciliations for 2021 provided on the following page.
\*\* The 2020 comparative figure has been amended to reflect the correct classification of unearned income for Dandenong Market Pty Ltd (also affects accrued expenses at 5.3(a)).

- Page 33 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

(c) Unearned income (continued)

			Consolidated		
Revenue from contracts (AASB 15)	2020 Opening balance	2021 Income received during	2021 Income recognised due to	2021 Income refunded	2021 Closing balance of unsatisfied
	\$'000	current year \$'000	satisfied obligations \$'000	\$'000	obligations
Operating grants					
Home and Community Care *	4,755	9,348	(7,363)	(1,717)	5,023
COVID-19 Community Support	125	67	(192)		-
Disability Access and Support	39	-	(39)	-	-
Families and Children	29	2,140	(1,809)	-	360
Parks and Open Space	82	53	(43)	-	92
Other	43	22	(65)	-	-
	5,073	11,630	(9,511)	(1,717)	5,475

Performance obligations under the above operating grants are based on the contract agreement and generally relate to the number of service hours or meals provided.

\* The most significant item above relates to Home and Community Care (HACC) grants from the Commonwealth Government for the Commonwealth Home Support Program (CHSP) and the Victorian Government for the HACC Program for Younger People (PYP). The \$5.02 million relates to unsatisfied performance obligations from 2019-20 and 2020-21. These funds were received under an agreement ending in 2019 which is currently in overholding.

- Page 34 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### (c) Unearned income (continued)

The closing balance of transfers received to construct a recognisable non-financial asset to be controlled by Council represents a liability (unearned income) arising from the transfer at balance date.

			Consolidated		
-	2020	2021	2021	2021	2021
Transfers to construct a	Opening	Income	Income	Income	Closing
recognisable	balance	received	recognised	refunded	balance of
non-financial asset to be		during	due to		unsatisfied
controlled by Council		current year	satisfied		obligations
(AASB 1058)			obligations		
, , , , , , , , , , , , , , , , , , ,	\$'000	\$'000	\$'000	\$'000	\$'000
Capital grants					
Alan Corrigan Reserve	-	80	-	-	80
Burden Park Tennis	-	900	-	-	900
Frank Street Open Space	-	382	-		382
Hemmings Street Neighbourhood		002			002
Activity Centre	-	60	(60)	-	-
Herbert Street Pocket Park	-	275	(1)	-	274
lan Street Streetscape	-	612	-	-	612
Keysborough South Community		0.2			0.2
Hub	-	1,300	(102)	-	1,198
Local Roads Community			· · · ·		
Infrastructure (phase one) Local Roads Community	-	916	(916)	-	-
Infrastructure (phase two) Noble Park Aquatic Centre	-	2,550	-	-	2,550
redevelopment (gym)	-	2,970	(309)	-	2,661
Noble Park Revitalisation	-	431	(239)	-	192
Norman Luth Reserve Lighting	-	188	(188)	-	-
Parkfield Reserve Cricket Net	-	90	-	-	90
Police Paddocks - Fencing and					
Dugouts	-	23	-	-	23
Police Paddocks - Grandstand					
(Frank Holohan Soccer Complex)	180	-	-	-	180
Roads to Recovery	564	1,018	(1,085)	-	497
Ross Reserve Pavilion	300	445	(114)	-	631
Ross Reserve Playground, Plaza,					
Path and Oval	2,745	-	(2,145)	-	600
Ross Reserve Synthetic Soccer					
Pitch	-	1,575	-	-	1,575
Safety, Security and Space		47			47
Activation	-	17	-	-	17
Springvale Community Hub - Sport,					
recreation, play and landscape features	462	51	(513)		_
TAC Community Road Safety	402	51	(515)	-	-
Program	-	9	(9)	-	-
Tatterson Park Oval 1 Lighting	-	225	- (0)	-	225
Thomas Carroll Reserve Pavilion	- 325	125	- (17)	-	433
Tirhatuan Park Dog Off Leash Park	-	154	(17)	-	-+00
Innatatin an boy on Lodon Faik	4,576	14,396	(5,852)		13,120
-	4,070	14,330	(0,002)	-	13,120

Council's obligations under the above transfers are to construct a Property, Infrastructure, Plant and Equipment asset and this obligation is considered to be satisfied as the project to construct the asset is progressively completed.

- Page 35 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

(c) Unearned income (continued)

			Consolidated		
-	2021	2021	2021	2021	2021
Transfers to construct a recognisable non-financial asset to be controlled by Council (AASB 1058) (continued)	Opening balance	Income received during current year	Income recognised due to satisfied obligations	Developer reimburse- ments	Closing balance of unsatisfied obligations
	\$'000	\$'000	\$'000	\$'000	\$'000
Development Contribution Plans (DCP)					
Keysborough Residential DCP	19,979	4,001	(747)	(21)	23,212
Dandenong Industrial DCP					
(Keysborough & Lyndhurst)	8,403	8,250		(401)	16,252
	28,382	12,251	(747)	(422)	39,464

The satisfaction of DCP obligations depends on development activity and the construction of assets by developers. Income is recognised on practical completion of the asset.

5.4 Interest-bearing liabilities	Consolidated 2021 \$'000	Consolidated 2020 \$'000
Current		
Borrowings - secured	3,372	3,255
-	3,372	3,255
Non-current		
Borrowings - secured	53,264	56,636
	53,264	56,636
Total interest-bearing liabilities	56,636	59,891

Borrowings are secured over the general rates of Council as per section 148 of the Local Government Act 1989.

a) The maturity profile for Council's borrowings is:		
Not later than one year	3,372	3,255
Later than one year and not later than five years	14,660	14,168
Later than five years	38,604	42,468
	56,636	59,891

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interestbearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in the net result over the period of the borrowing using the effective interest method.

The classification depends on the nature and purpose of the interest-bearing liabilities. The Council determines the classification of its interest bearing liabilities at initial recognition.

- Page 36 -

of Greater Dandenong		2020-21 Fi	inancial Repor
Notes to the Finar	ncial Re	port	
5.5 Provisions	Employee	Consolidated Landfill restoration	Tota
	\$'000	\$'000	\$'00
2021			
Balance at beginning of the financial year	19,898	1,005	20,90
Additional provisions	8,572	2,694	11,26
Amounts used	(5,518)	(2,645)	(8,163
Change in the discounted amount arising because of time and the effect of any change in the	(0,0,0)	(_, )	(0,10)
discount rate	(44)	-	(4-
Balance at the end of the financial year	22,908	1,054	23,96
2020	18,039	911	18,95
Balance at beginning of the financial year Additional provisions	8,170	94	8,26
Additional provisions Amounts used	(6,572)	94	(6,57
Change in the discounted amount arising because of time and the effect of any change in the	(0,572)	-	(0,57
discount rate	261	-	26
Balance at the end of the financial year	19,898	1,005	20,90
(a) Employee provisions		Consolidated 2021	Consolidate 202
(a) Employee provisions		\$'000	\$'00
Current provisions expected to be wholly settled within 12 months		\$ 000	\$ UU
Annual leave		8,034	6,79
Long service leave		975	87
Other		552	56
		9,561	8,23
Current provisions expected to be wholly settled after 12 months			· · · · ·
Annual leave		564	23
Long service leave		12,072	10,76
		12,636	11,00
Total current employee provisions		22,197	19,23
Non-current			
Long service leave		711	66
•		711	66
Total non-current employee provisions			
Total non-current employee provisions Aggregate carrying amount of employee provisions:			
		22,197	19,23
Aggregate carrying amount of employee provisions:		22,197 711	19,23

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Wages, salaries and annual leave

Liabilities for wages and salaries, including non-monetary benefits, annual leave expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits in respect of employee services up to the reporting date, classified as current liabilities and measured at their nominal values.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

- Page 37 -

Citv of	Greater	Dandenong	

2020-21 Financial Report

# Notes to the Financial Report

Long service leave

Liability for long service leave (LSL) is recognised in the provision for employee benefits. LSL is measured at present value. Unconditional LSL is disclosed as a current liability. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability.

	Consolidated 2021	Consolidated 2020
Key assumptions:		
- discount rate	0.29%	0.53%
- index rate	2.75%	2.75%
- settlement rate long service leave (years)		
long service leave (years)	7	7
annual leave (days)	260	260
(b) Landfill restoration	\$'000	\$'000
Current	331	489
Non-current	723	516
	1,054	1,005

The former Springvalley landfill has been closed to the receipt of refuse since December 1998. The former landfill is located between Clarke Road and Springvale Road and the premises was used as a landfill for disposal of waste from 1993 to 1999 under a licence issued by the Environmental Protection Authority (EPA). The landfill is owned by the City of Greater Dandenong and is used as recreational open space. Under the terms of a licence agreement with the Environment Protection Authority (EPA) and Pollution Abatement notices, Council is required to monitor, progressively rehabilitate and conduct rectification works.

The provision for landfill rehabilitation has been calculated based on the present value of the expected cost of works to be undertaken including site aftercare and monitoring costs. The expected cost of works has been estimated based on current understanding of work required to progressively rehabilitate the sites to a suitable standard. Accordingly, the estimation of the provision required is dependent on the accuracy of the forecast timing of the work, work required and related costs.

The City of Greater Dandenong shares the commitment for rehabilitation and aftercare management of the landfill with other stakeholder Council's. Council's interest or share of the costs is 19.88%. In the financial report for 30 June 2021, Council has an amount of \$1.05 million (30 June 2020 \$1.0 million) as a provision for the restoration of the Springvalley Road landfill site which includes aftercare costs to meet EPA obligations.

Key assumptions:		
- discount rate	1.01%	0.70%
- index rate	1.50%	2.00%
- settlement rate	15 years	15 years
	Consolidated	Consolidated
	2021	2020
(c) Total provisions summary	\$'000	\$'000
Current	22,528	19,721
Non-current	1,434	1,182
Total provisions	23,962	20,903
5.6 Financing arrangements		
Interest-bearing liabilities - secured	56,636	59,891
Credit card facilities	200	200
Bank overdraft	2,500	2,500
Total facilities	59,336	62,591
Used facilities	56,637	59,917
Unused facilities	2,699	2,674

- Page 38 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### 5.7 Commitments

Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value by way of note and presented inclusive of the GST payable. All contract commitments are disclosed excluding schedule of rate contracts which vary from year to year depending on the volume of services required.

			Consolidated		
		Later than	Later than		
		1 year and	2 years and		
	Not later	not later	not later	Later than	
	than 1 year	than 2 years	than 5 years	5 years	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
2021					
Operating					
Animal pound services	200	200	200	-	600
Building maintenance services	3,286	80	-	-	3,366
Cleaning services	2,557	-	-	-	2,557
Dandenong Market Pty Ltd commitments	723	43	-	-	766
Garbage collection (incl. garden waste)	5,169	1,193		-	6,362
Hard waste and dumped rubbish	2,151	2,332	1,023	-	5,506
Leisure centres management services	3,735	-	-	-	3,735
Meals for delivery	520	-	-	-	520
Open space management	1,993	230	-	-	2,223
Other contracts	1,006	506	194	-	1,706
Parking management	246	72	-	-	318
Recycling	2,463	408	-	-	2,871
Renewable electricity	610	610	1,830	610	3,660
Works (roads and drains) services	140	-	<u> </u>		140
Total 2021 Operating	24,799	5,674	3,247	610	34,330
Capital					
Buildings	17,307	206	407	-	17,920
Drainage	23	-	-	-	23
Parks, open space and streetscapes	4,869	2,682	-	-	7,551
Roads	7,729	-	-	-	7,729
Total 2021 Capital	29,928	2,888	407	-	33,223
2020					
Operating					
Animal pound services *	110	-	-	-	110
Building maintenance services *	3,540	-	-	-	3,540
Cleaning services	2.063	1.500	-	-	3,563
Consultancies	82	8	-	-	90
Dandenong Market Pty Ltd commitments	1,751	249	-	-	2,000
Garbage collection	7,196	1.849	-	-	9,045
Hard waste collection	1,815	1,840	2,913	-	6,568
Leisure centres management services	3,169		2,010	-	3,169
Meals for delivery	510	-	-	-	510
Open space management	2.028	85	-	-	2,113
Other contracts *	827	403	158	154	1.542
Parking management	364	114	-	-	478
Recycling	4,878	963	-	-	5,841
Renewable electricity *	2,887	-	_	-	2,887
Works (roads and drains) services	487	32	_	_	519
Total 2020 Operating	31,707	7.043	3,071	154	41,975
		,,,,,,,			,
Capital Ruildings	4 5 4 4				A = A A
Buildings	4,544	-	-	-	4,544 419
Drainage	419 3,890	-	-	-	419 3,890
Parks, open space and streetscapes		-	-	-	
Roads	3,709		<u> </u>		3,709
Total 2020 Capital	12,562	-	<u> </u>		12,562

\* Prior year comparatives in marked categories have been restated on a consistent basis with current year commitments and to reflect the minimum amount that Council is committed to over the life of the contract. In the prior year, optional extensions were included.

- Page 39 -

#### City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### 5.8 Leases

At inception of a contract, all entities would assess whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To identify whether a contract conveys the right to control the use of an identified asset, it is necessary to assess whether:

- The contract involves the use of an identified asset;

- The customer has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and

- The customer has the right to direct the use of the asset.

This policy is applied to contracts entered into, or changed, on or after 1 July 2019.

As a lessee, Council recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for:

- any lease payments made at or before the commencement date less any lease incentives received; plus
 - any initial direct costs incurred; and

- an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, an appropriate incremental borrowing rate. Generally, Council uses an appropriate incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- Fixed payments

- Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;

- Amounts expected to be payable under a residual value guarantee; and

- The exercise price under a purchase option that Council is reasonably certain to exercise, lease payments in an optional renewal period if Council is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless Council is reasonably certain not to terminate early.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Council has elected to apply the temporary option available under AASB 16 Leases which allows not-for-profit entities to not measure right-of-use assets at initial recognition at fair value in respect of leases that have significantly below-market terms.

- Page 40 -

Citv	of	Greater	Dandenong
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2020-21 Financial Report

# Notes to the Financial Report

5.8 Leases (continued)

		Conso	lidated	
Right-of-Use Assets	Property	Vehicles	IT and Office	Total
			Equip.	
	\$'000	\$'000	\$'000	\$'000
Balance at 1 July 2019	1,052	153	226	1,431
Additions/lease modifications	-	-	129	129
Amortisation charge	(380)	(68)	(114)	(562)
Balance at 30 June 2020	672	85	241	998
	\$'000	\$'000	\$'000	\$'000
Balance at 1 July 2020	672	85	241	998
Additions/lease modifications	2	(4)	164	162
Amortisation charge	(380)	(61)	(156)	(597)
Balance at 30 June 2021	294	20	249	563
			Consolidated	Consolidated
Lease Liabilities			2021	2020
Maturity analysis - contractual undiscounted cash flows:			\$'000	\$'000
Less than one year			425	593
One to five years			164	452
More than five years			-	-
Total undiscounted lease liabilities as at 30 June			589	1,045
Lease liabilities included in the Balance Sheet at 30 Jun	e:			
Current			415	571
Non-current			160	442
Total lease liabilities			575	1,013

#### Current Non-current 160 Total lease liabilities 575

#### Short-term and low value leases

Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of 12 months or less and leases of low-value assets (individual assets worth less than existing capitalisation thresholds for a like asset up to a maximum of \$10,000). This includes IT and office related equipment. Council recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

	Consolidated	Consolidated
	2021	2020
Expenses relating to:	\$'000	\$'000
Short-term leases	25	25
Leases of low value assets	536	489
Total	561	514
Variable lease payments (not included in measurement of lease liabilities)	-	-

# Non-cancellable lease commitments - Short-term and low-value leases

# Commitments for minimum lease payments for short-term and low-value leases

are payable as follows:		
Pavable:		
Within one year	562	451
Later than one year but not later than five years	1,372	965
Total lease commitments	1,934	1,416

- Page 41 -

2020-21 Financial Report

# Notes to the Financial Report

#### Note 6 Assets we manage

#### Note content:

- 6.1 6.2 Non-current assets classified as held for sale
  - Property, infrastructure, plant and equipment (a) Summary of Property, Infrastructure, Plant and Equipment
  - Summary of Work in Progress (WIP) (b)
  - Details of Property Category (c)
  - Details of Plant and Equipment Category Details of Infrastructure Category (d)
  - (e) (f)
  - Recognition
  - (g) Depreciation
  - (h)
  - Revaluation Valuation of Property Valuation of Infrastructure (i)
  - (i) Reconciliation of Specialised Land (k)
- 84\* Fair value measurement
  - \* This note includes additional details about the fair value hierarchy and impairment of assets.

6.1 Non-current assets classified as held for sale

1 Non-current assets classified as held for sale	Consolidated 2021 \$'000	Consolidated 2020 \$'000
Non-current assets classified as held for sale - current	-	1,000
Total non-current assets classified as held for sale	-	1,000

Non-current assets classified as held for sale are measured at the lower of its carrying amount and fair value less costs of disposal, and are not subject to depreciation. Non-current assets and related liabilities are treated as current and classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset's sale is expected to be completed within 12 months from the date of classification. At 30 June 2020, there was one car park land asset classified as held for sale which settled in the 2020-21 financial year. There are no non-current assets classified as held for sale at 30 June 2021.

- Page 42 -

			Notes	Notes to the Financial Report	inancial	Report				
Note 6.2 Property, infrastructure, plant and equipment	ructure, plant a	and equipmen	-							Consolidated
(a) SUMMARY OF PROPERTY, INFRAST (net carrying amount)	ry, INFRASTRU	CTURE, PLANT	RUCTURE, PLANT AND EQUIPMENT	ţ						
	At fair value/cost 1 July 2020	Acquisitions	Contributions	Revaluation	Depreciation	Impairment (loss) / reversal *	Disposals	Write Offs	Transfers	At fair value/cost 30 June 2021
(Related FS note)		(Stmt Cap Wrks)	(Note 3.5)	(Note 9.1(a))	(Note 4.3)	(Note 4.9 and 9.1(a))	(Note 3.6)	(Note 4.2 & 4.9)		
	000,\$	\$,000	\$,000	000.\$	\$,000	000.\$	000.\$	\$,000	000,\$	\$,000
Land	1,154,749	7,673	1,789	239,016	'	•	'	•	'	1,403,227
Buildings	291,316	1,773			(7,074)	(194)	'	(65)	4,534	290,290
Plant and equipment	15,555	2,650		'	(3,987)	•	(127)	(15)	(826)	13,250
Infrastructure	709,259	14,531	2,845	3,746	(21,434)		'	(1,912)	7,313	714,348
Work in progress (WIP)	20,116	20,291		'	'		'	(3,708)	(11,021)	25,678
I	2,190,995	46,918	4,634	242,762	(32,495)	(194)	(127)	(2,700)	•	2,446,793

# (b) SUMMARY OF WORK IN PROGRESS

	Opening WIP 30 June 2020	Additions	Transfers	Write Offs	Closing WIP 30 June 2021
	\$:000	000,\$	000.\$	\$.000	000.\$
Property	6,429	8,208	(4,730)	(322)	9,585
Plant and equipment	32	405	(32)		405
nfrastructure	13,655	11,678	(6,259)	(3,386)	15,688
Total	20,116	20,291	(11,021)	(3,708)	25,678

- Page 43 -

# Impairment loss/(reversal) in revaluation reserve Impairment loss/(reversal) in operating result Movements in accumulated depreciation Accumulated depreciation of disposals Accumulated depreciation of write offs Revaluation (increments) decrements Fair value/cost of assets written off Closing balance at 30 June 2021 Accumulated depreciation Transfers in (out) Transfers (in) out Depreciation At fair value At cost

# \* Refer to note 6.2(k) for a reconciliation of specialised land at fair value

- Page 44 -

60,106 1,822,553

9,585

3,673 466,174

(5, 362)

(5, 362)

(146) 3,673

(5,216)

(179,557)

1,703,102

.585

290,290

2.027

179,557)

(1,646)

177,911) 288,263

1.403.22

216.017

1,187,210

466,174

46,848 1,356,379

216,017

46,848 1,140,362

# 4.2.1 2020-21 Annual Financial Statements (Cont.)

(174,195)

6,429

291,316

1,964

174,195)

(1,500)

(172,695) **289,352** 

462,047

177,175

931,640

45,934

Opening balance at 1 July 2020

(c) **PROPERTY** 

177,175

977,574

45,934 1,108,815 1,154,749

55,827

6,429

1,570,862 1,452,494

462,047

3,464

3,464

8,379 9,275 914 875

8,208

171 1,602

171

1,602

7,673 914 875

239,016

38,842

Revaluation increments (decrements)

Contributed assets at fair value

Contributed assets at cost

Additions at fair value

Additions at cost

Movements in fair value/cost

Accumulated depreciation

At fair value

At cost

Fair value/cost of assets disposed

914 875 200,174

7,673

(2,293)

(322) (4,730)

(1,971)

(1,971)

4,534 4,336

38 209

4,496 4,127

248,478

38,842

209,636

(196) 255,970

3,156

(7,074) 1,906 (105) (88)

(7,074) 1,906 (105) (89)

(146)

(6,928)

1,906 (105) (89)

239,016

**ORDINARY COUNCIL MEETING - MINUTES** 

City of Greater Dandenong

2020-21 Financial Report

Notes to the Financial Report

City of Greater Dandenong

Consolidated

TOTAL PROPERTY \$'000

Work in progress \$'000

Total buildings

Leasehold improvem'ts \$'000

Buildings -specialised \$'000

Total land

Land - non-specialised

\* Land -specialised \$'000

000.\$

000.\$

000,\$

# MONDAY, 13 SEPTEMBER 2021

# City of Greater Dandenong ORDINARY COUNCIL MEETING - MINUTES

2020-21 Financial Report

City of Greater Dandenong

	Notes to the Financial Report	he Financ	cial Repo	セ		
(d) PLANT AND EQUIPMENT						Consolidated
	Plant, machinery and equipment	Fixtures, fittings and furniture	Computers and telecomm's	Library books	Work in progress	TOTAL PLANT AND EQUIPMENT
Onomine halance at 1 Indv 2020	000.\$	000.\$	000.\$	000,\$	000,\$	000,\$
At cost Accumulated depreciation	15,563 (8.344)	8,516 (6.708)	7,829 (3.985)	8,704 (6.020)	. 32	40,644 (25.057)
	7,219			2,684	32	15,587
Movements in cost Acquisition of assets at cost	1.366	239	350	695	405	3 055
Cost of assets disposed	(1,502)					(1,502)
Cost of assets written off	(30)		(20)			(20)
Transfers in (out)	109	18	5)	·	(32)	(870)
	(57)	257	(635)	695	373	633
Movements in accumulated depreciation						
Depreciation	(1,966)	(376)	(702)	(643)		(3,987)
Accumulated depreciation of disposals	1,375	•	•	•	'	1,375
Accumulated depreciation of write offs	30		5		•	35
Transfers (in) out			12		•	12
	(561)	(376)	(685)	(843)	•	(2,565)
Closing balance at 30 June 2021						
At cost	15,506				405	41,2//
Accumulated depreciation	(8,905)	(7,084)	Ú	(6,963)		(27,622)
	6,601	1,689	2,524	2,436	405	13,655

# 4.2.1 2020-21 Annual Financial Statements (Cont.)

- Page 45 -

# MONDAY, 13 SEPTEMBER 2021

City of Greater Dandenong									2020-21 Fin	2020-21 Financial Report
		Notes	Notes to the Financial Report	Financ	ial Repo	t				
									-	Consolidated
(e) INFRASTRUCTURE										GRAND TOTAL
	Roads	Bridges	Footpaths and cycleways	Drainage	Recreational, leisure and community	Parks, open space and streetscapes	Off street car parks	Work in progress	TOTAL INFRASTRUCT- URE	PROPERTY, PLANT & EQUIP,
	000.\$	000.\$	000.\$	000,\$	facilities \$'000	000.\$	000,\$	000,\$	000.\$	\$'000
Opening balance at 1 July 2020										
At cost			ı	'	41,350	49,443	ı	13,655	104,448	200,919
At fair value	506,126	64,813	90,160	427,089	'	'	19,174	'	1,107,362	2,678,224
Accumulated depreciation	(228, 145)	(19,043)	(30,144)	(156,966)	(20,576)	(28,431)	(5,591)		(488,896)	(688,148)
	277,981	45,770	60,016	270,123	20,774	21,012	13,583	13,655	722,914	2,190,995
Movements in fair value/cost										
Acquisition of assets at cost		10	'	'	2,328	2,987	'	11,678	17,003	28,437
Acquisition of assets at fair value	5,416	'	1,366	1,282	'	'	1,142	'	9,206	18,481
Contributed assets at cost		'	'	'	'	'	'	'	'	914
Contributed assets at fair value	855	'	107	1,883	'	'	'	'	2,845	3,720
Revaluation increments (decrements)		'	5,627	'	'	'	'	'	5,627	244,643
Fair value/cost of assets disposed		'	'	'	'	'	'	'	'	(1,502)
Fair value/cost of assets written off	(2,988)	'	(856)	(357)	(428)	(518)	(62)	(3,386)	(8,612)	(10,955)
Transfers in (out)	1,329	39	272	1,151	2,087	2,240	207	(6,259)	1,066	
	4,612	49	6,516	3,959	3,987	4,709	1,270	2,033	27,135	283,738
Movements in accumulated depreciation										
Depreciation	(9,944)	(858)	(2,263)	(4,291)	(1,971)	(1,788)	(319)	'	(21,434)	(32,495)
Accumulated depreciation of contributed assets	•		ı	'	'	'	ı	'	'	
Accumulated depreciation of acquisitions	•	'	'	'	'	'	'	'	'	•
Accumulated depreciation of disposals		'		'	'	'		'	'	1,375
Accumulated depreciation of write offs	1,885	'	321	165	411	492	40	'	3,314	5,255
Revaluation (increments) decrements		'	(1,881)	'	'	'		'	(1,881)	(1,881)
Impairment loss/(reversal) in revaluation reserve		'	'	'	'	'	'	1	'	(105)
Impairment loss/(reversal) in operating result		'	'	'	'	'	'	'	'	(68)
Transfers (in) out		'	'	'	(54)	42	'	'	(12)	•
	(8,059)	(858)	(3,823)	(4,126)	(1,614)	(1,254)	(279)	•	(20,013)	(27,940)
Closing balance at 30 June 2021										
At cost		10	'	'	45,337	54,152	'	15,688		216,570
At fair value	510,738	64,852	96,676	431,048	1		20,444	'	1,123,758	2,946,311
Accumulated depreciation	(236,204)	(19,901)	(33,967)	(161,092)	(22,190)	(29,685)	(5,870)	•	(508,909)	(716,088)
	274,534	44,961	62,709	269,956	23,147	24,467	14,574	15,688	730,036	2,446,793

- Page 46 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### 6.2 Property, infrastructure, plant and equipment (continued)

#### (f) Recognition

#### Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits detailed in note 6.2 have been applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

#### Recognition thresholds

Council has set a threshold limit for all classes of assets (refer section (g) of this note), which means that all assets with a value equal or greater than this threshold are recognised in these financial statements.

#### Land under roads

In accordance with options available under Australian Accounting Standards, Council has opted to recognise all land under roads acquired after 30 June 2008 using the cost basis. Council does not recognise land under roads that it controlled prior to that period in its financial report.

#### Repairs and maintenance

Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold, the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

#### Leasehold improvements

Leasehold improvements are recognised at cost and are amortised over the unexpired period of the lease or the estimated useful life of the improvement, whichever is the shorter. At balance date, leasehold improvements are amortised over a 5 to 21 year period.

#### (g) Depreciation

All asset classes except land, land under roads and art works, having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Road earthworks are depreciated on the basis that they are assessed as having a limited useful life.

Straight line depreciation is charged based on the residual useful life as determined each year.

- Page 47 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

6.2 Property, infrastructure, plant and equipment (continued)

(g) Depreciation (continued)

Depreciation periods used are listed below and are consistent with the prior year unless marked with an \*.

	Depreciation period	Threshold limit
Property	(years)	\$'000
Land		
Land	N/A	-
Land under roads	N/A	-
Buildings		
Buildings	50-100	5
Leasehold improvements	Lease term	-
Plant and equipment		
Plant and equipment		
Heavy plant and equipment	7	3
Buses, quads and trailers	10	3
Light plant and equipment, passenger and light commercial vehicles	5	3
Fixtures, fittings and furniture		
Fixtures, fittings, furniture and equipment	6	3
Musical instruments	20	3
Art works	N/A	3
Computers and telecommunications		
Hand held devices / mobile phones	3	3
Hardware and equipment	5	3
Library books	5	-
Infrastructure		
Roads		
Seal	12-20	20
Substructure	100	20
Kerb and channel	15-80	5
Local Area Traffic Management (LATM) devices	5-30	* 2
On-street car parks	20-100	5
Bridges	20-100	5
Footpaths and cycleways	10-50	-
Drainage		
Pipes	100	* 5
Pits	100	* 2
Gross pollutant traps	50	5
Recreational, leisure and community facilities Recreational equipment and facilities, minor outdoor electronic screens,		
signs and scoreboards. Sportsgrounds, grass (turf), courts, hardstand,		
other ground surfaces. Minor structures (sporting, shade structures and		
retaining walls), irrigation, sportsfield drainage, controllers, sensors, water		
tanks/pumps.	10-20	3
Major outdoor LED screens	5	3
Playgrounds	15	3
Outdoor pools	50	3
Parks, open space and streetscapes		
Open space furniture, fencing, bollards and gates.	10-50	3
Flood prevention - retarding/detention basins	20	3
Surface drainage - unformed open drains, water quality devices -		
wetlands, rain gardens and biodetention swales.	10	3
Surface drainage - formed open drains. Public art.	50	3
Signs, parking meters, ticket machines and equipment.	10-20	3
Lighting, landscaping, passive grass/surface and gardens.	10-20	3
Off street car parks	20-100	5

- Page 48 -

City of (	Greater	Dandenong	

2020-21 Financial Report

# Notes to the Financial Report

#### 6.2 Property, infrastructure, plant and equipment (continued)

#### (h) Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than land under roads, leasehold improvements, recreational, leisure and community facilities, parks, open space and streetscapes and plant and equipment are measured at their fair value, being the amount for which the assets could be exchanged between knowledgeable willing parties in an arm's length transaction. Subsequent to the initial recognition of assets, non-current physical assets (other than the asset classes detailed directly above) are measured at their fair value, being the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. At reporting date each year, Council reviews the carrying value of the individual classes of assets to ensure that each asset class materially approximates its fair value. Where the carrying value materially differs from the fair value, the class of assets is revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset. Further details of the fair value hierarchy are included in Note 8.4 and are explained below for each asset class.

In addition, Council undertakes a formal revaluation of land, buildings and infrastructure assets on a regular basis ranging from two to five years. The valuation is performed either by appropriately experienced Council officers or independent experts.

Where assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense, in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of asset, revaluation increments and decrements within the year are offset.

	Consolidated 2021 \$'000	Consolidated 2020 \$'000
<b>Specialised land</b> is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restrictions of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 15% and 85%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently, land values range between \$13 and \$2,700 per square metre.	1,140,362	931,640

Note - Specialised land valued at fair value disclosed here, excludes land under roads which are valued at cost.

- Page 49 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

6.2 Property, infrastructure, plant and equipment (continued)

i roperty, initiatituetare, plant and equipment (continued)			
(h) Revaluation (continued)	Consolidated 2021 \$'000	Consolidated 2020 \$'000	
(ii) Nevaluation (continueu)			
<b>Specialised buildings</b> are valued using a depreciated replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs are calculated on a square metre basis and range from \$320 to \$55,000 per square metre. The remaining useful lives of specialised buildings are determined on the basis of the current condition of buildings and vary from 1 year to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.	288,263	289,352	
Infrastructure assets are valued based on the depreciated replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 1 year to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.	666,734	667,473	
	200,101	337,110	
Note - Infrastructure assets at fair value disclosed here, excludes			

Note - Infrastructure assets at fair value disclosed here, excludes 'Recreational, leisure and community facilities', 'Parks, open space and streetscapes' and 'Work in progress' which are valued at cost.

#### (i) Valuation of Property

#### Valuation of land and buildings

The last formal valuation of land and buildings at 1 January 2020 was undertaken by qualified independent valuers, Proval (Vic) Pty Ltd. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the Comprehensive Income Statement.

Since the last formal revaluation of land at 1 January 2020, the industrial sector of the property market has experienced a substantial increase (above 40%) and the commercial and residential sectors have also increased around 20%. The majority of Council's land is in the residential sector. An indexed revaluation of all land at fair value was performed at 30 June 2021 resulting in an increment of \$239 million (21%).

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the Comprehensive Income Statement.

- Page 50 -

#### City of Greater Dandenong

#### 2020-21 Financial Report

# Notes to the Financial Report

#### 6.2 Property, infrastructure, plant and equipment (continued)

Any significant movements in the unobservable inputs for land will have a significant impact on the fair value of these assets.

Details of the written down value of Council's land and buildings and information about the fair value hierarchy\*\* as at 30 June 2021 are as follows:

	Level 1	Non-specialised Level 2	Specialised Level 3	<u>Date of last</u> valuation
Land *	-	216,017	1,140,362	30-Jun-21
Buildings *	-	-	288,263	01-Jan-20
Total written down value	-	216,017	1,428,625	

\* Land at fair value excludes land under roads which are valued at cost and buildings at fair value excludes leasehold improvements which are valued at cost.

\*\* Additional details about the fair value hierarchy can be found in Note 8.4.

#### Land under roads

Land under roads is valued at cost based on Council valuation for acquisitions after 30 June 2008. Deemed cost valuations have been undertaken using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the Comprehensive Income Statement. The acquisitions for the year include new assets from subdivision activity.

#### (j) Valuation of Infrastructure

Valuation of infrastructure assets at fair value (except 'Parks, open space and streetscapes' and 'Recreational, leisure and community facilities' which are valued at cost, and bridges which are independently valued) has been determined in accordance with a Council valuation.

The footpaths asset class was revalued at 30 June 2021 due to an indication that concrete unit rates had moved materially (10%) since the last revaluation at 30 June 2019. This resulted in a \$3.75 million net revaluation increment.

The fair value of infrastructure is valued using the depreciated replacement cost method. This cost represents the replacement cost of the asset after applying depreciation rates on a useful life basis. Where condition data was available for assets, remaining useful life was revised based on condition. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 1 year to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

The valuation of bridges at 31 March 2017 was undertaken by qualified independent valuers, Sterling Group and WT Partnership. The methodology used depreciated replacement costs to quantify fair value and remaining useful life was revised based on condition.

- Page 51 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### 6.2 Property, infrastructure, plant and equipment (continued)

Details of the written down value of Council's infrastructure and information about the fair value hierarchy as at 30 June 2021 are as follows:

Non-specialised	Specialised	Date of last
Level 1 Level 2	Level 3	valuation
Roads	274,534	Jun-19
Bridges	44,961	Mar-17
Footpaths and cycleways	62,709	Jun-21
Drainage	269,956	Jun-19
Off street car parks	14,574	Jun-19
Total written down value	666,734	

Infrastructure assets valued at fair value are subject to an annual review of replacement rates. This review uses several inputs which are mainly sourced from the February 2021 update of the Rawlinsons Australian Construction Handbook. At balance date, no adjustment has been made to the fair value valuation (except for the footpath revaluation) as the fair value valuation has not moved materially, by 10% or more, since the last revaluation. These assets are specialised assets classified at level three under AASB 13. This means that the fair value valuations are based on techniques for which the lowest level input that is significant to the fair value measurement is unobservable. The COVID-19 impacts on these assets valuations are particularly difficult to assess as there is generally no observable market for these assets.

(k) Reconciliation of specialised land at fair value *	Consolidated 2021 \$'000	Consolidated 2020 \$'000
Parks and reserves	780,924	625,803
Floodway	9,625	10,700
Public use	23,636	18,750
Industrial	57,493	51,709
Other	268,684	224,678
Total specialised land	1,140,362	931,640

\* Excludes land under roads which represents specialised land valued at cost.

- Page 52 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### Note 6.3 Investments in associates, joint arrangements and subsidiaries

#### **Committees of management**

All entities controlled by Council that have material revenues, expenses, assets or liabilities, such as committees of management, have been included in this financial report. Any transactions between these entities and Council have been eliminated in full.

At balance date there were no committees of management that was controlled by the Council.

#### Principles of consolidation

Subsidiaries are all entities over which Council has control. Council controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Council. They are deconsolidated from the date that control ceases.

Where dissimilar accounting policies are adopted by entities and their effect is considered material, adjustments are made to ensure consistent policies are adopted in these financial statements.

In the process of preparing consolidated financial statements all material transactions and balances between consolidated entities are eliminated. Entities consolidated into Council include:

- Dandenong Market Pty Ltd

#### Reconciliation of Council, The Dandenong Market Pty Ltd (DMPL) and consolidated accounts

Dandenong Market Pty Ltd manages the Dandenong Market on the terms set out in a management service agreement dated 30 November 2012 between Dandenong Market Pty Ltd and City of Greater Dandenong. The management service agreement runs concurrently with the Lease Agreement (50 years) and provides for annual agreement extensions at Council's discretion. An extension has been exercised by Council up to 30 June 2022. The following Comprehensive Income Statement, Balance Sheet and Statement of Cash Flows has been provided to show the individual financial positions of the Council and The Dandenong Market Pty Ltd and consolidated accounts for the 2020-21 financial year. These financial statements should be read in conjunction with the accompanying notes in the financial report.

In response to the COVID-19 pandemic, Council has waived the requirement for DMPL to pay a return to Council in 2020-21 financial years. This has allowed DMPL to provide support to Market traders in the form of short-term relief ensuring the long-term viability of the Market. Council has also agreed to allow the DMPL to hold on to any surplus funds in 2020-21 which will be added to DMPL's retained earnings.

- Page 53 -

City of Greater Dandenong

MONDAY, 13 SEPTEMBER 2021

2020-21 Financial Report

# Notes to the Financial Report

# Comprehensive Income Statement For the year ended 30 June 2021

Consolidated

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	Council 2021 \$'000	DMPL 2021 \$'000	Consolidation Adjustment 2021 \$'000	Consolidated Accounts 2021 \$'000
Income				
Rates and charges	152,326	-	(98)	152,228
Statutory fees and fines	7,131	-	-	7,131
User fees	5,698	-	-	5,698
Grants - operating	40,056	-	-	40,056
Grants - capital	6,466	-	-	6,466
Contributions - monetary	3,317	-	-	3,317
Contributions - non-monetary Net gain on disposal of property, infrastructure,	4,634	-	-	4,634
plant and equipment	368	-	-	368
Other income	6,529	4,013	(49)	10,493
Total income	226,525	4,013	(147)	230,391
Expenses				
Employee costs	(83,547)	(1,025)	-	(84,572)
Materials and services	(79,191)	(2,621)	96	(81,716)
Bad and doubtful debts	(1,134)	5	-	(1,129)
Depreciation	(32,488)	(7)	-	(32,495)
Amortisation - intangible assets	(97)	-	-	(97)
Amortisation - right of use assets	(597)	-	-	(597)
Borrowing costs	(2,924)	-	-	(2,924)
Finance costs - leases	(23)	-	-	(23)
Fair value adjustments for investment property	(954)	-	-	(954)
Other expenses	(9,190)	(181)	51	(9,320)
Total expenses	(210,145)	(3,829)	147	(213,827)
Net surplus for the year	16,380	184	-	16,564
Other comprehensive income Items that will not be reclassified to surplus or deficit in future periods				
Net asset revaluation increment Impairment (loss) reversal of previous	242,762	-	-	242,762
revaluation	(105)	-	-	(105)
Total comprehensive result	259,037	184		259,221

- Page 54 -

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MONDAY, 13 SEPTEMBER 2021

- Page 55 -

City of Greater Dandenong	
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2020-21 Financial Report

# Notes to the Financial Report

# Balance Sheet As at 30 June 2021 Consolidated

	Consolidated			
	Council	DMPL	Consolidation Adjustment	Consolidated Accounts
	2021	2021	2021	2021
	\$'000	\$'000	\$'000	\$'000
Assets			-	
Current assets				
Cash and cash equivalents	177,428	1,593	-	179,021
Trade and other receivables	26,530	137	-	26,667
Other assets	4,894	44	-	4,938
Total current assets	208,852	1,774	-	210,626
Non-current assets				
Trade and other receivables	295	-	-	295
Property, infrastructure, plant and equipment	2,446,778	15	-	2,446,793
Investment property	10,860	-	-	10,860
Right of use assets	563	-	-	563
Intangible assets	202	-	-	202
Total non-current assets	2,458,698	15	-	2,458,713
Total assets	2,667,550	1,789	-	2,669,339
Liabilities				
Current liabilities				
Trade and other payables	19,019	330	-	19,349
Trust funds and deposits	4,427	420	-	4,847
Unearned income	60,293	115	-	60,408
Provisions	22,366	162	-	22,528
Interest-bearing liabilities	3,372	-	-	3,372
Lease liabilities	415	-		415
Total current liabilities	109,892	1,027	-	110,919
Non-current liabilities				
Trust funds and deposits	2,035	-	-	2,035
Provisions	1,424	10	-	1,434
Interest-bearing liabilities	53,264	-	-	53,264
Lease liabilities	160	-	-	160
Total non-current liabilities	56,883	10	-	56,893
Total liabilities	166,775	1,037	-	167,812
Net assets	2,500,775	752	-	2,501,527
Equity				
Accumulated surplus	923,957	752	-	924,709
Reserves	1,576,818	-	-	1,576,818
Total equity	2,500,775	752	-	2,501,527

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### Statement of Cash Flows For the year ended 30 June 2021 Consolidated

	Council 2021 \$'000	DMPL 2021 \$'000	Consolidation Adjustment 2021 \$'000	Consolidated Accounts 2021 \$'000
Cash flows from operating activities				
Rates and charges	150,700	-	(98)	150,602
Statutory fees and fines	5,741	-	-	5,741
User fees	4,415	-	-	4,415
Grants - operating	41,676	-	-	41,676
Grants - capital	15,879	-	-	15,879
Contributions - monetary	14,397	-	-	14,397
Interest received	676	-	-	676
Trust funds and deposits taken	28,192	187	-	28,379
Other receipts	6,420	4,517	(169)	10,768
Net GST refund	10,733	(132)	-	10,601
Employee costs	(80,230)	(987)	-	(81,217)
Materials and services	(85,615)	(3,117)	372	(88,360)
Short-term, low value and variable lease payments	(588)	(25)	-	(613)
Trust funds and deposits repaid	(30,383)	(54)	-	(30,437)
Other payments	(6,507)	(0.)	(105)	(6,612)
Net cash provided by operating activities	75,506	389	-	75,895
Cash flows from investing activities Payments for property, infrastructure, plant and equipment Proceeds from sale of inventory property Proceeds from sale of property, infrastructure, plant and equipment Net cash used in investing activities	(49,311) 2,000 <u>1,495</u> ( <b>45,816)</b>	- - -	- - - -	(49,311) 2,000 <u>1,495</u> ( <b>45,816</b> )
Cash flows from financing activities				
Finance costs	(2,945)	-	-	(2,945)
Repayment of borrowings	(3,255)	-	-	(3,255)
Interest paid - lease liability	(25)	-	-	(25)
Repayment of lease liabilities	(600)	-	-	(600)
Net cash used in financing activities	(6,825)	-	-	(6,825)
Net increase in cash and cash equivalents Cash and cash equivalents at the beginning of	22,865	389	-	23,254
the financial year	154,563	1,204		155,767
Cash and cash equivalents at the end of the financial year	177,428	1,593	-	179,021

- Page 56 -

City of Greater Dande	nong
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2020-21 Financial Report

# Notes to the Financial Report

Consolidated 2021 \$'000	Consolidated 2020 \$'000
11,814	12,827
-	-
-	(630)
(954)	(383)
10,860	11,814
	2021 \$'000 11,814 - - (954)

Valuation of investment property

Valuation of investment property has been determined in accordance with an independent valuation by Proval (Vic) Pty Ltd who have recent experience in the location and category of the property being valued. The valuation is at fair value, based on the current market value for the property.

Investment property, comprising retail complexes, are held to generate long-term rental yields. Investment property is measured initially at cost, including transaction costs. Costs incurred subsequent to initial acquisition are capitalised when it is probable that future economic benefit in excess of the originally assessed performance of the asset will flow to the Council. Subsequent to initial recognition at cost, investment property is carried at fair value, determined annually by independent valuers. Changes to fair value are recorded in the Comprehensive Income Statement in the period that they arise. Investment property are not subject to depreciation. Rental income from the leasing of investment properties is recognised in the Comprehensive Income Statement on a straight line basis over the lease term.

Fair value valuations of investment property assets were determined by external valuers, Proval (Vic) Pty Ltd at 1 January 2021. Due to the significant movements in the property market, the fair value valuations of Council's three investment property land assets were revised by Proval (Vic) Pty Ltd from 1 January 2021 to 30 June 2021.

- Page 57 -

Notes to the Financial R	Penort	-
	coport	
ote 7 People and relationships 7.1 Council and key management remuneration		
(a) Related parties		
Parent entity City of Greater Dandenong		
S <i>ubsidiaries</i> Dandenong Market Pty Ltd - detailed in note 6.3		
(b) Key Management Personnel		
Details of persons holding the position of Councillors or other members of key r during the year are:	management personnel	at any time
Councillors	2021 No.	2020 No.
From 1 July 2020 to Current Councillor Angela Long (Mayor, 19 November 2020 to currrent) Councillor Sophie Tan (Deputy Mayor, 19 November 2020 to current) Councillor Jim Memeti (Mayor, 14 November 2019 to 18 November 2020) Councillor Sean O'Reilly Councillor Loi Truong Councillor Tim Dark		
From 19 November 2020 to current		
Councillor Eden Foster		
Councillor Bob Milkovic		
Councillor Rhonda Garad		
Councillor Lana Formoso		
Councillor Richard Lim		
From 1 July 2020 to 18 November 2020		
Councillor Peter Brown		
Councillor Youhorn Chea		
Councillor Matthew Kirwan		
Councillor Maria Sampey		
Councillor Zaynoun Melhem		
Total number of Councillors	16	12
Other key management personnel Mick Jaensch - Director Corporate Services (1 July 2020 to 28 June 2021) Jody Bosman - Director City Planning, Design and Amenity Martin Fidler - Director Community Services Paul Kearsley - Director Business, Engineering and Major Projects Julie Reid - Director Engineering Services (1 July 2019 to 23 August 2019)		
Chief Executive Officer	4	5
John Bennie PSM	1	1
Total key management personnel	21	18
		-

- Page 58 -

Notes to the Financial R	Report	
(b) Key Management Personnel (continued)	- Consolidated 2021	Consolidate 202
	\$'000	\$'00
Dandenong Market Board Members		• • •
Ms Julie Busch (1 July 2019 - 31 May 2020)	-	
Mr Tim Cockayne (1 July 2020 - 23 March 2021)	1	
Ms Donna McMaster	1	
Mr Tom Mollenkopf	1	
Mr Franz Madlener (1 July 2020 - 7 November 2020)	1	
Mr Jerome Gauder (14 December 2020 - Current)	1	
Ms Philippa Stocks (24 March 2021 - Current)	1	
Mr Chad Hermsen (24 March 2021 - Current)	1	
Executives	2	
Total number of Dandenong Market Board Members	9	
Total remuneration of key management personnel was as follows:* Short-term benefits Long-term benefits Post employment benefit Termination benefits	2,452 58 185 -	2,504 4( 142
* "Total remuneration" comprises base salary, superannuation, annual leave en	2,695 ntitlements, long se	2,698
Total remuneration comprises base salary, superannuation, annual leave en		
entitlements, allowances and fringe benefits tax paid by Council.		
	2021	
entitlements, allowances and fringe benefits tax paid by Council.		202
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from	2021	202 No
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands:	2021 No.	202 No
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands: \$1 - \$9,999	<b>2021</b> No. 2	202 No
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands: \$1 - \$9,999 \$10,000 - \$19,999	<b>2021</b> No. 2 7	202 No
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands: \$1 - \$9,999 \$10,000 - \$19,999 \$20,000 - \$29,999	<b>2021</b> No. 2 7 8	202 No
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands: \$1 - \$9,999 \$10,000 - \$19,999 \$20,000 - \$29,999 \$30,000 - \$39,999	<b>2021</b> No. 2 7 8	202 No
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands: \$1 - \$9,999 \$10,000 - \$19,999 \$20,000 - \$29,999 \$30,000 - \$39,999 \$40,000 - \$49,999	<b>2021</b> No. 2 7 8	202 No
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands: \$1 - \$9,999 \$10,000 - \$19,999 \$20,000 - \$29,999 \$30,000 - \$29,999 \$40,000 - \$49,999 \$40,000 - \$49,999 \$50,000 - \$59,999	<b>2021</b> No. 2 7 8 4	202 No
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands: \$1 - \$9,999 \$10,000 - \$19,999 \$20,000 - \$29,999 \$30,000 - \$29,999 \$40,000 - \$49,999 \$40,000 - \$49,999 \$50,000 - \$59,999 \$60,000 - \$69,999	<b>2021</b> No. 2 7 8 4	202 No
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands: \$1 - \$9,999 \$10,000 - \$19,999 \$20,000 - \$29,999 \$30,000 - \$39,999 \$40,000 - \$49,999 \$50,000 - \$59,999 \$50,000 - \$59,999 \$50,000 - \$69,999 \$100,000 - \$109,999	<b>2021</b> No. 2 7 8 4 - 1	202 No 1
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands: \$1 - \$9,999 \$10,000 - \$19,999 \$20,000 - \$29,999 \$30,000 - \$39,999 \$40,000 - \$49,999 \$50,000 - \$59,999 \$60,000 - \$69,999 \$100,000 - \$109,999 \$120,000 - \$129,999	<b>2021</b> No. 2 7 8 4 - 1 1	202 No 1
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands: \$1 - \$9,999 \$10,000 - \$19,999 \$20,000 - \$29,999 \$30,000 - \$39,999 \$40,000 - \$49,999 \$50,000 - \$59,999 \$60,000 - \$69,999 \$100,000 - \$109,999 \$120,000 - \$129,999 \$149,999	<b>2021</b> No. 2 7 8 4 - - 1 - 1 1	202 No 1
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands: \$1 - \$9,999 \$10,000 - \$19,999 \$20,000 - \$29,999 \$30,000 - \$39,999 \$40,000 - \$49,999 \$50,000 - \$59,999 \$60,000 - \$59,999 \$100,000 - \$109,999 \$100,000 - \$109,999 \$120,000 - \$129,999 \$140,000 - \$149,999 \$230,000 - \$239,999	<b>2021</b> No. 2 7 8 4 - - 1 - 1 1	202 No 1
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands: \$1 - \$9,999 \$10,000 - \$19,999 \$20,000 - \$29,999 \$30,000 - \$29,999 \$40,000 - \$49,999 \$50,000 - \$49,999 \$50,000 - \$59,999 \$60,000 - \$69,999 \$100,000 - \$109,999 \$120,000 - \$129,999 \$140,000 - \$149,999 \$230,000 - \$239,999 \$280,000 - \$289,999	<b>2021</b> No. 2 7 8 4 - 1 - 1 1 1 1	202 No 1
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands: \$1 - \$9,999 \$10,000 - \$19,999 \$20,000 - \$29,999 \$30,000 - \$39,999 \$40,000 - \$49,999 \$50,000 - \$59,999 \$60,000 - \$59,999 \$100,000 - \$109,999 \$100,000 - \$129,999 \$120,000 - \$129,999 \$140,000 - \$149,999 \$230,000 - \$239,999 \$230,000 - \$239,999 \$280,000 - \$289,999	<b>2021</b> No. 2 7 8 4 - - 1 1 - 1 1 - 1 1	202 No
entitlements, allowances and fringe benefits tax paid by Council. The numbers of key management personnel, whose total remuneration from Council and any related entities fall within the following bands: \$1 - \$9,999 \$10,000 - \$19,999 \$20,000 - \$29,999 \$30,000 - \$39,999 \$40,000 - \$49,999 \$50,000 - \$59,999 \$60,000 - \$69,999 \$100,000 - \$109,999 \$120,000 - \$129,999 \$120,000 - \$149,999 \$230,000 - \$239,999 \$280,000 - \$289,999 \$280,000 - \$299,999 \$200,000 - \$299,999 \$300,000 - \$309,999	<b>2021</b> No. 2 7 8 4 - 1 1 - 1 1 1 1 1 2	202 No 1

- Page 59 -

ty of Greater Dandenong	2020-21 Finan	cial Repor
Notes to the Financial Rep	ort	
(d) Social Officers remuneration	2021 No.	2020 No
(d) Senior Officers remuneration	NO.	NU
A Senior Officer is an officer of Council, other than Key Management Personnel, who a) has management responsibilities and reports directly to the Chief Executive; or b) whose total annual remuneration exceeds \$151,000.	C.	
The number of Senior Officers are shown below in their relevant income bands:		
Income range:		
\$151,000 - \$159,999	14	1
\$160,000 - \$169,999	8	
\$170,000 - \$179,999	8	
\$180,000 - \$189,999	4	
\$190,000 - \$199,999	2	
\$200,000 - \$209,999	4	
\$210,000 - \$219,999	3	
\$220,000 - \$229,999	3	
\$230,000 - \$239,999	1	
\$240,000 - \$249,999	-	
	47	3
Total remuneration for the reporting year for Senior Officers included	\$'000	\$'00
above, amounted to:*	8,409	6,74

\* "Total remuneration" comprises base salary, superannuation, annual leave entitlements, long service leave entitlements, allowances and fringe benefits tax paid by Council.

#### 7.2 Related party disclosure

#### (a) Transactions with related parties

(i) During 2020-21 Council entered into the following transactions with related party Dandenong Market Pty Ltd (DMPL).

	2021	2020
	Excl GST	Excl GST
	\$'000	\$'000
Received from DMPL		
Rent received	-	-
Other reimbursements	10	14
Total received	10	14
Paid to DMPL		
Contributions for festival/events	40	170
Payment for gift vouchers	10	54
Payment for other items	8	29
Total paid	58	253

Councillor Memeti has a financial interest in a stall at Dandenong Market. The financial arrangements are at arms length based on commercial terms. A number of related parties have minority shareholdings in public companies, which have dealings with the Council from time to time.

During the financial year ended 30 June 2021 Councillor O'Reily was a board member of Municipal Association of Victoria.

- Page 60 -

City of Greater Dandenong	2020-21 Financial Report

# Notes to the Financial Report

#### 7.2 Related party disclosure (continued)

#### (a) Transactions with related parties (continued)

(ii) During the financial year ended 30 June 2021, John Bennie CEO was a non-executive board member of the following organisations to which Council has paid the following amounts;

MAV Insurance (which operates under the umbrella of Municipal Association of Victoria, noting that the MAV Workcare Insurance Scheme ceased operation on 30 June 2021) a value of \$670,000 (2019-20 \$2.19 million) for the provision of Local Government Liability insurance and claim excesses paid. There was no payment for workcover insurance in 2020-21, as the premium was paid in advance in June 2020.
 Chisholm Institute \$66,000 (2019-20 \$440) for the provision of external training courses.

#### (b) Outstanding balances with related parties

	2021 Excl GST	2020 Excl GST
	\$'000	\$'000
The following transaction was outstanding at 30 June		
Other reimbursements		3
		3

#### (c) Loans to/from related parties

No loans were made, guaranteed or secured by the Council to related parties during 2020-21 (2019-20 \$nil).

#### (d) Commitments to/from related parties

Under the Management Services Agreement with Dandenong Market Pty Ltd (DMPL) an extension has been exercised up to 30 June 2022.

A commitment for rent of the Market premises is as follows \*

1,080	
1,080	

\*In response to the COVID-19 pandemic, Council waived the requirement for DMPL to pay a return to Council in the 2019-20 and 2020-21 financial years. This has allowed the provision of support to Market traders in the form of rent relief.

- Page 61 -

City of Greater Dandenong	2020-21 Financial Report

# Notes to the Financial Report

#### Note 8 Managing uncertainties

#### 8.1 Contingent assets and liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed by way of a note and, if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

#### (a) Contingent assets

	Consolidated	Consolidated
	2021	2020
Operating lease receivables	\$'000	\$'000

The Council has entered into commercial property leases on selected properties. These properties are held under operating leases and have remaining non-cancellable lease terms of between 1 and 50 years.

Future minimum rentals receivable under non-cancellable operating leases

	3,162	4,410
Later than five years	233	234
Later than one year and not later than five years	1,276	2,238
Not later than one year	1,653	1,938
are as follows:		

#### **Developer contributions**

Greater Dandenong acquires infrastructure assets, such as local roads, footpaths, kerb and channel and drains etc, from developers, as subdivisional contributions. The amount and value of assets acquired depends on the size of the development and the level of growth within the municipality. Developers construct infrastructure assets which are vested with Council when Council issues a Statement of Compliance. These assets are brought to account as revenue (Contributions – Non Monetary Assets) and capitalised. At reporting date, developers had commenced construction of assets that will eventually be transferred to the Council subject to Council issuing a Statement of Compliance. Council cannot reliably measure the value of the assets involved prior to completion and the timing of recognition.

#### (b) Contingent liabilities

#### Superannuation

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists. At this point in time it is not known if additional contributions will be required, their timing or potential amount.

#### Future superannuation contributions

In addition to the disclosed contributions, Council has not paid any unfunded liability payments to Vision Super during the 2020-21 year (2019-20: \$nil). At 30 June 2021 there were no outstanding contributions (\$1,000 as at 30 June 2020) and there were no loans issued from or to the above schemes.

The expected contributions to be paid to the defined benefit category of Vision Super for the year ending 30 June 2021 are \$346,000 (\$375,000 as at 30 June 2020).

- Page 62 -

#### City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### (b) Contingent liabilities (continued)

#### Development Contribution Plans (DCP)

Council has three sites that are subject to formal development contribution plans, two are in Keysborough and one in Lyndhurst. All three sites are covered by a DCP.

A DCP provides the framework for the provision and funding of infrastructure to facilitate the set development area and the purpose of a DCP is to provide a "fair distribution of costs for works and services, including roads, traffic management and community facilities to all the proper servicing in the area".

New development in each of the areas is required to meet its share of the total cost of delivering the required infrastructure works – as measured by its projected share of usage – through development contributions collected under the DCP's. The balance of works not covered by development contributions has been agreed to be funded by Council. The total value of these works is estimated to be around \$14.2 million.

#### Landfills

The City of Greater Dandenong may be liable for the consequences of disposing refuse at a number of legacy landfill sites. A legacy site refers to a landfill that has been decommissioned and is no longer receiving waste. At balance date Council is unable to assess whether there are any financial implications.

#### Legal actions

Council is presently involved in a number of confidential legal matters, which are being conducted through Council's solicitors. The estimated potential financial effect of these matters may be up to \$705,000 (\$1.46 million as at 30 June 2020).

#### MAV Workcare

In November 2017, the Victorian WorkCover Authority (the Authority) granted the Municipal Association of Victoria (MAV) a three-year self-insurance licence allowing it to provide workers' compensation insurance to Victorian councils. When the MAV WorkCare Scheme commenced, there were 31 inaugural members, including the MAV.

In accordance with the Authority's decision not to renew the MAV's self-insurance licence, the MAV WorkCare Scheme ceased operation on 30 June 2021. The MAV is continuing to support the orderly transition of claims management responsibilities to the Authority.

Council was a participant of the MAV WorkCare Scheme.

The MAV WorkCare Scheme participation agreement stated that each participant would remain liable to make further contributions to the Scheme in respect of any insurance year in which it was a participant to the extent of its participant's share of any shortfall in the provision set aside in respect of that insurance year, and such liability would continue whether or not the participant remained a participant in future insurance years.

The net financial impact on Council as a result of the cessation of the MAV WorkCare Scheme for the 2020-21 financial year is yet to be determined. Any obligation is dependent upon the Authority's initial actuarial assessment of the tail claims liabilities of the MAV WorkCare Scheme.

In accordance with the Workplace Injury Rehabilitation and Compensation Act 2013, there is a six-year liability period following the cessation of the MAV WorkCare Scheme. During the liability period, adjustment payments may be required (or received) by Council. The determination of any adjustment payments is dependent upon revised actuarial assessments of the Scheme's tail claims liabilities as undertaken by the Authority.

- Page 63 -

#### City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### (c) Guarantees for loans to other entities

Financial guarantee contracts are not recognised as a liability in the Balance Sheet unless the lender has exercised their right to call on the guarantee or Council has other reasons to believe that it is probable that right will be exercised. Details of guarantees that Council has provided, that are not recognised in the Balance Sheet are disclosed below.

The amount disclosed for financial guarantee in this note is the nominal amount of the underlying loan that is guaranteed by the Council, not the fair value of the financial guarantee.

As at 30 June 2021, Council's maximum potential exposure is as follows:

Entities	Amount outstanding	Amount outstanding	Year loan commenced
	30 June 2021 \$'000	30 June 2020 \$'000	
Keysborough Bowls Club Inc.	81	96	18 May 2015
Total Guarantees for loans to other entities	81	96	

#### Note 8.2 Change in accounting standards

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2021 reporting period. Council assesses the impact of these new standards. As at 30 June 2021 there were no new accounting standards or interpretations issued by the AASB which are applicable for the year ending 30 June 2022 that are expected to impact Council.

#### Rounding

Unless otherwise stated, amounts in the financial report have been rounded to the nearest thousand dollars. Figures in the financial statements may not equate due to rounding.

- Page 64 -

#### City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### 8.3 Financial instruments

#### (a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

#### (b) Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. The Council's exposures to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

#### Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises primarily from long term loans and borrowings at fixed rates which exposes us to fair value interest rate risk. We do not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the Local Government Act 1989. We manage interest rate risk by adopting an investment policy that ensures:

- diversification of investment product - monitoring of return on investment

- benchmarking of returns and comparison with budget

There has been no significant change in the Council's exposure, or its objectives, policies and process managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

#### (c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause us to make a financial loss. We have exposure to credit risk on some financial assets included in the Balance Sheet. Particularly significant area of credit risk exists in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk: - we have a policy for establishing credit limits for the entities we deal with

- we may require collateral where appropriate and

- we only invest surplus funds with financial institutions which have a recognised credit rating specified in our investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the Council's financial assets is minimal. Rates debtors are secured by a charge over the rateable property. Council has assessed that 10% of parking infringement debts owing to Council are unlikely to be collected and has raised a provision for doubtful debts over those debts based on an assessment of collectability. The collection of long overdue parking infringement debts is managed by Fines Victoria.

Refer note 5.1 for financial assets which are determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the Balance Sheet, such as when Council provides a guarantee for another party. Details of Council's contingent liabilities are disclosed in note 8.1.

- Page 65 -

#### City of Greater Dandenong

#### 2020-21 Financial Report

# Notes to the Financial Report

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the Balance Sheet and notes to the financial statements. Council does not hold any collateral (in respect to non-rate debtors).

#### (d) Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements we will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- has a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained.

- has readily accessible standby facilities and other funding arrangements in place.

- has a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments.

- monitors budget to actual performance on a regular basis, and

- sets limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed in the face of the Balance Sheet and the amounts related to financial guarantees disclosed in note 8.1, and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at note 5.4.

Unless otherwise stated, the carrying amount of financial instruments reflect their fair value.

#### (e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of +1% and - 1% in market interest rates (AUD) from year-end rates of 0.06%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

- Page 66 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### 8.4 Fair value measurement

#### Fair value hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy, Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 'Fair value measurement', aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

AASB 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value under AASB 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by reassessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

#### Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is expensed to the Comprehensive Income Statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class

At balance date, one building asset was impaired to the extent of having one year of remaining useful life as they have been nominated for demolition in the 2021-22 Building Disposal program. The impairment of this asset has been firstly recognised in the Asset Revaluation Reserve to the extent of previous revaluation increments (\$105,000) and the remaining balance to the Income Statement as an impairment loss expense (\$89,000). Refer to notes 4.9, 6.2(c) and 9.1 for further details.

- Page 67 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### 8.5 Events occurring after balance date

COVID-19 pandemic

Since balance date, COVID-19 continues to have an impact on the City of Greater Dandenong, particularly with lockdown 5 and 6 in Victoria. This has impacted Council services and facilities, with several of Council services requiring closure including Council's libraries, leisure centres, community centres and The Drum Theatre. Essential services including kerbside waste collection, services for older and vulnerable residents and our critical Maternal and Child Health visits continued to be provided.

At this stage, it is not possible to estimate what affect this will have on the Council's financial performance during 2021-22. Council will continue to monitor the impacts during 2021-22 and will actively manage its budgets to ensure the financial outcomes to Council remain in alignment with Council budgets.

Incorporation of new wholly owned company

Greater Dandenong City Council (Council) currently operates four major aquatic and leisure centres in the City of Greater Dandenong (CGD):

- Dandenong Oasis (Oasis)
- Noble Park Aquatic Centre (NPAC)
- Springers Leisure Centre (Springers)
- · Dandenong Stadium.

Council resolved in February 2021 to create a wholly owned company, South East Leisure Services Pty Ltd, to operate the four centres from 1 July 2022. South East Leisure Pty Ltd was established on 7 July 2021 where the following 12 months will be dedicated to start-up, planning and preparation to assume the management and operations of the four centres.

#### 8.6 Adjustments directly to equity

There were no adjustments to opening equity balances in the 2020-21 financial year.

In 2019-20 Council adopted new Accounting Standards (AASB 15 Revenue from Contracts with Customers, AASB 16 Leases and AASB 1058 Income of Not-for-Profit Entities) from 1 July 2019, which resulted in changes in accounting policies and adjustments to the opening equity balances in the financial statements.

	Consolidated 2021 \$'000	Consolidated 2020
Assets	\$ 000	\$'000
Right of use assets	-	1,431
	-	1,431
Liabilities		
Accrued expenditure	-	1,810
Unearned income - operating grants	-	(1,840)
Unearned income - capital grants	-	(2,062)
Unearned income - DCP	-	(27,718)
DCP trust funds	-	26,635
Lease liability - current	-	(542)
Lease liability - non-current		(889)
		(4,606)
Adjustment to Retained earnings at beginning of financial year	-	(3,175)

- Page 68 -

Not	es to the Fi	nancial I	Report		
Note 9 Other matters					
9.1 Reserves					
(a) Asset revaluation reserves	Balance at beginning of reporting period \$'000	Increment (decrement) \$'000	Reversal of previous revaluations for assets disposed \$'000	Impairment loss (credited against previous increments)/ reversal \$'000	Balance at end of reporting period \$'000
2021					
Property					
Land	807,860	239,016	(828)	-	1,046,048
Buildings	42,442	-	(48)	(105)	42,289
	850,302	239,016	(876)	(105)	1,088,337
Infrastructure					
Roads	196,658	-	-	-	196,658
Bridges	20,324	-	-	-	20,324
Footpaths and cycleways	15,289	3,746	-	-	19,035
Drainage	183,446	-	-	-	183,446
Off street car parks	3,804	-	-	-	3,804
	419,521	3,746	-	-	423,267
Total asset revaluation reserve	s <u>1,269,823</u>	242,762	(876)	(105)	1,511,604
2020					
Property					
Land	797,514	10,364	(18)	-	807,860
Buildings	24,772	18,788	(375)	(743)	42,442
	822,286	29,152	(393)	(743)	850,302
Infrastructure					
Roads	196,658	-	-	-	196,658
Bridges	20,324	-	-	-	20,324
Footpaths and cycleways	15,289	-	-	-	15,289
Drainage	183,446	-	-	-	183,446
Off street car parks	3,804	-	-	-	3,804
	419,521	-	-	-	419,521
Total asset revaluation reserve	s 1,241,807	29,152	(393)	(743)	1,269,823

The asset revaluation reserve is used to record increments and decrements on the revaluation of non-current assets, as described in accounting policy note 6.2(h).

- Page 69 -

City of Greater Dandenong

2020-21 Financial Report

MONDAY, 13 SEPTEMBER 2021

# Notes to the Financial Report

		Balance at beginning of reporting period \$'000	Transfer to accumulated surplus \$'000	Transfer from accumulated surplus \$'000	Balance at end of reporting period \$'000
9.1 Rese	rves (continued)				
(b) Oi	ther reserves				
2021					
Insura	ince reserve	999	(93)	-	906
Re-ve	getation reserves	406	(63)	-	343
Open	space - planning, development and				
impro	vements	9,709	(7,829)	2,506	4,386
Open	space - acquisitions	6,000	(6,545)	6,545	6,000
Keyst	orough South maintenance levy	1,721	(1,373)	1,599	1,947
Major	projects reserve	26,250	-	1,108	27,358
Gene	al reserve	334	-	768	1,102
Coun	cil funded development contributions reserve	19,430	(490)	706	19,646
Spring	y Valley landfill rehabilitation	890	(595)	1,263	1,558
Spring	yvale Activity Precinct - parking and				
	opment	235	-	-	235
	enong Activity Precinct - parking and				
	opment	1,148	(621)	1,000	1,527
	e maintenance reserve	214	(8)	-	206
Total	other reserves	67,336	(17,617)	15,495	65,214
2020					
Insura	ince reserve	987	(72)	84	999
Re-ve	getation reserves	272	(123)	257	406
Open	space - planning, development and				
impro	vements	9,170	(2,327)	2,866	9,709
Open	space - acquisitions	5,918	(1,658)	1,740	6,000
Keyst	orough South maintenance levy	1,613	(1,442)	1,550	1,721
Major	projects reserve	38,810	(13,537)	977	26,250
Gene	al reserve	840	(506)	-	334
Cound	cil funded development contributions reserve	15,703	(343)	4,070	19,430
Spring	Valley landfill rehabilitation	924	(34)	-	890
Spring	vale Activity Precinct - parking and				
devel	opment	235	-	-	235
Dande	enong Activity Precinct - parking and				
devel	opment	382	(234)	1,000	1,148
	Government Funding Vehicle	4,900	(4,900)	-	-
	e maintenance reserve	-	-	214	214
Grant	s in advance reserve	1,220	(1,220)	-	-
Keyst	orough South Community Infrastructure Levies	1.540	(1,540)	-	-
Total	other reserves	82.514	(27,936)	12.758	67,336

Nature and purpose of other reserves:

Insurance reserve The insurance reserve has been created to meet large and unexpected policy excesses on multiple insurance claims.

<u>Re-vegetation reserves</u> The purpose of this reserve fund is to meet native re-vegetation requirements on Council's reserves.

- Page 70 -

#### City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### 9.1 Reserves (continued)

#### (b) Other reserves (continued)

#### Open space - planning, development and improvements

Funds set aside in this reserve will be utilised exclusively for allocation towards enhancing the City's open space via planning, development and improvements.

#### Open space - acquisitions

Funds set aside in this reserve will be utilised exclusively for open space land acquisitions.

#### Keysborough South maintenance levy

This reserve has been established to ensure full accountability of the levies received for the Keysborough and Somerfield Estates reflecting costs of maintaining an additional 15% open space beyond that of traditional estates.

#### Major projects reserve

The major projects reserve holds proceeds from the sale of Council's property assets or surplus Council funds and will be utilised for investing in other properties or funding future major projects.

#### General reserve

This reserve relates to financial impacts of future aged care sector reforms.

#### Council funded development contributions reserve

The reserve for Council funded development contribution plans holds funds in respect of Council's contribution to the two major developments in Dandenong South (C87) and Keysborough (C36)

#### Spring Valley landfill rehabilitation reserve

The purpose of this reserve is to rehabilitate the Spring Valley landfill site at Clarke Road, Springvale South.

Springvale Activity Precinct - parking and development reserve

The purpose of the reserve is to fund development in the Springvale Activity Centre.

#### Dandenong Activity Precinct - parking and development reserve

The purpose of the reserve is to fund development in the Dandenong Activity Centre.

#### Local Government Funding Vehicle

The purpose of this reserve is to provide for the \$4.90 million principal repayment required on maturity of the interest-only Local Government Funding Vehicle (LGFV) in 2019-20 and to provide future borrowing capacity for major infrastructure projects.

#### Future maintenance reserve

This reserve holds contribution funds for future works to address level crossing removal authority defects.

#### Grants in advance reserve

This reserve holds funds from capital grants received in advance of the project works. Discontinued in 2019-20.

Keysborough South Community Infrastructure Levies

These reserve funds relate to Community Infrastructure Levies received in relation to the Keysborough South Development Contributions Plan.

(c) Total reserves summary	Note	Consolidated 2021 \$'000	Consolidated 2020 \$'000
Asset revaluation reserve	9.1(a)	1,511,604	1,269,823
Other reserves	9.1(b)	65,214	67,336
Total reserves		1,576,818	1,337,159

- Page 71 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

9.2 Reconciliation of cash flows from operating activities to surplus

	Consolidated 2021 \$'000	Consolidated 2020 \$'000
Surplus for the year	16,564	16,478
Depreciation	32,495	31,259
Amortisation intangible assets	97	77
Amortisation right of use assets	597	562
Impairment loss	89	-
Gain on disposal of property, infrastructure, plant and equipment	(368)	(583)
Fair value adjustments expense	954	383
Contributions of non-monetary assets	(4,634)	(8,043)
Works in progress unable to be capitalised (expensed)	3,708	3,891
Assets written-off	1,992	4,053
Borrowing costs	2,924	3,041
Finance cost - leases	23	34
Change in assets and liabilities		
Increase in trade and other receivables	(1,618)	(1,860)
Decrease in trust funds and deposits	(2,141)	(553)
Increase in other assets	(377)	(89)
Increase in trade and other payables	22,531	4,650
Increase in provisions	3,059	1,953
Net cash provided by operating activities	75,895	55,253

- Page 72 -

#### City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### 9.3 Superannuation

The Council makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in Comprehensive Income Statement when they are made or due.

#### Accumulation

The Fund's accumulation categories receive both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2021, this was 9.5% required under Superannuation Guarantee legislation).

#### Defined Benefit

Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of the Council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119 Employee Benefits.

#### Funding arrangements

Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary.

A triennial actuarial review for the Defined Benefit category as at 30 June 2020 was conducted and completed by the due date of 31 December 2020. The vested benefit index (VBI) of the Defined Benefit category of which Council is a contributing employer was 104.6%. The financial assumptions used to calculate the VBI were:

Net investment returns: 5.6% pa
Salary information: 2.5% pa for two years and 2.75% pa thereafter

- Price inflation (CPI) 2.0% pa

As at 30 June 2021, an interim actuarial investigation is underway as the Fund provides lifetime pensions in the Defined Benefit category.

Vision Super has advised that the estimated VBI at quarter end 30 June 2021 was 109.7%.

Vision Super has advised that the VBI at 30 June 2021 was 109.7%. The financial assumptions used to calculate this VBI were:

- Net investment returns	4.8% pa
- Salary information	2.75% pa
- Price inflation (CPI)	2.25% pa

The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2020 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

- Page 73 -

#### City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### 9.3 Superannuation (continued)

#### Employer contributions

#### Regular contributions

On the basis of the results of the 2020 triennial actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2021, this rate was 9.5% of members' salaries (9.5% in 2019-20). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2020 triennial valuation.

In addition, Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

#### Funding calls

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 97%.

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including the Council) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up.

If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

#### The 2020 triennial actuarial investigation surplus amounts

An actuarial investigation is conducted annually for the Defined Benefit category of which Council is a contributing employer. Generally, a full actuarial investigation conducted every three years and interim actuarial investigations are conducted for each intervening year. A full investigation was conducted as at 30 June 2020.

The Fund's actuarial investigations identified the following for the Defined Benefit category of which Council is a contributing employer:

	2020	2019
	(Triennial)	(Interim)
	\$ million	\$ million
- A VBI surplus	100.0	151.3
- A total service liability surplus	200.0	233.4
- A discounted accrued benefits surplus	217.8	256.7

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2020.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2020.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2020.

The Council was notified of the 30 June 2020 VBI during August 2020 (2019: in August 2019)

- Page 74 -

#### City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### 9.3 Superannuation (continued)

#### The 2021 interim actuarial investigation

A interim actuarial investigation is being conducted for the Fund's position as at 30 June 2021 as the Fund provides lifetime pensions in the Defined Benefit category. It is anticipated that this actuarial investigation will be completed by October 2021.

Superannuation contributions

Contributions by Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2021 are detailed below: Consolidated Consolidated

			2021	2020
Scheme	Type of scheme	Rate	\$'000	\$'000
Vision Super	Defined benefits	9.50%	337	365
Vision Super	Accumulation	9.50%	3,389	3,316
Other funds	Accumulation	9.50%	2,573	2,174

There were no payments made to Vision Super unfunded liability during 2020-21 (2019-20 - \$nil).

There were no contributions outstanding and no loans issued from or to the above schemes as at 30 June 2021.

The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2022 is 346,000.

- Page 75 -

City of Greater Dandenong

2020-21 Financial Report

# Notes to the Financial Report

#### 10 Change in accounting policy

AASB 1059 Service Concession Arrangements: Grantors (AASB 1059) (applies 2020-21 for the Local Government Sector)

This Standard addresses the accounting for a service concession arrangement by a grantor that is a public sector entity by prescribing the accounting for the arrangement from the grantor's perspective. Council has assessed that this Standard has not resulted in changes in accounting policies or adjustments to the amounts recognised in the financial statements.

AASB 2018-7 Amendments to Australian Accounting Standards - Definition of Material (applies 2020-21 for the Local Government Sector)

The Standard principally amends AASB 101 and AASB 108. The amendments refine the definition of material in AASB 101. The introduction of this Standard has not resulted in a change in Council's accounting policy or adjustments to be recognised in the financial statements.

AASB 2019-1 Amendments to Australian Accounting Standards - References to the Conceptual Framework (applies 2020-21 for the Local Government Sector)

This Standard sets out amendments to Australian Accounting Standards, Interpretations and other pronouncements to reflect the issuance of the Conceptual Framework for Financial Reporting (Conceptual Framework) by the AASB. The application of the Conceptual Framework is at present limited to: (a) for-profit private sector entities that have public accountability and are required by legislation to comply with Australian Accounting Standards; and (b) other for-profit entities that voluntarily elect to apply the Conceptual Framework, which would permit

(b) other for-profit entities that voluntarily elect to apply the Conceptual Framework, which would permit compliance with Australian Accounting Standards (Tier 1) and International Financial Reporting Standards (IFRS Standards).

The introduction of this Standard has not resulted in a change in Council's accounting policy or adjustments to be recognised in the financial statements.

- Page 76 -

FINANCE AND BUDGET

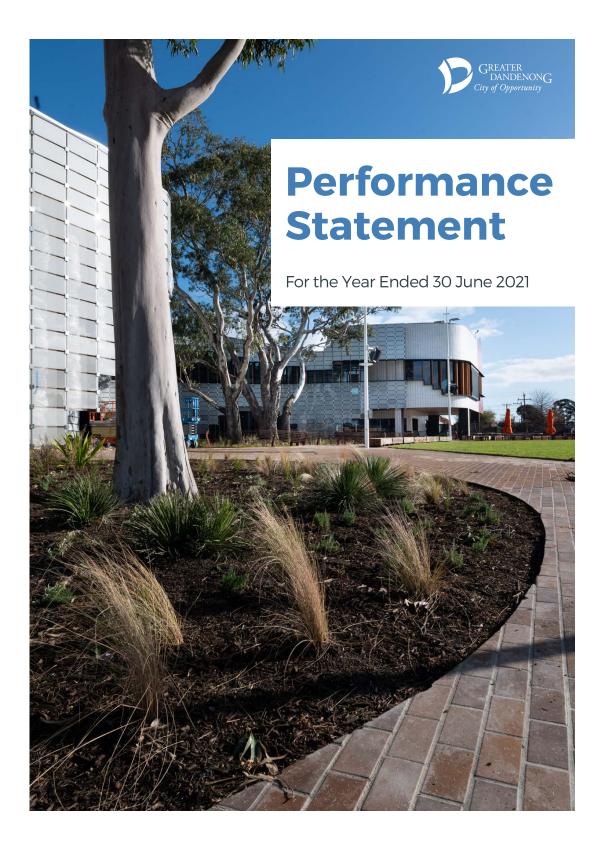
2020-21 ANNUAL FINANCIAL STATEMENTS

# **ATTACHMENT 2**

# PERFORMANCE STATEMENT FOR YEAR ENDED 30 JUNE 2021

PAGES 17 (including cover)

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



# Performance Statement

For the year ended 30 June 2021

#### **Description of municipality**

The City of Greater Dandenong encompasses an area of 129 kilometres in Melbourne's south-east, approximately 35 kilometres from the central business district. Greater Dandenong has a population of over 168,000 people and is the most multicultural municipality in Australia, with residents from over 150 different birthplaces. This adds a wealth of diversity to the city through a range of cultural experiences. The city has a vibrant economy in both the retail and manufacturing sectors and is renowned as the manufacturing hub of Victoria. The wholesale trade, health care, and retail trade sectors also provide a significant proportion of employment opportunities.

#### **COVID-19 Pandemic**

On 16 March 2020, a state of emergency was declared in Victoria due to the global pandemic COVID-19 virus, known as coronavirus. A state of disaster was subsequently declared on 2 August 2020.

Council prepared its 2020-21 Original Budget on the assumption that restrictions would continue to impact Council services throughout the 2020-21 year. A reduction to Council's Capital Improvement Program budget of \$5.2 million occurred to fund losses mostly income related including loss of rent on civic facilities, fees and fines, Drum Theatre revenue and lowering projections of interest on investment revenue due to falling interest rates. Council also continued with measures to ease the financial burden on Greater Dandenong residents, local businesses and community groups. These measures included rates hardship and deferrals, Dandenong Market rental waivers, material aid and business grants and waiver of rents for many of Council's commercial leaseholders.

In response to COVID-19 restrictions and government directives the leisure centre facilities, libraries, community centres and the Drum Theatre were closed. These restrictions also resulted in decreased visitations to council facilities and decreased participation in Council programs.

While the impacts of the pandemic have abated somewhat through the 2020-21-year, Council has noted the following significant impacts on its financial operations compared to pre-COVID-19 budget levels:

- Revenue reductions of \$7.2 million in parking fines and fees, interest income, Civic Facilities and Drum Theatre and statutory fees and fines. Reductions of \$2.99 million in these income sources were factored in the 2020-21 Original Budget.
- Foregone revenue of \$2.39 million due to rent relief granted to the Dandenong Market, commercial and community facility rentals. Reductions of \$1.77 million were adjusted in the 2020-21 Original Budget.
- Council received a substantial amount of non-recurrent grant income due to COVID-19 initiatives and stimulus funding. Any additional grant funding received will be offset by associated expenditure and does not represent an increase in Council's financial result.
- COVID-19 Business Grants and Material Aid programs (\$909,000).

Council's commitment for the 2021-22 year is to continue to invest in services and infrastructure in a financially responsible way by balancing the needs of our community while achieving long term financial sustainability and most importantly to recover and revive in a post COVID-19 environment.

Refer to the Annual Financial Statements (Overview section) for further information.

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S.	ustainable r the year	Sustainable Capacity Indicators For the year ended 30 June 2021	idicators une 2021		
Indicator / measure	Results 2018	Results 2019	Results 2020	Results 2021	Material Variations and Comments
<b>Population</b> Expenses per head of municipal population [T otal expenses / Municipal population]	\$1,069.38	\$1,147.12	\$1,185.36	\$1,248.17	
Infrastructure per head of municipal population [Value of infrastructure /Municipal population]	\$5,897.18	\$6,072.65	\$6,160.62	\$6,198.26	
Population density per length of road [Municipal population / Kilometres of local roads]	238.93	237.46	243.62	242.95	
Own-source revenue Own-source revenue per head of municipal population [Own-source revenue / Municipal population]	\$990.47	\$1,026.71	\$1,001.25	\$1,021.92	
<b>Recurrent grants</b> <i>Recurrent grants per head of municipal population</i> [Recurrent grants / Municipal population]	\$199.76	\$200.45	\$181.62	\$204.26	
<b>Disadvantage</b> Relative Socio-Economic Disadvantage [Index of Relative Socio-Economic Disadvantage by decile]	1.00	1.00	1.00	1.00	

Sustair	Sustainable Capacity Indicators (continued) For the year ended 30 June 2021	ity Indicato ended 30 J	vrs (continu une 2021	(pər	
<b>Indicator</b> / measure	Results 2018	Results 2019	Results 2020	Results 2021	Results Material Variations and Comments 2021
Workforce turnover					
Percentage of staff turnover	9.8%	9.9%	10.5%	18.4%	Workforce turnover has increased this year due to a
[Number of permanent staff resignations and terminations / Average					high number of externally funded six-month contracts
number of permanent staff for the financial year] x 100					included in the overall data. This indicator was
					previously included under the 'Efficiency Dimension'
					of the Financial Performance Indicators section.
					From 1 July 2019, it is classified as a Sustainable
					Capacity Indicator.

Sustainable Capacity Indicators - Definitions

"adjusted underlying revenue" means total income other than: - non-recurrent grants used to fund capital expenditure; and - non-monetary asset contributions; and

- contributions to fund capital expenditure from sources other than those referred to above

- "infrastructure" means non-current fixed assets comprising a number of asset classes including roads, drains, footpaths and cycleways, bridges, offstreet car parks, recreational leisure and community facilities and parks open space and streetscapes
  - "population" means the resident population according to the Australian Bureau of Statistics Catalogue 3218.0 Population Estimates by Local "local road" means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004
    - Government Area
- "own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
- "relative socio-economic disadvantage" in relation to a municipality, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipality is located according to the Index of Relative Socio-Economic Disadvantage (Catalogue Number 2033.0.55.001) of SEIFA
  - "SEIFA" means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet website "unrestricted cash" means all cash and cash equivalents other than restricted cash

Page 3

4.2.1 2020-21 Annual Financial Statements (Cont.)

# Performance Statement For the year ended 30 June 2021

S T	Service Performance Indicators For the year ended 30 June 2021	ormance In ended 30 J	dicators une 2021		
Service / indicator / measure	Results	Results	Results	Results	Material Variations and Comments
Aquatic Facilities Utilisation Utilisation of aquatic facilities [Number of visits to aquatic facilities / Municipal population]	4.06	4.08	2.98	1.52	Visits to Council's Aquatic Facilities continue to be affected by the COVID-19 pandemic.
<b>Animal Management [New measure in 2020]</b> <i>Health and safety</i> <i>Animal management prosecutions</i> [Number of successful animal management prosecutions]	New in 2020	New in 2020	100%	100%	New measure from 1 July 2019 replacing retired measure in line below.
Animal Management [Retired measure in 2020] Health and safety Animal management prosecutions [Number of successful animal management prosecutions]	31	29	Retired in 2020		This measure was replaced by Animal management prosecutions' (AM7) above from 1 July 2019.
Food Safety Health and safety Critical and major non-compliance outcome notifications (Number of critical non-compliance outcome notifications and major non- compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x 100	100.00%	100.00%	100.00%	100.00%	

# 4.2.1 2020-21 Annual Financial Statements (Cont.)

City of Greater Dandenong ORDINARY COUNCIL MEETING - MINUTES

# Performance Statement For the year ended 30 June 2021

Service	Service Performance Indicators (continued) For the year ended 30 June 2021	ce Indicato ended 30 J	ırs (continu une 2021	(pər	
Indicator / measure	Results 2018	Results 2019	Results 2020	Results 2021	Material Variations and Comments
Governance Satisfaction Satisfaction with council decisions [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	63.00	61.00	63.00	63.00	
Libraries Participation Active library borrowers in municipality [Number of active library borrowers in the last three years / T he sum of the population for the last three years] x100	19.22%	11.32%	10.00%	16.95%	The higher 2021 result is due to inclusion of the borrowing of e-resources which has reduced the impact of decreased physical collection borrowings due to COVID-19 and the closure of libraries.
Maternal and Child Health (MCH) Participation Participation in the MCH service [Number of children who attend the MCH service at least once (in the year) /Number of children enrolled in the MCH service] x 100	77.56%	75.11%	73.15%	73.54%	
Participation Participation in the MCH service by Aboriginal children [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x 100	75.15%	70.25%	72.65%	78.15%	

# 4.2.1 2020-21 Annual Financial Statements (Cont.)

City of Greater Dandenong ORDINARY COUNCIL MEETING - MINUTES

Service	Service Performance Indicators (continued) For the year ended 30 June 2021	ice Indicato ended 30 J	irs (continu	ed)	
Indicator / measure	Results 2018	Results 2019	Results 2020	Results 2021	Material Variations and Comments
Roads Satisfaction Satisfaction with sealed local roads [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	69.00	67.00	68.00	69.00	
Statutory Planning Decision making Council planning decisions upheld at VCAT [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x 100	23.53%	35.71%	29.73%	50.00%	Council has continued to implement all policies within its planning scheme. In 2020-21 VCAT has supported more of Council's decisions.
Waste Collection Waste diversion Kerbside collection waste diverted from landfill [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	46.17%	46.40%	48.51%	47.81%	

Service Performance Indicators - Definitions

"Aboriginal child" means a child who is an Aboriginal person

"Aboriginal person" has the same meaning as in the Aboriginal Heritage Act 2006

"active library member" means a member of a library who has borrowed a book or other resource from the library.

"annual report" means an annual report prepared by a council under sections 131, 132 and 133 of the Act

CALD" means culturally and linguistically diverse and refers to persons born outside Australia in a country whose national language is not English

class 1 food premises" means food premises, within the meaning of the Food Act 1984, that have been declared as class 1 food premises under section 19C of that Act class 2 food premises" means food premises, within the meaning of the Food Act 1984, that have been declared as class 2 food premises under section I 9C of that Act 'critical non-compliance outcome notification" means a notification received by council under section 19N(3) or (4) of the Food Act 1984, or advice given to council by an authorised officer under that Act, of a deficiency that poses an immediate serious threat to public health

"food premises" has the same meaning as in the Food Act 1984

"major non-compliance outcome notification" means a notification received by a council under section 19N(3) or (4) of the Food Act 1984, or advice given to council by an authorised officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken

"MCH" means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from pirth until school age population" means the resident population according to the Australian Bureau of Statistics - Catalogue 3218.0 Population Estimates by Local Government Area

'sealed local road" means a sealed road for which the council is the responsible road authority under the Road Management Act 2004

4.2.1 2020-21 Annual Financial Statements (Cont.)

City of Greater Dandenong

			Financ For the	Financial Performance Indicators For the year ended 30 June 2021	mance Ir. ded 30 J	Idicators une 2021			
Dimension / indicator / measure	Results 2018	Results 2019	Results 2020	Results 2021	Forecast 2022	Forecast 2023	Forecast 2024	Forecast 2025	Forecast         Forecast         Forecast         Forecast         Material Variations and Comments           2022         2023         2024         2025
Efficiency Expenditure level Expenses per property assessment [Total expenses / Number of property assessments]	\$2,701.55	\$2,889.34	\$2,991.75	\$2.701.55 \$2.889.34 \$2.991.75 \$3,122.88 \$3,032.41 \$2,997.00 \$3,042.54 \$3,074.90	\$3,032.41	\$2,997.00	\$3,042.54	\$3,074.90	
Revenue level [New measure in 2020] Average rate per property assessment [General rates and Municipal charges / Number of property assessments]	New in 2020	New in 2020	\$1,838.75	\$1,889.44	\$1,938.03	\$1,954.51	\$1,988.77	\$2,023.45	\$1,838.75         \$1,889.44         \$1,938.03         \$1,954.51         \$1,988.77         \$2,023.45         New measure from 1 July 2019 replacing retired measure in line below.
Revenue level [Retired measure in 2020] Average residential rate per residential property assessment [Residential rate revenue / Number of residential property assessments]	\$1,258.93	\$1,327.20	Retired in 2020	N/A	N/A	N/A	N/A	N/A	T his measure was replaced by Revenue level - Average rate per property assessment (E4) from 1 July 2019.

			Financi For the	ial Perfor year en	mance Ir ded 30 Ji	Financial Performance Indicators For the year ended 30 June 2021			
Dimension / indicator / measure	Results 2018	Results 2019	Results 2020	Results 2021	Forecast 2022	Forecast 2023	Forecast 2024	Forecast 2025	Results         Forecast         Forecast         Forecast         Forecast         Material Variations and Comments           2021         2022         2024         2025         2024         2025
Liquidity Working capital Current assets compared to current liabilities [Current assets / Current liabilities] x 100	219.30%	217.50%	205.46%	190.05%	144.91%	139.84%	131.13%	134.69%	The forecast working capital ratio for forthcoming years is projected to decrease as closing cash holdings return to normal levels and as Council's cash reserves are drawn down to fund major capital projects including Keysborough Community Hub and replacement of Dandenong Oasis.
Liquidity Unrestricted cash Unrestricted cash compared to current liabilities [Unrestricted cash / Current liabilities] x 100	86.14%	91.68%	103.14% 113.27%	113.27%	92.96%	85.74%	75.06%	73.27%	The unrestricted cash ratio has increased 10% from the prior year due mainly to higher cash holdings combined with lower trust funds and deposits and statutory reserves. Future years are not comparable as they do not project capital expenditure delays or unspent grants.

Page 9

6125

		Fina	incial Per For the	Financial Performance Indicators (continued) For the year ended 30 June 2021	e Indicato ded 30 Ju	rrs (conti une 2021	inued)		
Dimension / indicator / measure	Results 2018	Results 2019	Results 2020	Results 2021	Forecast Forecast 2022 2023	Forecast 2023	Forecast 2024	Forecast 2025	Forecast Material Variations and Comments 2025
<b>Obligations</b> Loans and borrowings compared to rates [Interest bearing loans and borrowings / Rate revenue] x 100	39.60%	42.15%	41.72%	37.58%	38.40%	44.52%	49.15%	43.66%	The ratio reduction from the prior year is due to \$3.26 million reduction in borrowings due to loan repayments, partly offset by higher rate revenue. This ratio is forecast to increase in the forthcoming years due to planned borrowings to fund major capital works projects (Keysborough South Community Hub and replacement of Dandenong Oasis) over the 2022 to 2024 financial years.
Loans and borrowings repayments compared to rates [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x 100	4.99%	4.65%	8.16%	4.11%	3.99%	4.31%	5.25%	6.13%	The higher 2020 result is due to the full repayment of the \$4.9 million Local Government Funding Vehicle (LGFV) in November 2019. The upwards trend in future years relates to planned borrowings to fund major capital projects detailed above.
In debtedness Non-current liabilities compared to own source revenue [Non-current liabilities / Own source revenue] x 100	31.45%	30.69%	34.74%	33.06%	31.64%	35.66%	38.90%	34.18%	

		Fina	ncial Per For the	formance year en	e Indicato ded 30 J	Financial Performance Indicators (continued) For the year ended 30 June 2021	inued)		
Dimension / indicator / measure	Results 2018	Results 2019	Results 2020	Results 2021	Forecast Forecast 2022 2023	Forecast 2023	Forecast 2024	Forecast 2025	Forecast Material Variations and Comments 2025
Asset renewal and upgrade [New measure in 2020] Asset renewal and upgrade compared to depreciation	New in 2020	New in 2020	113.10%	90.33%	131.35%	160.18%	158.78%	83.75%	This ratio reduced from the prior year due to a \$6 million decrease in asset renewal and upgrade
Asset depreciation] x 100 Asset depreciation] x 100									experiorute as a resurtor inturber or lacus including road and kerb renewal expenditure that was not capital in nature (transferred to operating expense), a delay in expenditure relating to Dandenong Oasis and part delay/part savings in the fleet renewal program due to COVID-19 impacts on the manufacturing and supply of automotive plant and equipment. The forecast ratio results in 2023 and 2024 are due to increased renewal works associated with the replacement of Dandenong Oasis. New measure from 1 July 2019 replacing retired measure in line below.
Asset renewal [Retired measure in 2020] Asset renewal compared to depreciation [Asset renewal expense / Asset depreciation] x 100	66.03%	72.37%	Retired in 2020	N/A	N/A	NA	N/A	N/A	This measure was replaced by 'Asset renewal and upgrade' (O5) from 1 July 2019.

		Fina	ncial Per For the	formance e year en	Financial Performance Indicators (continued) For the year ended 30 June 2021	ors (cont une 2021	inued)		
Dimension / indicator / measure	Results 2018	Results 2019	Results 2020	Results 2021	Forecast 2022	Forecast 2023	Forecast 2024	Forecast 2025	Results         Forecast         Forecast         Forecast         Forecast         Forecast         Topology         Topology
Operating position Adjusted underlying result Adjusted underlying surplus (or deficit) [Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x 100	10.89%	7.15%	0.61%	1.43%	4.86%	6.70%	6.10%	6.26%	The 2021 ratio result is primarily due to a significant amount of non-recurrent operating grants. The future years forecast a return to pre- COVID-19 operating levels.
Stability Rates concentration Rates compared to adjusted underlying revenue [Rate revenue / Adjusted underlying revenue] x 100	66.44%	67.67%	71.56%	70.70%	72.10%	72.36%	73.04%	73.44%	
Rates effort Rates compared to property values [Rate revenue / Capital improved value of rateable properties in the municipality] x 100	0.33%	0.28%	0.29%	0.30%	0.31%	0.31%	0.31%	0.31%	

# Financial Performance Indicators - Definitions

"adjusted underlying revenue" means total income other than:

(a) non-recurrent grants used to fund capital expenditure; and

(b) non-monetary asset contributions; and
 (c) contributions to fund capital expenditure from sources other than those referred to above

"adjusted underlying surplus (or deficit)" means adjusted underlying revenue less total expenditure

# 4.2.1 2020-21 Annual Financial Statements (Cont.)

"asset renewal expenditure" means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability

"current assets" has the same meaning as in the AAS

"current liabilities" has the same meaning as in the AAS

"non-current assets" means all assets other than current assets

"non-current liabilities" means all liabilities other than current liabilities

non-recurrent grant" means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council's Strategic Resource Plan

own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)

population" means the resident population according to the Australian Bureau of Statistics - Catalogue 3218.0 Population Estimates by Local Government Area

"rate revenue" means revenue from general rates, municipal charges, service rates and service charges

'recurrent grant "means a grant other than a non-recurrent grant

residential rates" means revenue from general rates, municipal charges, service rates and service charges levied on residential properties

restricted cash" means cash and cash equivalents, within the meaning of the AAS, that are not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

**ORDINARY COUNCIL MEETING - MINUTES** 

City of Greater Dandenong

# Performance Statement

For the year ended 30 June 2021

# **Other Information**

# 1. Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the *Local Government Act 1989* and *Local Government (Planning and Reporting) Regulations 2014* (as per the transitional provisions of the *Local Government Act 2020*).

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the council's strategic resource plan. The *Local Government (Planning and Reporting) Regulations 2014* requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

The forecast figures included in the performance statement are those adopted by Council in its strategic resource plan on 22 June 2020 and which forms part of the council plan. The strategic resource plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The strategic resource plan can be obtained by contacting council.

# Performance Statement

For the year ended 30 June 2021

#### **Certification of the Performance Statement**

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014* (as per the transitional provisions of the *Local Government Act 2020*).

Michelle Hansen CPA Principal Accounting Officer

Date: 13 September 2021

In our opinion, the accompanying performance statement of the City of Greater Dandenong for the year ended 30 June 2021 presents fairly the results of council's performance in accordance with the *Local Government Act* 1989 and the *Local Government (Planning and Reporting) Regulations 2014* (as per the transitional provisions of the *Local Government Act* 2020).

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2014* to certify this performance statement in its final form.

Angela Long *Mayor* 

Date: 13 September 2021

Rhonda Garad Councillor

Date: 13 September 2021

John Bennie PSM Chief Executive Officer

Date: 13 September 2021

File Id:

Responsible Officer:

Attachments:

Executive Manager Finance & Information Technology

Financial Report – 1 July 2020 to 30 June 2021 (interim results)

# 1. Report Summary

The purpose of this report is to present to Council the June 2021 Financial Report. This report is designed to provide financial performance reporting against the Mid-Year Budget adopted by Council on 14 December 2020.

# Status of financial information

The information in this report has been audited by Council audit agent however it has not yet been endorsed by the Victorian Auditor-General's Office (VAGO) and may be subject to further change. At the time of preparation, this report is presented as an interim result prior to the final Annual Report which will be available on 30 September in accordance with Section 131 of the *Local Government Act 1989* (as per the transitional provisions of the *Local Government Act 2020*). The report has been presented in the quarterly financial report format that provides greater detail to Council on the respective variations between the actual outcomes compared to the Original Budget and the Mid-Year Budget amounts.

# 2. Recommendation Summary

This report recommends that:

- 1. Approval be given to allocate part of the 2020-21 residual cash surplus as follows:
  - 1.1. \$2 million transferred to the Major Projects Reserve as a contingency for future COVID-19 impacts;
  - 1.2. \$1.05 million for Council required contributions for successful grant funding in relation to the following 2021-22 capital works projects:
    - 1.2.1 Ross Reserve Synthetic Soccer Pitch \$616,000;
    - 1.2.2 Tatterson Park Oval 1 Lighting \$313,652; and

- 1.2.3 Police Paddocks (Softball) Batting Cage \$123,750; and
- 2. the financial report for the year ended 30 June 2021 be noted by Council including the proposed capital and operating carry forwards from the 2020-21 financial year listed in (Appendix 5) of the financial report will form the basis of an 2021-22 Amended Budget for management reporting purposes.

# 3. Background

The attached financial report is designed to inform Councillors of the results of Council operations for the year ended 30 June 2021 including financial performance against the Mid-Year Budget adopted by Council on 14 December 2020.

At the time of preparation, this report is presented as an interim result. The information in this report has not been signed off by VAGO.

The financial report incorporates a set of financial statements and a Directorate analysis of financial performance by Business Unit. The following are contained in the Attachment:

- Income Statement
- Balance Sheet
- Cash Flow Statement
- Capital Expenditure Statement
- Capital Expenditure report
- Investment Report
- Directorate Analysis
- Capital and Operating Carry Over's from 2020-21 to 2021-22

# 3.1 Management Accounting Summary as at 30 June 2021

Whilst the financial statements are prepared in accordance with Australian Accounting Standards and present an 'accounting result' for the 2020-21 financial year, they contain several fixed asset accounting items such as depreciation on assets, gifted assets and the written down (book) value of assets sold. These items do not impact on the cash result of Council. They also exclude capital expenditure, new borrowings and loan repayments and as such, these Statements do not provide an accurate indication of the surplus/deficit cash position within a financial year.

The table on the following page provides a management accounting summary of the financial performance for the year ended 30 June 2021 which removes non-cash items and adds back cash items.

	FULL	ANNUAL		FULL	
	YEAR	MID YEAR	VARIANCE	YEAR	VARIANCE
	ACTUAL	BUDGET	Fav(unfav)	FORECAST	Fav(unfav)
Description	\$'000	\$'000	\$'000	\$'000	\$'000
Income Statement					
Income	226,525	236,013	(9,488)	235,736	(277)
Expenditure	210,145	213,023	2,878	212,039	984
Net surplus - ongoing operations	16,380	22,990	(6,610)	23,697	707
Management Accounting reconciliation					
Add back (less) non cash items					
Depreciation	32,488	32,308	180	32,308	-
Amortisation - right of use assets	597	581	16	581	-
Amortisation - intangible assets	97	60	37	60	-
Impairment loss/(reversal)	89		89	-	-
Narre Warren landfill debtor adjustment	11		11	-	-
Spring Valley landfill provision adjustment	50	-	50		-
Fair value adjustments - investment property	954	-	954	-	
Contributions non-monetary assets	(4,634)	(15,000)	10,366	(15,000)	
Assets written off	1,992	(10,000)	1,992	(10,000)	
Prior year capital expenditure unable to be	1,002		1,002		
capitalised	3,708	-	3,708	-	-
Written down value of assets sold/disposed	1,128	309	819	1,237	(928)
Sub total	36,480	18,258	18,222	19,186	(928)
Net operating surplus	52,860	41,248	11,612	42,883	1,635
Addaes non-constinue costs items					
Add/less non operating cash items	47,093	01 021	24 720	02.004	(1 152)
Capital expenditure		81,831	34,738	82,984	(1,153) 569
Net transfers to (from) reserves	(2,122)	(13,240)	(11,118)	(13,809)	209
Repayment of borrowings Repayment of lease liabilities	3,255 601	3,255 571	(30)	3,255 571	2
Sub total	48,827	72,417	23,590	73,001	(584)
Cash surplus (deficit)	4,033	(31,169)	35,202	(30,118)	1,051
Accumulated surplus brought forward	31,169	31,169	-	31,169	-
Capital project carry overs (net)	(16,408)	-	(16,408)	-	
Operating carry overs (net)	(7,511)	-	(7,511)	-	
Financial Assistance Grants funding					
distributed in advance	(6,350)		(6,350)	-	
Surplus (deficit) position	4,933		4,933	1,051	1,051

# 3.2 Results of the year ended 30 June 2021

The overall management accounting result for the period ended 30 June 2021 shows a positive financial outcome for Council with an accumulated cash surplus result of \$4.93 million after consideration of expenditure budgeted in 2020-21 which was unspent but required to be carried forward to the 2021-22 financial year. A full list of operating and capital carry overs is included in **Appendix 5** of this financial report.

Whilst the outcomes to 30 June 2021 are positive in that Council has managed to achieve better actual COVID-19 outcomes than initially forecast in the 2020-21 Annual Mid-Year Budget, Council should be very mindful that only represents part of the picture.

In preparing the 2020-21 Annual Budget, Council set aside contingent funding of \$5.2 million by reducing its capital spending on capital projects. Given the outcomes of Stage 4 lockdown, the impacts on Council's budget were further reviewed as part of the 2020-21 Mid-Year Budget process resulting in a further \$4.4 million in capital project deferrals and savings to fund a first-time forecast cash deficit for the City of Greater Dandenong.

The favourable cash result of \$4.93 million includes the following offsetting variations:

	Variance to 2020-21 Mid-Year Budget
	\$'000
Favourable:	
Net savings in salaries and on-costs offset by salaries relating to carry over of unspent grant funding in Community Services (excludes Community Care, Drum Theatre and Civic Facilities which are itemised below)	1,781
Savings in FBT and training costs	1,092
Leisure Centres	619
Savings in utilities (mainly electricity and water)	499
Parking fines and recoveries (net of costs)	459
Interest on rates	419
Civic Facilities venue hire net of cost savings	377
Community Care net result (net of transfer to reserves)	356
COVID-19 contingency fund not used	347

Festivals and Events (excluding employee costs and utilities)	164
	6,113
Unfavourable:	
Interest on investments	(236)
Car Park permit and machine income (including Carroll Lane lease)	(191)
Building Services income	(186)
Regulatory Services fee and fine income	(129)
Sports clubs and Dandenong Basketball rental income	(159)
Drum Theatre net of cost savings	(114)
Health fee and fine income	(83)
	(1,098)
Net favourable variance explained	5,015

# 3.3. COVID-19 pandemic

In the following tables (Table 1 and 2), the actual variances to the 2020-21 Mid-Year Budget, taking into account the COVID-19 adjustments included in the Original and Mid-Year Budget have been combined to determine the actual COVID-19 impacts in 2020-21. Note - the impact of COVID-19 on Council's financials in 2019-20 amounted to \$6.80 million.

Council implemented a number of programs, rate and rental waivers to ease the burden of COVID-19 on the Dandenong Market, residents, businesses and community groups in the municipality. As per Table 1 below, budget adjustments of \$3.13 million were included in 2020-21, with a minor unfavourable variance to Mid-Year Budget of \$27,000 bringing the total cost of these programs to \$3.16 million in 2020-21.

Table 1 - Council COVID-19 support	2020-21 Mid Year Budget Var (unfav) fav \$'000	2020-21 Total COVID Adjustments (unfav) fav \$'000	2020-21 Actual COVID impact (unfav) fav \$'000
Council COVID support			
Dandenong Market rental income	0	(1,447)	(1,447)
Commercial rent income	33	(385)	(352)
COVID-19 Business Grants Program	(8)	(590)	(598)
COVID-19 Material Aid Program	77	(321)	(244)
COVID-19 Rate waivers (pensioners/jobseeker)	31	(150)	(119)
Sports clubs/Dandenong Basketball rental income	(159)	(242)	(401)
Sub-total Council COVID-19 support	(27)	(3,134)	(3,161)

Council was also impacted in a number of other areas due to reduced economic and development activity, required venue closures during COVID-19 lockdowns and low interest rates.

As shown in Table 2, Council anticipated \$7.85 million of unfavourable impacts and factored them in to the 2020-21 Original and/or Mid-Year Budget. At 30 June 2021, the variance to Mid-Year Budget on several of these items was better than expected, including Community Care net cost and net of transfer to reserves, due to better than anticipated grant income (\$768,000 was transferred to reserves) combined with expenditure savings in salaries and service delivery costs (\$356,000), leisure centre contract management costs (\$619,000), parking fines and recoveries (net of cost savings) (\$459,000), interest on rates (\$419,000) and Civic Facilities venue hire (net of cost savings) (\$377,000). This reduced the overall impact of COVID-19 on these areas to \$6.33 million.

Table 2 - COVID-19 impacts	2020-21 Mid Year Budget Var (unfav) fav \$'000	2020-21 Total COVID Adjustments (unfav) fav \$'000	2020-21 Actual COVID impact (unfav) fav \$'000
COVID impacts			
Parking fines and recoveries (net of cost savings)	459	(1,597)	(1,138)
Parking ticket meter income	117	(1,405)	(1,288)
Interest on investments	(236)	(1,267)	(1,503)
Community Care (net cost and net of reserve transfer)	356	(486)	(129)
Leisure Centres	619	(761)	(142)
Car park permit and machine income (including Carroll lane)	(191)	(432)	(624)
Civic Facilities venue hire (net of cost savings)	377	(520)	(144)
Drum Theatre (net of cost savings)	(114)	(428)	(542)
Interest on rates	419	(225)	194
Planning application fee income	43	(169)	(126)
Regulatory Services fee and fine income	(129)	(128)	(256)
Civil Development and Design statutory fee income	70	(203)	(134)
Health fee and fine income	(83)	(168)	(251)
Building Services income	(186)	(59)	(245)
Sub-total COVID-19 impacts	1,520	(7,848)	(6,328)
Total of Table 1 & Table 2 - COVID-19 support & impacts	1,493	(10,982)	(9,489)

Overall, the total unfavourable COVID-19 impacts of \$9.49 million above have been offset by savings in the following areas:

- Employee costs savings not related to the items included in the table above and net of carry overs (\$2.87 million) discussed in detail on page 2 of this report.
- Savings in utilities, particularly reduced water costs due to above average rainfall (\$324,000) and lower electricity (\$176,000) due partly to COVID-19 lockdowns.
- Cancellation of events a favourable variance to Mid-Year Budget of \$164,000 combined with adjusted savings in the budget of \$158,000 due to estimated COVID-19 impacts, resulted in an overall savings in the Festivals and Events area (excluding salaries and utility costs) of \$322,000.

## 3.4 Mid-Year Budget cash surplus allocation

Whilst the 2021-22 Annual Budget is largely based on a return to some degree of economic normality, there are several areas of Council's revenue that continue to be impacted by the outcomes of the pandemic. One of the most significant is car parking revenue and fine income which were set at well below pre-COVID-19 levels with the adverse impact estimated at \$2.3 million, resulting in a lower than forecast operational cash outcome for 2021-22. To fund this the 2021-22 Budget included a drop in capital works funded from Council's operations of around \$2.3 million.

Council's budget assumptions are difficult to predict in the current COVID-19 environment. Given that Victoria is in its second snap lockdown since 1 July, it is likely that the current lockdown will continue until national vaccine targets are met, putting further uncertainty around the impacts on Council's budget as it enters the recovery phase.

Whilst the surplus for Council to consider through the Mid-Year Budget process is significant, there are a number of items that Council will need to take into account prior to the Mid-Year Budget allocations. They are:

- Council has been successful in several capital grants namely for Ross Reserve Synthetic Soccer Pitch (\$1.75 million), Tatterson Park Oval 1 Lighting (\$250,000) and Police Paddocks (softball) – Battling Cage (\$124,000). Based on the total project cost submitted, Council's contribution as a condition of the grant funding agreement is \$1.053 million combined for these projects. It is recommended that Council allocate part of the residual surplus to these projects.
- 2. It would be prudent of Council to reserve a significant portion of the residual surplus in the Major Projects Reserve as an unallocated COVID-19 contingency amount. The duration and financial impact of the current lockdown is unknown, and a review will be undertaken in the coming months leading into the Mid Year Budget Review.
- 3. There will likely be further budget variations that will occur in the period to 1 December 2021 which may be either positive or negative in terms of impacting on the amount for consideration. A full listing of these variances will be tabled as part of the 2021-22 Mid-Year Budget Review process.

## 3.5 2020-21 Result (net surplus - ongoing operations)

The surplus at 30 June 2021 is unfavourable to budget by \$6.61 million. Some of the larger variances relate to fixed asset transactions which are difficult to predict and therefore, in some cases are not included in the budget\* (total \$18.25 million unfavourable):

- Contributions non-monetary (\$10.37 million).
- \*Prior year capital expenditure unable to be capitalised (\$3.71 million).
- \*Asset write offs (\$1.99 million).
- \*Net gain/loss on disposal of property, infrastructure, plant and equipment (\$1.01 million).
- \*Fair value adjustments expense for investment property assets (\$954,000).
- Depreciation and amortisation (\$218,000).

From an operating perspective, the unfavourable budget variance is due to several factors including:

- Grants capital (\$7.41 million unfavourable) grant income recognised where performance obligations were not yet satisfied at 30 June 2021. Council received a significant amount of capital grant funding during 2020-21, however, at 30 June 2021, most of this grant income received represents unearned income in the Balance Sheet at 30 June 2021. It will be recognised as income in future years as and when the performance obligations are progressively met (ie as project expenditure occurs).
- User fees (\$804,000 unfavourable) Mainly due to a reduction in the Family Day Care (FDC) administration levy fee income caused by COVID-19 impacts, which is offset by higher FDC grant subsidy income (Community Services \$411,000). In addition, lower fee income for building permits and health renewals are contributing to this unfavourable variance (City Planning, Design and Amenity \$317,000).
- Contributions monetary (\$741,000 unfavourable) lower than anticipated Development Contributions Plan (DCP) income recognised due mainly to a delay in the Abbotts Roads project (Capital Works Program \$1.25 million) offset by better than anticipated income from public open space contributions which are transferred to reserves (Non-Directorate \$506,000).

The following favourable variances softened the net deficit result:

- Operating grants (\$10.39 million) Early receipt of \$6.35 million (50%) of the 2021-22 Financial Assistance Grant funding allocation via the Victorian Local Government Grants Commission in June 2021 (Corporate Accounting), combined with additional funding received for Family Day Care (offset by higher payments to educators, \$1.71 million), Home and Community Care (\$329,000) and Local Partnership grant funding (Pandemic \$350,000).
- Employee costs (\$6.99 million) This significant favourable variance relates to salaries and salary related costs such as training and Fringe Benefits Tax (FBT) and is the result of several factors:
- Savings across the organisation in training due to COVID-19 (\$628,000).
- Savings in Fringe Benefits Tax (FBT) costs due to a successful ATO ruling (\$465,000).

- Lower than anticipated year end employee entitlement provision expenses (\$76,000).

- Lower salaries across the organisation largely impacted by COVID restrictions. Recruitment of vacant positions were delayed, lower casual, overtime and agency costs utilised.

COVID-19 impacted the delivery of a number of Council's programs during 2020-21 (such as the Social Support Group and National Respite for Carers Program in Home and Community Care, the Sleep and Settling Initiative in Maternal and Child Health and Libraries, The Drum Theatre and Civic Facilities during lockdown periods due to required closures). COVID-19 also contributed to a slowdown in economic and development activity which impacted areas such as Parking, Building, Planning and Civil Development. The favourable variances in salaries are broken down by directorate:

- Community Services (\$4.07 million). Most of this variance relates to unspent grant funded programs to be carried forward to 2021-22 (\$3.40 million). The remaining variance is mainly attributable to savings in Libraries (\$269,000), Planned Activity Group (\$180,000) due to COVID-19 impacts and Maternal and Child Health due to a delay in recruitment (\$147,000).
- City Planning Design and Amenity (\$992,000) mainly in Regulatory Services and Planning. These areas were impacted by the slowdown in economic and development activity. Given income was impacted in these areas, a responsible approach was adopted and several vacant positions were held over and recruitment was not commenced to offset the reduced activity.
- Corporate Services (\$496,000). Mostly attributable to Civic Facilities which were impacted by COVID-19 required closures and a reduced requirement for overtime and casual staff, combined with savings in Call and Service Centres. Also contributing to this variance was a change in staff hours in Governance and lower casual staff and temporary agency staff costs in Records.
- Non-Directorate (\$145,000) mostly due to lower than anticipated salaries in the Working For Victoria Fund grant program which is offset by lower grant income.
- Materials and services (\$2.43 million) Engineering Services (\$3.64 million), Corporate Services (\$1.08 million), Community Services (\$691,000), Non-Directorate (\$681,000) Greater Dandenong Business (\$617,000), City Planning, Design and Amenity (\$554,000), partly offset by items in the Capital Works Program that could not be capitalised to the fixed asset register (\$4.87 million).
- Rates and charges (\$576,000) Favourable variance due mainly to higher than anticipated income interest on rates (Corporate Accounting \$488,000).

## 3.6 Capital expenditure

Full year capital works gross expenditure achieved is \$47.09 million, which is \$34.74 million favourable against Mid-Year Budget. Capital project carry over's totalling \$16.41 million (net) are included in Appendix 5 – 'Capital and Operating Carry Over's from 2020-21 to 2021-22. The full year capital works expenditure also includes \$1.40 million of operating expenditure as it meets the asset recognition criteria.

## 4. Proposal

It is proposed that Council allocate part of the 2020-21 residual cash surplus to:

- 1. Fund Council's required contribution as a condition of new grant funding for three projects totalling \$1.053 million.
  - Ross Reserve Synthetic Soccer Pitch \$616,000
  - Tatterson Park Oval 1 Lighting \$313,652
  - Police Paddocks (Softball) Batting Cage \$123,750
- 2. Transfer \$2.00 million to the Major Projects Reserve to continue to maintain an unallocated COVID-19 contingency amount until a financial impact assessment of the current lockdown is determined on Council's 2021-22 Annual Budget.

## 5. Financial Implications

Whilst Council's financial performance has been significantly impacted by COVID-19 as per the detail provided in Section 3.3 of this report, the actual impact was better than anticipated in the 2020-21 Mid-Year Budget.

Whilst the 2021-22 Annual Budget is largely based on a return to some degree of economic normality, some areas of Council's revenue are anticipated to continue to be impacted by the outcomes of the pandemic. Council's budget assumptions are particularly difficult to predict in the current COVID-19 environment. Given that Victoria is in its second snap lockdown since 1 July, it is likely that more snap lockdowns will continue until national vaccine targets are met, putting further uncertainty around the impacts on Council's budget as it enters the recovery phase.

It is therefore considered prudent to fund Council's required contribution as a condition of new grant funding (\$1.05 million) and transfer \$2.00 million to the Major Projects Reserve to maintain an unallocated COVID-19 contingency amount until the financial impacts of the current lockdown are known.

There are known adjustments of \$759,000 that have occurred since the 2021-22 Budget was adopted, which will further reduce the residual surplus available for the 2021-22 Mid-Year Budget to \$1.12 million which will be considered in conjunction with the unallocated contingency amount noted above.

## 6. Consultation

This is an internal financial report. No formal external consultation is required at this point under Council's Community Engagement Policy under the *Local Government Act 2020* and Council's Community Engagement Planning Framework.

This report will be presented to the Audit and Risk Committee and Council (the Council meeting will be open to the public).

# 7. 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'

## <u>Opportunity</u>

• Leadership by the Council – The leading Council

## 8. Council Plan 2017-21

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

#### **Opportunity**

• An open and effective Council

## 9. The Overarching Governance Principles of the Local Government Act 2020

Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles.

This report has been prepared in accordance with these principles and provides transparency of Council's actions and financial resources over the past financial year. The quarterly budget report is required under section 97 of the new Act and indicates the impact on existing budgets and how prudently and efficiently funding and resources have been managed.

It highlights Council's priority in achieving the best outcomes for the municipal community, including future generations.

It also considers the supporting principles regarding financial management (section 101), public transparency (section 58), strategic planning (section 89) and service performance (section 106).

## 10. Victorian Charter of Human Rights and Responsibilities

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter).

The Victorian Charter of Human Rights and Responsibilities Act 2006 has been considered in relation to whether any human right under the Charter is restricted or interfered with in any way by this report. It is considered that this report is consistent with the rights outlined in the Charter.

## 11. The Gender Equality Act 2020

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents. The content/topic/issue (of this report) is purely administrative in nature and does not benefit any one gender group over any other.

## 12. Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 and the requirements of the Local Government Act 2020 in relation to the overarching governance principle on climate change and sustainability have been considered in the preparation of this report. Most of the comments included in this report are high level, however, a small number of comments may include financial impacts of Council's mitigation and planning for climate change risks.

## 13. Related Council Policies, Strategies or Frameworks

This report is in accordance with Council's policy of providing regular information and feedback to Council.

## 14. Conclusion

The financial operation of Council is a significant business with Council overseeing budgeted operational expenditures of around \$196 million, combined with capital works and debt repayments of another \$50 million. Council actively manages the financial performance of Council over the course of the financial year, particularly in light of COVID-19 during 2020-21. It is pleasing on these significant dollar amounts and the negative impacts of COVID-19, that Council has delivered a favourable surplus result compared to the budget.

## 15. Recommendation

That:

- 1. approval be given to allocate part of the 2020-21 residual cash surplus as follows:
  - 1.1. \$2.00 million transferred to the Major Projects Reserve as a contingency for future COVID-19 impacts;
  - 1.2. \$1.05 million for Council required contributions for successful grant funding in relation to the following 2021-22 capital works projects:
    - 1.2.1. Ross Reserve Synthetic Soccer Pitch \$616,000;
    - 1.2.2. Tatterson Park Oval 1 Lighting \$313,652;
    - 1.2.3. Police Paddocks (Softball) Batting Cage \$123,750; and
- 2. the financial report for the year ended 30 June 2021 be noted by Council including the proposed capital and operating carry forwards from the 2020-21 financial year listed in (Appendix 5) of the financial report will form the basis of an 2021-22 Amended Budget for management reporting purposes.

## MINUTE 260

Moved by: Cr Rhonda Garad Seconded by: Cr Richard Lim

### That:

- 1. approval be given to allocate part of the 2020-21 residual cash surplus as follows:
  - 1.1. \$2.00 million transferred to the Major Projects Reserve as a contingency for future COVID-19 impacts;
  - 1.2. \$1.05 million for Council required contributions for successful grant funding in relation to the following 2021-22 capital works projects:
    - 1.2.1. Ross Reserve Synthetic Soccer Pitch \$616,000;

- 1.2.2. Tatterson Park Oval 1 Lighting \$313,652;
- 1.2.3. Police Paddocks (Softball) Batting Cage \$123,750; and
- 2. the financial report for the year ended 30 June 2021 be noted by Council including the proposed capital and operating carry forwards from the 2020-21 financial year listed in (Appendix 5) of the financial report will form the basis of an 2021-22 Amended Budget for management reporting purposes.

CARRIED

FINANCE AND BUDGET

JUNE 2021 FINANCIAL REPORT (INTERIM RESULTS)

## **ATTACHMENT 1**

## FINANCIAL REPORT – 1 JULY 2020 – 30 JUNE 2021 (INTERIM RESULTS)

PAGES 68 (including cover)

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



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## Contents

#### **Financial Report**

CGD – Operating Result (Income Statement) Balance Sheet Cash Flow Statement Capital Expenditure Statement

Notes to the Financial Statements	Reference
Accounting policies	A
Operating income	B1
Operating expenditure	B2
Balance Sheet	C
Current assets	C1
Non-current assets	C2
Current liabilities	C3
Non-current liabilities	C4
Net assets and equity	C5
Cash Flow Statement Statement of Capital Works	D
Capital Expenditure	Appendix 1
Investment analysis	Appendix 2
Directorate analysis	Appendix 3
Operating initiatives	Appendix 4
Capital and Operating Carry Overs from 2020-21 to 2021-22	Appendix 5

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Financial Report for the period 1 July 2020 – 30 June 2021

# CGD – Operating Result For the period 1 July 2020 - 30 June 2021

		FULL YEAR					
	_			· ·		FORECAST	ANNUAL
			MID YEAR			vs ACTUAL	ORIGINAL
		ACTUAL	BUDGET	VARIANCE	FORECAST	VARIANCE	BUDGET
	Note	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Income	B1						
Rates and charges	ы	152.326	151.750	576	151.880	446	152.325
Statutory fees and fines		7.131	7.140	(9)	6.591	440 540	8,426
User fees		5,698	6,502	(804)	5,648	50	8,068
Grants - operating		40,056	29,662	10,394	32,084	7,972	29,875
Grants - capital		40,030 6,466	13,879	(7,413)	14,488	(8,022)	3,244
Contributions - monetary		3.317	4.058	(7,413)	4.059	(0,022)	2.910
Contributions - monetary Contributions - non-monetary		4,634	4,058	(10,366)	4,059	(10,366)	2,910
Net gain (loss) on disposal of property,		4,034	15,000	(10,300)	15,000	(10,300)	15,000
infrastructure, plant and equipment			4 077	(1.000)		70	
		368	1,377	(1,009)	290	78	377
Other income		6,529	6,645	(116)	5,696	833	6,000
Total income		226,525	236,013	(9,488)	235,736	(9,211)	226,225
Expenses	B2						
Employee costs		83,547	90,541	6,994	90,105	6,558	84,402
Materials and services		75,483	77,914	2,431	77,474	1,991	70,493
Prior year capital expenditure unable							
to be capitalised (non-cash)		3,708	-	(3,708)	-	(3,708)	-
Bad and doubtful debts		1,134	1,363	229	1,365	231	1,363
Depreciation		32,488	32,308	(180)	32,308	(180)	31,433
Amortisation - intangible assets		97	60	(37)	60	(37)	-
Amortisation - right of use assets		597	581	(16)	581	(16)	-
Borrowing costs		2,924	2,924	-	2,924	-	3,051
Finance costs - leases		23	21	(2)	21	(2)	-
Fair value adjustments expense		954	-	(954)	-	(954)	-
Asset write offs		1,992	-	(1,992)	-	(1,992)	-
Other expenses		7,198	7,311	113	7,201	3	5,725
Total expenses		210,145	213,023	2,878	212,039	1,894	196,467
Net surplus (deficit)		16,380	22,990	(6,610)	23,697	(7,317)	29,758

#### Overview

The surplus at 30 June 2021 is unfavourable to budget by \$6.61 million. Some of the larger variances relate to fixed asset transactions which are difficult to predict and therefore, in some cases are not included in the budget\* (total \$18.25 million unfavourable):

- Contributions non-monetary (\$10.37 million). ٠
- \*Prior year capital expenditure unable to be capitalised (\$3.71 million). •
- \*Asset write offs (\$1.99 million). •
- \*Net gain/loss on disposal of property, infrastructure, plant and equipment (\$1.01 million). •
- \*Fair value adjustments expense for investment property assets (\$954,000). •
- Depreciation and amortisation (\$218,000).



Financial Report for the period 1 July 2020 – 30 June 2021

From an operating perspective, the unfavourable budget variance is due to several factors including:

- Grants capital (\$7.41 million unfavourable) grant income recognised where performance obligations were not yet satisfied at 30 June 2021. Council received a significant amount of capital grant funding during 2020-21, however, at 30 June 2021, most of this grant income received represents unearned income in the Balance Sheet at 30 June 2021. It will be recognised as income in future years as and when the performance obligations are progressively met (ie – as project expenditure occurs).
- User fees (\$804,000 unfavourable) Community Services mainly Family Day Care (\$411,000) and City Planning, Design and Amenity – mainly building, planning and parking permits and health renewals (\$317,000).
- Contributions monetary (\$741,000 unfavourable) lower than anticipated Development Contributions Plan (DCP) income recognised due mainly to a delay in the Abbotts Roads project (Capital Works Program \$1.25 million) offset by better than anticipated income from public open space contributions which are transferred to reserves (Non-Directorate \$506,000).
- Other income (\$116,000 unfavourable) Community Services (\$213,000) and City Planning, Design and Amenity (\$75,000) partly offset by Non-Directorate (\$265,000) and Engineering Services (\$121,000).

The following favourable variances softened the net deficit result:

- Operating grants (\$10.39 million) due to 50% of the 2021-22 Financial Assistance Grant allocation being paid in advance in June 2021 (Non-Directorate \$6.70 million) and additional funding received (Community Services \$2.64 million).
- Employee costs (\$6.99 million) This significant favourable variance relates to salaries and salary
  related costs such as training and Fringe Benefits Tax (FBT) and is the result of several factors:
  - ~ Savings across the organisation in training due to COVID-19 (\$628,000).
  - ~ Savings in Fringe Benefits Tax (FBT) costs due to a successful ATO ruling (\$465,000).
  - ~ Lower than anticipated year end employee entitlement provision expenses (\$76,000).
  - Lower salaries across the organisation largely impacted by COVID restrictions. Recruitment of vacant positions were delayed, lower casual, overtime and agency costs utilised.

COVID-19 impacted the delivery of a number of Council's programs during 2020-21 (such as the Social Support Group and National Respite for Carers Program in Home and Community Care, the Sleep and Settling Initiative in Maternal and Child Health and Libraries, The Drum Theatre and Civic Facilities during lockdown periods due to required closures). COVID-19 also contributed to a slowdown in economic and development activity which impacted areas such as Parking, Building, Planning and Civil Development. The favourable variances in salaries are broken down by directorate:

- Community Services (\$4.07 million). Most of this variance relates to unspent grant funded programs to be carried forward to 2021-22 (\$3.40 million). The remaining variance is mainly attributable to savings in Libraries (\$269,000), Planned Activity Group (\$180,000) due to COVID-19 impacts and Maternal and Child Health due to a delay in recruitment (\$147,000).
- City Planning Design and Amenity (\$992,000) mainly in Regulatory Services and Planning. These areas were impacted by the slowdown in economic and development activity. Given income was impacted in these areas, a responsible approach was adopted and several vacant positions were held over and recruitment was not commenced to offset the reduced activity.



Financial Report for the period 1 July 2020 - 30 June 2021

- Corporate Services (\$496,000). Mostly attributable to Civic Facilities which were impacted by COVID-19 required closures and a reduced requirement for overtime and casual staff, combined with savings in Call and Service Centres. Also contributing to this variance was a change in staff hours in Governance and lower casual staff and temporary agency staff costs in Records.
- Non-Directorate (\$145,000) mostly due to lower than anticipated salaries in the Working For Victoria Fund grant program which is offset by lower grant income.
- Materials and services (\$2.43 million) Engineering Services (\$3.64 million), Corporate Services (\$1.08 million), Community Services (\$691,000), Non-Directorate (\$681,000) Greater Dandenong Business (\$617,000), City Planning, Design and Amenity (\$554,000), partly offset by items in the Capital Works Program that could not be capitalised to the fixed asset register (\$4.87 million).
- Rates and charges (\$576,000) mostly higher than anticipated interest on rates (Non-Directorate \$519,000).

#### COVID-19 and 2020-21 impacts

Council's 2020-21 finances have been significantly impacted by COVID-19. In its original 2020-21 Budget, Council allocated \$4.6 million across various areas relating to adverse impacts, with a residual contingency remaining of approximately \$600,000.

A detailed review of additional COVID-19 impacts, and assumptions was performed during the Mid-Year Budget Review. This review found COVID-19 stage four restrictions had a significant adverse impact on Council, estimated at a further \$5.57 million. These COVID-19 items combined with other known adjustments since adoption of the 2020-21 Budget were reflected in the Mid-Year Budget Review. To balance the 2020-21 Budget, further capital project deferrals of \$4.40 million were included.

In the following tables (Table 1 and 2), the actual variances to the 2020-21 Mid-Year Budget, taking into account the COVID-19 adjustments included in the Original and Mid-Year Budget have been combined to determine the actual COVID-19 impacts in 2020-21. Note - the impact of COVID-19 on Council's financials in 2019-20 amounted to \$6.80 million.

Council implemented a number of programs, rate and rental waivers to ease the burden of COVID-19 on the Dandenong Market, residents, businesses and community groups in the municipality. As per Table 1 below, budget adjustments of \$3.13 million were included in 2020-21, with a minor unfavourable variance to Mid-Year Budget of \$27,000 bringing the total cost of these programs to \$3.16 million in 2020-21.

Table 1 - Council COVID-19 support	2020-21 Mid Year Budget Var (unfav) fav \$'000	2020-21 Total COVID Adjustments (unfav) fav \$'000	2020-21 Actual COVID impact (unfav) fav \$'000
Dandenong Market rental income	0	(1,447)	(1,447)
Commercial rent income	33	(385)	(352)
COVID-19 Business Grants Program	(8)	(590)	(598)
COVID-19 Material Aid Program	77	(321)	(244)
COVID-19 Rate waivers (pensioners/jobseeker)	31	(150)	(119)
Sports clubs/Dandenong Basketball rental income	(159)	(242)	(401)
Sub-total Council COVID-19 support	(27)	(3,134)	(3,161)



Financial Report for the period 1 July 2020 – 30 June 2021

Council was also impacted in a number of other areas due to reduced economic and development activity, required venue closures during COVID-19 lockdowns and low interest rates.

As shown in Table 2, Council anticipated \$7.85 million of unfavourable impacts and factored them in to the 2020-21 Original and/or Mid-Year Budget. At 30 June 2021, the variance to Mid-Year Budget on several of these items was better than expected, including Community Care net cost and net of transfer to reserves, due to better than anticipated grant income (\$768,000 was transferred to reserves) combined with expenditure savings in salaries and service delivery costs (\$356,000), leisure centre contract management costs (\$619,000), parking fines and recoveries (net of cost savings) (\$459,000), interest on rates (\$419,000) and Civic Facilities venue hire (net of cost savings) (\$377,000). This reduced the overall impact of COVID-19 on these areas to \$6.33 million.

Table 2 - COVID-19 impacts	2020-21 Mid Year Budget Var (unfav) fav \$'000	2020-21 Total COVID Adjustments (unfav) fav \$'000	2020-21 Actual COVID impact (unfav) fav \$'000
Parking fines and recoveries (net of cost savings)	459	(1,597)	(1,138)
Parking ticket meter income	117	(1,405)	(1,288)
Interest on investments	(236)	(1,267)	(1,503)
Community Care (net cost and net of reserve transfer)	356	(486)	(129)
Leisure Centres	619	(761)	(142)
Car park permit and machine income (including Carroll lane)	(191)	(432)	(624)
Civic Facilities venue hire (net of cost savings)	377	(520)	(144)
Drum Theatre (net of cost savings)	(114)	(428)	(542)
Interest on rates	419	(225)	194
Planning application fee income	43	(169)	(126)
Regulatory Services fee and fine income	(129)	(128)	(256)
Civil Development and Design statutory fee income	70	(203)	(134)
Health fee and fine income	(83)	(168)	(251)
Building Services income	(186)	(59)	(245)
Sub-total COVID-19 impacts	1,520	(7,848)	(6,328)
Total of Table 1 & Table 2 - COVID-19 support & impacts	1,493	(10,982)	(9,489)

Overall, the total unfavourable COVID-19 impacts of \$9.49 million above have been offset by savings in the following areas:

- Employee costs savings not related to the items included in the table above and net of carry overs (\$2.87 million) – discussed in detail on page 2 of this report.
- Savings in utilities, particularly reduced water costs due to above average rainfall (\$324,000) and lower electricity (\$176,000) due partly to COVID-19 lockdowns.
- Cancellation of events a favourable variance to Mid-Year Budget of \$164,000 combined with
  adjusted savings in the budget of \$158,000 due to estimated COVID-19 impacts, resulted in an
  overall savings in the Festivals and Events area (excluding salaries and utility costs) of \$322,000.



Financial Report for the period 1 July 2020 – 30 June 2021

**Balance Sheet** 

As at 30 June 2021

	Note	2020-21 ACTUAL 30 Jun 2021 \$'000	2019-20 ACTUAL 30 Jun 2020 \$'000	2020-21 MID YEAR BUDGET \$'000	2020-21 ORIGINAL BUDGET \$'000
ASSETS					
Current assets	C1				
Cash and cash equivalents		177,428	154,563	116,858	108,170
Financial assets		-	2,000	-	-
Trade and other receivables		26,530	24,974	25,876	24,120
Other assets		4,894	4,537	2,815	2,756
Non-current assets classified as held for sale		-	1,000	-	-
Total current assets		208,852	187,074	145,549	135,046
Non-current assets	C2				
Property, infrastructure, plant and equipment		2,446,778	2,190,972	2,256,186	2,244,581
Investment property		10,860	11,814	11,814	12,827
Right-of-use assets		563	998	988	-
Intangible assets		202	124	64	-
Other financial assets		-	-	-	230
Trade and other receivables		295	305	305	325
Total non-current assets		2,458,698	2,204,213	2,269,357	2,257,963
Total assets		2,667,550	2,391,287	2,414,906	2,393,009
LIABILITIES					
Current liabilities	C3				
Trade and other payables		19,019	18,800	22,684	20,670
Trust funds and deposits		4,427	8,425	8,425	39,069
Unearned income		60,293	40,340	40,340	-
Provisions		22,366	19,659	19,659	17,418
Interest-bearing liabilities		3,372	3,255	3,372	3,270
Lease liabilities		415	571	571	-
Total current liabilities		109,892	91,050	95,051	80,427
Non-current liabilities	C4				
Provisions		1,424	1,110	1,110	1,555
Trust funds and deposits		2,035	311	311	900
Interest-bearing liabilities		53,264	56,636	53,264	53,495
Lease liabilities		160	442	442	-
Total non-current liabilities		56,883	58,499	55,127	55,950
Total liabilities		166,775	149,549	150,178	136,377
NET ASSETS	C5	2,500,775	2,241,738	2,264,728	2,256,632
EQUITY					
Accumulated surplus		923,957	904,579	940,808	955,453
Asset revaluation reserve		1,511,604	1,269,823	1,269,824	1,241,807
Reserves		65,214	67,336	54,096	59,372
TOTAL EQUITY		2,500,775	2,241,738	2,264,728	2,256,632

For comments regarding movements and new line items above, please refer to explanatory notes located at C1 to C5.



Financial Report for the period 1 July 2020 – 30 June 2021

## Cash Flow Statement as at 30 June 2021

	2020-21 ACTUAL 30 Jun 2021 Inflows/ (Outflows) \$'000	2020-21 ANNUAL MID YEAR BUDGET Inflows/ (Outflows) \$'000	2020-21 ANNUAL ORIGINAL BUDGET Inflows/ (Outflows) \$'000
Cash flows from operating activities			
Cash inflows			
Rates and charges	150,700	151,750	151,986
Statutory fees and fines	5,741	4,875	6,587
User fees	4,415	7,152	8,710
Grants - operating	41,676	32,021	31,642
Grants - capital	15,879	13,879	3,244
Contributions - monetary	14,397	4,058	2,910
Interest received	676	800	1,496
Trust funds and deposits taken	28,192	27,052	35,500
Other receipts	6,420	6,599	5,019
Net GST refund	10,733	13,001	8,900
Employee costs	(80,230)	(90,541)	(83,649)
Materials and services	(85,615)	(88,341)	(86,855)
Short-term, low value and variable lease payments	(588)	-	-
Trust funds and deposits repaid	(30,383)	(27,052)	(33,500)
Other payments	(6,507)	(8,042)	(6,298)
Net cash provided by operating activities	75,506	47,211	45,692
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment	(49,311)	(81,831)	(43,705)
(Payments) proceeds for investments	2,000	2,000	2,000
Proceeds from sale of property, infrastructure, plant and			
equipment	1,495	1,686	686
Net cash used in investing activities	(45,816)	(78,145)	(41,019)
Cash flows from financing activities	(0.045)	(2.22.4)	(2.254)
Finance costs	(2,945)	(2,924)	(3,051)
Repayment of borrowings	(3,255)	(3,255)	(3,126)
Interest paid - lease liability	(25)	(21)	-
Repayment of lease liabilities	(600)	(571)	-
Net cash provided by (used in) financing activities	(6,825)	(6,771)	(6,177)
Net increase (decrease) in cash and cash equivalents	22,865	(37,705)	(1,504)
Cash and cash equivalents at the beginning of the year	154,563	154,563	109,674
Cash and cash equivalents at the end of the period	177,428	116,858	108,170

Details regarding Council's cash movements are contained in Note D - Cash Flow Statement. The dissemination of Council's restricted and operating cash is provided in the graph "Restricted and Unrestricted Cash" in Appendix 2 Investment Analysis in this report. Cash inflows and outflows are inclusive of GST where applicable.

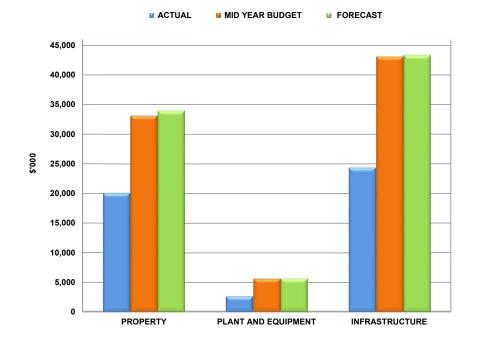


Financial Report for the period 1 July 2020 - 30 June 2021

## **Capital Expenditure Statement**

The detailed program under each of the capital groups is contained in Appendix 1 – Capital Expenditure.

			FULL	YEAR		
	ACTUAL	MID YEAR	VARIANCE	FORECAST	FORECAST	ORIGINAL
		BUDGET			VS ACTUAL	BUDGET
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PROPERTY	20,080	33,118	13,038	33,962	13,882	13,713
PLANT AND EQUIPMENT	2,642	5,639	2,998	5,657	3,015	4,769
INFRASTRUCTURE	24,371	43,074	18,703	43,366	18,995	25,223
TOTAL EXPENDITURE	47,093	81,831	34,738	82,985	35,892	43,705





Financial Report for the period 1 July 2020 – 30 June 2021

## Notes to the Financial Statements

#### A. Accounting Policy Notes

The financial report is prepared on the principles of accrual accounting. Accrual accounting recognises income when earned and expenditure when incurred, regardless of whether cash settlement has taken place. The basis of recognition of major income and expenditure in these statements are defined below.

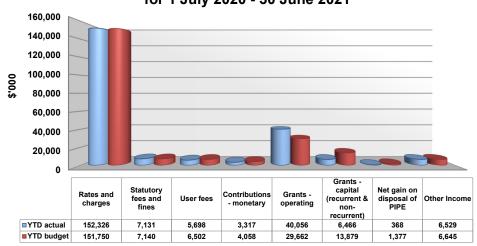
- 1. Rate revenue: Rate revenue (excluding supplementary rates) is accrued evenly over the year, although cash is received in quarterly instalments or a lump sum, depending on how the ratepayer chooses to pay. Rate revenue in the Income Statement is a monthly accrual of the rates determined for the year in July.
- 2. Grants revenue: Council receives two types of grants, namely a General Purpose Grant (Financial Assistance Grant funding from the Victoria Grants Commission) which is not tied to any programs and Special Purpose Grants for various programs. In accordance with new Accounting Standards, AASB 15 'Revenue from Contracts with Customers' and AASB 1058 'Income of Not-For-Profit Entities', grant income is now generally recognised in the Income Statement to the extent of satisfied performance obligations. Alternatively, grant funding which does not have sufficiently specific performance obligations is recognised as income when the cash is received. Any grant income relating to unsatisfied performance obligations is recognised as unearned income in the Balance Sheet at balance date. Grants comprise of operating and capital (recurrent and non-recurrent).
- 3. Fees and charges: Most fees and charges are recognised when cash is received. Generally, where Council raises a debtor's invoice, income is recognised at the point of the invoice and not when cash is received. Car parking permit income relating to a future period at balance date are recognised as unearned income in the Balance Sheet.
- 4. Contributions cash: Cash contributions are essentially from developers towards open space works. These monies are treated as income when received. Council is obligated to spend these monies for the purpose for which they are given by the developers. Council also receives external contributions for other capital projects. Cash contributions received are held in reserves and treated as "restricted cash" until they are spent (see note 9 below).
- 5. Employee costs: Salaries expenditure is based on fortnightly salaries paid and accruals for salary on-costs such as leave entitlements, superannuation and workcover.
- 6. Capital expenditure: The two broad areas of capital are the capital improvement program (CIP) (which includes infrastructure and major projects) and 'other' which includes fleet, computers, plant and furniture. Expenditure is recognised as capital if it is significant in value and results in assets which have a useful life in excess of at least one year.
- 7. Budget information: The Original Budget information contained in the report is the budget approved by Council on 22 June 2020. The year to date budget in this report reflects the Mid-Year Budget as adopted by Council on 14 December 2020. The Mid-Year Budget represents the adopted budget incorporating net carry forward capital and operating amounts from 2019-20 and any adjustments identified since the 2020-21 Original Budget was approved in June 2020.
- 8. Cash Flow Statement: Reflects the actual cash movements during the year.
- **9. Restricted cash:** These are monies set aside for specific purposes and are not readily available for day to day operations or general capital works. They include funds set aside towards meeting long service leave commitments (required by government regulations), statutory reserves (eg. open space contributions) and other funds that are committed towards specific purposes.



Financial Report for the period 1 July 2020 – 30 June 2021

## **B1.** Operating Income

The chart below shows the categories of operating income against their respective budgets (excludes non-monetary contributions or gifted assets which do not affect Council's cash result).



#### Income from operating activities for 1 July 2020 - 30 June 2021

Income for the period ended 30 June 2021 is unfavourable against budget by \$9.49 million. This is primarily due to the following:

**Contributions – non-monetary (\$10.37 million unfavourable)** – Lower than anticipated income from gifted assets, which is dependent on the level of sub-division development activity. The nature of these receipts makes timing difficult to predict.

**Grants - capital (\$7.41 million unfavourable)** – Unfavourable variance due mainly to grant income not recognised where performance obligations were not yet satisfied at 30 June 2021 under the Accounting Standard AASB 1058 'Income of Not-For-Profit Entities'. The grant income received has been transferred to unearned income in the Balance Sheet at 30 June 2021 and will be recognised as income in a future year as and when the performance obligations are met.

Net gain (loss) on disposal of property, infrastructure, plant and equipment (\$1.01 million unfavourable) – Due to the written down value of the car park at 2 Mason Street, Dandenong sold as part of a three-way land swap, which was not included in the Mid-Year Budget. This is a fixed asset entry that has been reflected in the Forecast and does not have an impact on Council's cash result.

**User fees (\$804,000 unfavourable)** – Mainly due to a reduction in the Family Day Care (FDC) administration levy fee income caused by COVID-19 impacts, which is offset by higher FDC grant subsidy income (Community Services \$411,000). In addition, lower fee income for building permits and health renewals are contributing to this unfavourable variance (City Planning, Design and Amenity \$317,000).



Financial Report for the period 1 July 2020 – 30 June 2021

**Contributions – monetary (\$741,000 unfavourable)** – Unfavourable variance due to DCP contribution income not able to be recognised due to a delay in the completion of Abbotts Road (\$910,000). This project is proposed to be carried over to the 2021-22 financial year.

The above unfavourable variance is partly offset by favourable variances in:

**Grants – operating (\$10.39 million favourable)** – Early receipt of \$6.35 million (50%) of the 2021-22 Financial Assistance Grant funding allocation via the Victorian Local Government Grants Commission in June 2021 (Corporate Accounting), combined with additional funding received for Family Day Care (offset by higher payments to educators, \$1.71 million), Home and Community Care (\$329,000) and Local Partnership grant funding (Pandemic \$350,000).

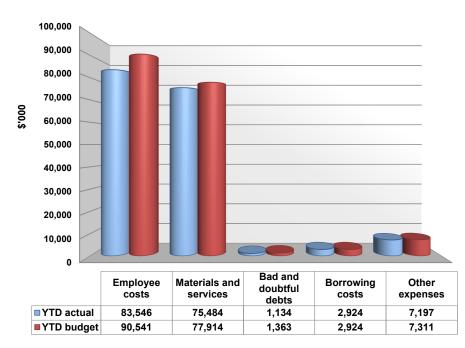
**Rates and charges (\$576,000 favourable)** – Favourable variance due mainly to higher than anticipated income interest on rates (Corporate Accounting \$488,000).



Financial Report for the period 1 July 2020 - 30 June 2021

## **B2.** Operating Expenditure

The chart below shows the categories of operating expenditure against their respective budget (excludes depreciation, amortisation, asset write offs and prior year capital expenditure unable to be capitalised which represent fixed asset accounting entries).



# Expenditure from operating activities for 1 July 2020 to 30 June 2021

Actual expenditure at 30 June 2021 against the budget is favourable by \$2.88 million. The major variances are in employee costs, materials and services and depreciation.

**Employee costs (\$6.99 million favourable)** – This favourable variance is mainly due to staff recruitment occurring later than planned, delay in commencement and recruitment of grant funded projects and lower than anticipated FBT and training/conference expenditure (Community Services \$4.21 million, City Planning, Design and Amenity \$1.05 million, Corporate Services \$682,000, Non-Directorate \$670,000, Engineering Services \$287,000 and Greater Dandenong Business \$105,000).

Of the \$4.21 million favourable variance in the Community Services directorate, \$3.40 million relates to grant funded programs which require an acquittal. Any unspent grant funding at 30 June 2021 is proposed to be carried over to the 2021-22 financial year.

Refer to page 2 of this report for a more detailed explanation regarding the favourable employee cost variance at 30 June 2021.



Financial Report for the period 1 July 2020 – 30 June 2021

Materials and services (\$2.43 million favourable) – The major items contributing to this favourable variance include:

- Contract services (\$1.63 million) mainly due to lower than anticipated expenditure in Waste Management (Engineering Services \$2.06 million). This favourable variance is partly offset by higher payments to educators due to additional grant funding received (Community Services \$587,000).
- Administration costs (\$1.43 million) lower than anticipated expenditure across a range of accounts including promotions, community education, postage/courier, printing/stationery, Council publications, fuel, postage, advertising and events (Community Services \$600,000, Engineering Services \$278,000 and Corporate Services \$207,000).
- Consultants, professional services (\$954,000) due to delay in commencement of projects and COVID-19 contingency fund not fully utilised in 2020-21 (Non-Directorate \$464,000, Corporate Services \$442,000, Engineering Services \$414,000, Greater Dandenong Business \$395,000 and Community Services \$196,000). This favourable variance is partly offset by operating expenditure recognised in the CIP program (\$1.06 million) that is not able to be capitalised to the asset register because it was not capital in nature, or it did not meet the relevant capitalisation threshold. Relates mainly to non-capital works in the road, kerb and channel and footpath renewal programs.
- Utilities (\$589,000) mainly due to lower than anticipated electricity and water costs (Engineering Services \$470,000 and Corporate Services \$120,000).
- Information technology (\$476,000) lower than anticipated expenditure for software maintenance and application support (Corporate Services \$239,000 and Engineering Services \$139,000).

This favourable variance is partly offset by:

Materials, maintenance and services (\$2.56 million) – Comprises operating expenditure in the CIP
program that is not able to be capitalised to the asset register because it was not capital in nature or
it did not meet the relevant capitalisation threshold (\$3.78 million). Examples include major road
patching works and a cloud-based software program implementation which are not capital in nature.
This is partly offset by lower than anticipated expenditure due to delay in commencement of projects
(Community Services \$414,000, Engineering Services \$275,000 and Non-Directorate \$164,000).

**Other expenses (\$114,000 favourable)** – Favourable variance mainly due to commencement of projects (Greater Dandenong Business \$405,000), lower than anticipated community funding (Community Services \$386,000) combined with lower contribution, audit and administration costs (Corporate Services \$200,000 and CEO \$106,000)

This favourable variance is partly offset by higher grant funded expenditure for the Working for Victoria Fund program (Non-Directorate \$643,000) and contributions (capital works on non-Council owned assets) that cannot be capitalised to the asset register but were budgeted in the Capital program (Capital \$318,000).



Financial Report for the period 1 July 2020 – 30 June 2021

## C. Balance Sheet

Council's net assets are valued at \$2.50 billion at 30 June 2021.

C1. Current assets (cash and other assets that can be readily converted to cash)

**Cash and cash equivalents (\$177.43 million)** – Represent the amount held by Council in cash or term deposits. Please note that this amount includes \$133.88 million of funds "restricted" for various purposes. These are detailed in the notes to the cash flows that follow in **section D** and a graphical presentation in **Appendix 2**.

Funds are invested in accordance with Council's Investment Policy. The policy requires Council to invest with prudence, consideration of acceptable risks and relevant legislation.

The details of Council's investments are contained in **Appendix 2**. In selecting investment products, Council has paid due consideration to risk by investing in products that have a minimum Standard and Poor's (S&P) rating of 'A'.

**Financial assets (\$nil)** – Decrease in financial assets from 30 June 2020 reflects the maturity of \$2.0 million in investments placed in Green Tailored Deposits with a term of greater than three months (matured in August 2020).

Trade and other receivables (\$26.52 million) – This balance includes:

- Rate debtors \$11.18 million
- Infringement debtors of \$9.31 million (net of provision for doubtful debts).
- General debtors \$6.03 million (net of provision for doubtful debts).

Rate revenue (excluding supplementary rates) is accrued evenly over the year, although cash is received in quarterly instalments, nine direct debit payments or a lump sum, depending on how the ratepayer chooses to pay. Rate revenue in the Income Statement is a monthly accrual of the rates determined for the year in July.

#### Other assets (\$4.89 million) - This balance includes:

- Accrued income \$2.18 million income earned but cash not yet received at 30 June 2021.
- Prepayments \$2.15 million expenses prepaid at 30 June 2021.
- Other deposits \$559,000 represents \$75,000 deposit for Metropolitan Resource Recovery organic waste processing contract, \$250,000 deposit paid for Metropolitan Resource Recovery Landfill Services Gate Fee and \$234,000 deposit paid to South East Water for 5 Mason Street, Dandenong works.

**Non-current assets classified as held for sale (\$nil) –** The decrease from 30 June 2020 reflects the settlement of the sale of a car park land asset at 2 Mason Street, Dandenong in December 2020.



Financial Report for the period 1 July 2020 - 30 June 2021

#### C2. Non-current assets

**Property, infrastructure, plant and equipment (\$2.45 billion)** – Includes Council roads, drains, buildings, plant and other fixed assets. These values are reflected after recognising the depreciation allowed against each asset.

**Investment property (\$10.86 million)** is separately classified from 'Property, infrastructure, plant and equipment' in accordance with Australian Accounting Standards. Any adjustment to the fair value of these assets on an annual basis is recorded in the Comprehensive Income Statement and these assets are not depreciated.

**Right of use assets (\$563,000)** – Represents leased (right of use) assets in accordance with the Accounting Standard AASB 16 'Leases'. Includes property, fleet, IT and office equipment that has been leased under ordinary lease arrangements.

**Intangible assets (\$202,000)** – Represents computer software assets. These values are reflected after recognising the associated amortisation expense.

**Other financial assets (\$nil)** – The decrease in this item reflects Council's initial shareholding of \$230,000 in Regional Kitchen Pty Ltd.

**Trade and other receivables (\$295,000)** – Comprises \$222,000 for Council's share of funds held in trust by Whitehorse City Council relating to the former Narre Warren landfill site.

#### C3. Current liabilities (debts due to be repaid within 12 months)

Trade and other payables (\$19.02 million) – This balance includes trade creditors arising from operations and capital works.

Trust funds and deposits (\$4.43 million) – Trust funds and deposits includes other refundable monies in respect of:

- Other deposits (\$1.57 million).
- Fire services property levy funds collected by Council on behalf of the State Government, but not yet paid on to the State Revenue Office (\$843,000). These monies are remitted to the State Revenue Office in accordance with legislative timeframes (28 days after each quarterly rate instalment date).
- Landscape deposits (\$782,000).
- Open space contributions (\$698,000).
- Road deposits (\$532,000).

**Unearned income (\$60.29 million)** – Represents income not yet earned in accordance with Accounting Standards AASB 1058 'Income of Not-For-Profit Entities' and AASB 15 'Revenue from Contracts with Customers' based on specific performance obligations that were not complete at 30 June 2021 in respect of:

- Developer Contribution Plan liabilities (DCP) (\$39.46 million).
- Capital grants (\$13.12 million).
- Operating grants (\$6.24 million).
- Other (\$1.47 million).



Financial Report for the period 1 July 2020 – 30 June 2021

**Provisions (\$22.37 million)** – This balance represents the provision for employee entitlements and landfill restoration works.

- Employee entitlements:
  - o Long service leave entitlements \$12.94 million.
  - Annual leave entitlements \$8.54 million.
  - Rostered days off (RDO) \$552,000.
- Landfill provision \$331,000 provision for the restoration and aftercare management of the former Spring Valley landfill site (closed). The former closed landfill is owned by the Council and is used as recreational open space. Council's share is 19.88% of the total future estimated costs.

**Interest-bearing liabilities (\$3.37 million)** – Represents the repayment of long-term borrowings during 2021-22.

Lease liabilities (\$415,000) - Represents the lease repayments in respect of the right-of-use assets that are payable during 2021-22.

#### C4. Non-current liabilities (debts due to be repaid in future years)

**Provisions (\$1.42 million)** – Represents the provisions estimated to be paid beyond the 2021-22 financial year and comprises long service leave entitlements for employees (\$700,000) and landfill provision for restoration of Spring Valley landfill site (\$723,000) (Council's share is 19.88% of the total future estimated costs).

**Trust funds and deposits (\$2.04 million)** – Represents deposits that are payable beyond the 2021-22 financial year and comprises landscape deposits of \$173,000, contractor deposits of \$106,000 and asset protection bonds of \$1.76 million.

**Interest-bearing liabilities (\$53.26 million)** – Comprises the amount of outstanding borrowings to be repaid beyond the next 12 months.

**Lease liabilities (\$160,000)** – represents the amount of lease payments in respect of the right-of-use assets to be repaid beyond the next 12 months.



Financial Report for the period 1 July 2020 - 30 June 2021

#### C5. Net assets and equity

**Net assets** - Represents the difference between total assets and total liabilities. It is the Council's net worth to the City's ratepayers.

**Reserves** – Includes both statutory reserves (S) and discretionary reserves (D). The statutory reserves apply where funds are gained from the application of legislative requirements to contribute – and where expenditure of the funds is not entirely discretionary (i.e. the funds need to be used for certain expenditure only). The reserves listed below are explained in the notes to the cash flows that follow.

The discretionary reserves are:

- Major projects reserve
- Insurance fund reserve
- Council funded Development Contribution Plans reserve
- Spring Valley landfill rehabilitation reserve
- Springvale Activity Precinct Parking and Development reserve
- Dandenong Activity Precinct Parking and Development reserve
- Native re-vegetation reserves
- Keysborough South Maintenance Levy reserve
- General reserve (Aged Care)
- Future maintenance reserve

The statutory reserves are:

- Open space planning, development and improvements
- Open space land acquisitions



Financial Report for the period 1 July 2020 – 30 June 2021

## D. Cash Flow Statement

Cash and investment holdings total \$177.43 million at 30 June 2021, an increase of \$22.87 million since the prior year. Total cash and investment holdings are made up of operating cash (\$43.55 million) and restricted cash (\$133.88 million).

Please refer to the next page for a detailed listing of Restricted Cash items, which are set aside for specific purposes.

#### Cash flows from operating activities - net inflow of \$75.51 million.

The major inflows are rates (\$150.70 million), grants (\$57.56 million), trust funds and deposits taken (\$28.19 million), contributions (\$14.40 million), statutory fees and fines (\$5.74 million) and user fees (\$4.42 million).

The major outflows are materials and services (\$85.62 million), employee costs (\$80.23 million) and trust funds and deposits repaid (\$30.38 million).

Trust funds and deposits taken and repaid mainly relate to fire services property levies (FSPL). The remittance of the FSPL and FSPL levy interest amounts are made to the State Revenue Office (SRO) in four payments in accordance with Section 41(1) of the FSPL Act. An instalment is due and payable to the Commissioner of State Revenue 28 days after the due date of rates instalments. Council collects FSPL on behalf of the State Government.

Cash flows from investing activities - net outflow of \$45.82 million, including:

- \$49.31 million for capital works expenditure. The detailed capital works schedule is included in this
  report as Appendix 1. Please note the difference between the two capital expenditure amounts is
  due to the movement in capital trade creditors at the start and end of the reporting period. Appendix
  1 is on an accrual basis.
- \$2.00 million of proceeds from funds held at 30 June 2020 in tailored deposits with a maturity of
  greater than three months.
- \$1.49 million proceeds on asset sales represents \$1.00 million from sale of car park land asset at 2 Mason Street Dandenong as part of a three-way land swap with Development Victoria and \$495,000 from the fleet replacement program.

#### Cash flows from financing activities - outflow of \$6.83 million.

Council incurred \$2.95 million in finance costs on its borrowings and repaid \$3.26 million of existing borrowings. In addition, in accordance with the Accounting Standard AASB 16 'Leases', Council incurred \$25,000 in finance costs on leases and repaid \$600,000 of its lease liabilities during the year.



Financial Report for the period 1 July 2020 - 30 June 2021

**Restricted cash** - Restricted cash represents funds that are set aside for specific purposes, as detailed in the following tables.

Туре	30 June 2021	Notes
Reserve funds	\$'000	
Council funded Development Contribution Plans (DCP) reserve	19,646	Reserved for specific expenditure in accordance with the published DCP.
Open space – planning, development and improvements	4,386	Reserved for enhancing the City's open space by planning, development and improvements.
Open space – acquisitions	6,000	To fund acquisitions of new open space land.
Major projects reserve	27,358	Holds funds realised from the sale of Council's property assets or surplus Council funds that will be utilised for investing in other properties or funding future major projects.
Keysborough South Maintenance Levy	1,947	Reserved for specific maintenance expenditure relating to this area.
Spring Valley landfill rehabilitation	1,558	This reserve is for the rehabilitation of the Spring Valley landfill site.
Re-vegetation reserves	343	These funds are to meet native re-vegetation requirements on Council's reserves.
Insurance fund reserve	906	This fund has been created to meet large and unexpected policy excesses on multiple insurance claims.
Springvale Activity Precinct Parking and Development reserve	235	This reserve is to fund development in the Springvale Activity Centre.
Dandenong Activity Precinct Parking and Development reserve	1,527	This reserve is to fund development in the Dandenong Activity Centre.
General reserve (Aged Care)	1,102	Funds set aside for the aged care reforms.
Future maintenance reserve	206	Contribution funds for future works to address level crossing removal authority defects.
Total reserve funds	65,214	



Financial Report for the period 1 July 2020 – 30 June 2021

Туре	30 June 2021	Notes
Employee provisions	\$'000	
Long service leave	13,644	Funds set aside to meet long service leave commitments.
Annual leave and other	9,092	Funds set aside to meet annual leave and rostered days off (RDO) commitments.
Employee provisions	22,736	
Trust funds and deposits	\$'000	
•	+	Develop to Ototo Develop Office deviatetive
Fire services property levy (FSPL) collected and due	843	Payable to State Revenue Office – legislative requirement.
Open space contributions	698	Pending completion of works.
Landscape deposits	955	Pending completion of works.
Road deposits	532	Pending completion of works.
Other trust funds and deposits	3,434	Refundable upon finalisation of programs.
Total trust funds and deposits	6,462	
Other restricted funds	\$'000	
DCP unearned income	39,464	Pending completion of works by developers.
Other restricted funds	39,464	
Total restricted cash	133,876	



Financial Report for the period 1 July 2020 – 30 June 2021

## E. Statement of Capital Works

Total capital expenditure at 30 June 2021 was \$47.09 million. Appendix 1 contains the expenditure status of each of the approved capital projects.

The timing of cash outflows and project completion can differ for capital projects. Commentary on the status of each project with major year to date variances is provided below (i.e. variances greater than \$300,000). Please note that the variances detailed below are the total of all asset classes by capital project whereas the Capital Expenditure report details the variances separately by asset class and capital project.

A number of capital projects listed below are proposed to be carried over to the 2021-22 financial year. A total of \$16.41 million (net) in capital works has been identified as proposed carry forward commitments to 2021-22. These projects are listed in Appendix 5 – Capital and Operating Carry Over's from 2020-21 to 2021-22.

#### Plant and equipment

- 1445 Fleet Purchases (\$1.58 million favourable) Program and requirements are finalised for heavy plant, passenger vehicles, commercial vehicles and small plant. Program will see an overall savings but will not be completed until December 2021 due mainly to COVID-19 impact on the manufacturing and supply of automotive plant and equipment. There were a number of fleet items on order than have been delayed to 2021-22. The favourable variance in the fleet renewal program is also partly due to reduced utilisation of plant and equipment across the board due to COVID-19 lockdowns restricting travel distances and suspension of non-critical activities. Approximately half of this favourable variance is proposed to be carried over to 2021-22 to fund the delayed purchases.
- 3914 Asset Management System (\$915,000 favourable) The system implementation is progressing. All assets are now in Assetic. Roll out was paused to assist Finance with end of year processing. Merit integration work has been completed. IT will configure workflows as required. GIS integration is in progress. Users can go directly to Assetic to view asset information from Intramaps. This favourable variance is mainly due to \$578,000 of implementation costs being recorded in operating expenditure (instead of capital expenditure) as the expenditure was not capital in nature because this is a cloud-based asset management system. The net remaining favourable variance is proposed to be carried over to the 2021-22 financial year.

#### **Infrastructure**

- 3080 Abbotts Road DCP item L102 (\$4.70 million favourable) Delays in design led to late commencement of construction. Successful grant application allows for stage 1 and 2 of the project to be undertaken. Contract has been awarded. Current contract consists of increased scope of works which had originally been planned over two financial years. Site mobilisation has been completed and currently seeking approvals from relevant service authorities. The favourable variance is proposed to be carried over to the 2021-22 financial year.
- Springvale Road Boulevard (\$3.90 million favourable) This is a multi-year project, with delivery over multiple years. Contract has been awarded and contractor has commenced preliminary work. Council has received the approval from Department of Transport's (DoT formerly VicRoads) to commence work onsite. At this stage, DoT's memorandum of authorisation is allowed for night work (6.30pm 5.30am) only. Stage 1 public lighting decommissioning works complete and United Energy has approved progress to stage 2. Service clashes have been addressed and contract has been awarded. The favourable variance is proposed to be carried over to the 2021-22 financial year.



Financial Report for the period 1 July 2020 – 30 June 2021

- **3942 Black Spot Works Program (\$2.36 million favourable)** Project with already tight timelines suffered delays related to COVID-19. Approval has been received from DoT for these projects to extend to the end of the calendar year and maintain the approved blackspot funding. Note this bid relates to six unique projects all funded through the Federal Black Spot grant program. Clarke Road Civil Design is complete. Initial lighting assessment has been complete. Construction for this project will occur in the 2021-22 financial year. The lighting upgrade for Whitworth Avenue has been completed and contractor is expected to commence construction in September 2021. Contractor for Leige Avenue has been awarded for the lighting. Tender for David Street has closed, and construction expected to commence September 2021. Currently seeking quotes for Worsley Road for pavement repair, shoulder sealing and guard rail works. Signal design is in progress for Harold and Corrigan signals and lighting assessment has been completed. The favourable variance is proposed to be carried over to the 2021-22 financial year.
- 3753 Local Road Surface/Rehabilitation Program (\$1.66 million favourable) Road resurfacing program complete. This favourable variance is mainly attributable to \$1.32 million of the road resurfacing program being recorded in operating expenditure (instead of capital expenditure) as the expenditure was either not capital in nature (for example, patching works or works on non-Council owned assets) or it was below the relevant capitalisation threshold.
- 1629 275 Lonsdale St Dandenong-Vanity Lane (\$1.14 million favourable) This design of this project will not be fully delivered by the end of June 2021 due to impacts of COVID-19, changes to expand scope and delays encountered with the demolition process. Demolition works have commenced. The favourable variance is proposed to be carried over to the 2021-22 financial year.
- 3938 Kerb & Channel Resurfacing Program (\$1.02 million favourable) Works have commenced. Kerb and channel resurfacing program have been completed. This favourable variance is mainly attributable to \$1.14 million of the kerb and channel renewal program being recorded in operating expenditure (instead of capital expenditure) as the expenditure was either not capital in nature (for example, works on non-Council owned assets) or it was below the relevant capitalisation threshold.
- 3900 Ross Reserve Plaza/Play/Oval/Path (\$614,000 favourable) This grant funded project includes four sub-projects. The tan track and oval 1 upgrade sub-projects have been delayed until the new sports pavilion is completed as the site construction footprint is in the way of constructing the path and expanding the oval. The All Abilities Playground sub-project slowed as a result of COVID-19 restrictions and is on track to be completed by the end of August 2021. The favourable variance is proposed to be carried over to the 2021-22 financial year.
- 3849 Frederick Wachter Reserve Master Plan (\$612,000 favourable) This is a multi-year project, which required construction of the wetland element to be completed before the boardwalk could be designed and manufactured. Boardwalk currently being manufactured and scheduled to be installed in late Spring. Civil construction works completed. Tender for the boardwalk has been awarded and detailed design is currently being finalised and on ground works expected to commence in October 2021. Tender for the planting has also been awarded and the plants are currently being grown for planting in Spring. The favourable variance is proposed to be carried over to the 2021-22 financial year.
- 3944 Keysborough South Community Hub Access Road (\$584,000 favourable) Due to COVID-19 restrictions, contractors were not able to finish the scheduled work by 30 June 2021. Project is scheduled for completion by late August 2021. Main culvert works and asphalting of the road pavement are completed. Light poles have been installed. Fabrication of steel footbridge is underway. Guardrails and safety barriers to be installed in July 2021. The favourable variance is proposed to be carried over to the 2021-22 financial year.



Financial Report for the period 1 July 2020 - 30 June 2021

- **3631 Dandenong Park Master Plan (\$494,000 favourable)** This is a multi-year project with works still to be undertaken as part of the current design package include extensive garden bed planting and turf works. Garden bed planting and landscaping will be undertaken in Spring. Design for the riverside precinct in progress. Installation of new irrigation system is complete. Planning works for the next stage are underway. The favourable variance is proposed to be carried over to the 2021-22 financial year.
- Base Activity Centre Project Mason Street (\$423,000 favourable) This project includes development of a concept design for the length of Mason Street and Robinson Street between Princes Highway and Walker Street with particular focus on the area between Scott Street and Walker Street. The scope of this design work (focussing on the entirety of Mason Street) is larger than the original scope road realignment which relates to this bid. The design progressed sufficiently to complete an independent road safety audit, prior to beginning the detailed design. Unfortunately, the audit has raised several concerns which require consideration as the design is developed further, which has significantly slowed the design process. The civil concept design is progressing as the issues raised in the Road Safety Audit are being resolved. Construction is anticipated in the next financial year. The favourable variance is proposed to be carried over to the 2021-22 financial year.
- 3934 Parking Sensor Implementation (\$373,000 favourable) All sensors hardware installed and operational. \$108,000 of the favourable variance is proposed to be carried over to the 2021-22 financial year to fund monitoring costs as the next stage of the project is completed.
- 3192 Douglas Street Streetscape (\$329,000 unfavourable) Relates to early expenditure on a 2021-22 capital project budget due to grant funding received. Construction of Stage 1 completed June 2021. The full amount of grant funding was not yet received at 30 June 2021 and was unable to be fully recognised as the performance obligations of the project were only partially satisfied at 30 June 2021. This expenditure and the grant funding are budgeted in 2021-22, therefore, they will be adjusted down in the 2021-22 Mid-Year Budget to the extent of expenditure and grant income recognised in 2020-21.

#### **Property**

- 3548 Keysborough South Community Hub Development (\$3.17 million favourable) The project design period has been extended due to the scope/design changes. The detailed design and tender package is currently being finalised. The favourable variance is proposed to be carried over to the 2021-22 financial year.
- **3906** Greater Dandenong Gallery of Art (\$2.51 million favourable) The project program has been extended due to latent conditions and additional works. Construction works are in progress. Expected completion date is late-October 2021. The favourable variance is proposed to be carried over to the 2021-22 financial year.
- **3949** NPAC Redevelopment (\$2.33 million favourable) This multi-year project is under construction and will be completed next financial year. Works have commenced. The favourable variance is proposed to be carried over to the 2021-22 financial year.
- **3219** Thomas Carroll Pavilion (\$2.29 million unfavourable) Multi-year project demolition of the north section of the pavilion is underway, works to be complete July 2021. The tender evaluation process to appoint a construction company is also in progress. The favourable variance is proposed to be carried over to the 2021-22 financial year.



Financial Report for the period 1 July 2020 - 30 June 2021

- **3974 Dandenong Oasis Replacement (\$1.67 million favourable)** Multi-year project. Stage 1 of the precinct plan is complete with Council endorsing Cleeland Street as the location for the new aquatic facility. A principal design consultant has been engaged and the design commenced in May 2021. The new Aquatic and Wellbeing facility is expected to be completed by early 2025. The favourable variance is proposed to be carried over to the 2021-22 financial year.
- 3452 114 Hanna Street, Noble Park (\$1.51 million unfavourable) Land purchase for open space purposes not included in the Mid-Year Budget and funded from the Open Space Acquisitions reserve.
- 3902 Ross Reserve Pavilion (\$532,000 favourable) Project delayed due to COVID-19 impacts. Currently finalising infrastructure offers from both South East Water (additional water tapping) and United Energy (New Substation), ground works (reinforcement mesh and set downs progressing at pace), concrete slab ready for pouring, head contractor has flagged several supply issues due the COVID-19 and other local and world factors, mainly steel and timber shortages. Currently working on alternative for framing timber and additional suppliers for other time critical items. The favourable variance is proposed to be carried over to the 2021-22 financial year.
- 3641 Police Paddocks Reserve Grandstand (\$435,000 favourable) Project is grant funded and there was a shortfall in available funding. Scope was reduced and required government approval has now been obtained. Works have not yet commenced. The favourable variance is proposed to be carried over to the 2021-22 financial year.
- **3989** DCP 875 Taylors Road (LRO6b) (\$391,000 favourable) This project has been finalised. The required DCP land purchase occurred; however, it has been accounted for as a contribution expense.
- 3547 George Andrews Reserve Building Modification (\$328,000 favourable) Project was put on hold to allow further advice to be sought with respect to procurement. The favourable variance is proposed to be carried over to the 2021-22 financial year.

#### General

 0000 Not Applicable (\$1.40 million unfavourable) – Relates to items that have been transferred from operating because they meet the asset capitalisation criteria. For instance, building and road works allocated to operating but assessed as being capital in nature. Offset by favourable variance in operating expenditure in these areas.



Financial Report for the period 1 July 2020 – 30 June 2021



# Capital Expenditure



Financial Report for the period 1 July 2020 – 30 June 2021

# **CIP Expenditure Report**

			FULL	YEAR		
	ACTUAL	MID YEAR BUDGET	VARIANCE	FORECAST	FORECAST vs ACTUAL	ORIGINAL BUDGET
	s	s	s	s	VARIANCE \$	s
	Ψ	Ŷ	Ŷ	Ψ	Ψ	Ψ
PROPERTY						
Buildings						
0000. Not Applicable	27,518	-	(27,518)	-	(27,518)	-
3043. Springvale Community Precinct	2,030,311	2,221,060	190,749	2,221,060	190,749	500,000
3219. Thomas Carroll Pavilion	155,860	2,450,475	2,294,615	2,450,475	2,294,615	-
3362. Springvale City Hall	-	25,000	25,000	-	-	25,000
3547. George Andrews Reserve-Bld Modific.	1,565	330,000	328,435	330,000	328,435	330,000
3548. Keysborough South Community Hub Dev	446,643	3,612,121	3,165,478	2,971,053	2,524,410	2,575,108
3792. Dandenong Mkt Back of House-Coolrm	753,354	720,876	(32,478)	720,876	(32,478)	580,000
3793. Dandenong Market Utility Srv Infra	· -	100,000	100,000	100,000	100,000	100,000
3802. Building Energy Efficiency Program	90.891	-	(90,891)	-	(90,891)	-
3805. Municipal Early Years Infrast. Plan	1,333	60,164	58,831	60,164	58,831	-
3813. Shalimar Kindergarten MCH	2,825	-	(2,825)	-	(2,825)	-
3814. D'nong Nth Senior Citizen Ctr Latha	2,020	1,500	1,500	1,500	1,500	
3873. Building Renewal Prg DDA	- 600	45.000	44.400	45.000	44,400	45.000
		- 1	,		,	- 1
3874. Building Renewal Prg HVAC	128,939	310,000	181,061	310,000	181,061	310,000
3876. Building Renewal Prg Bathroom	187,109	115,000	(72,109)	115,000	(72,109)	115,000
3877. Building Renewal Prg Flooring	180,011	122,000	(58,011)	122,000	(58,011)	122,000
3878. Building Renewal Prg Lift Refurb.	41,910	28,375	(13,535)	28,375	(13,535)	
3879. Building Renewal Prg Minor Works	105,387	45,000	(60,387)	45,000	(60,387)	45,000
3880. Building Renewal Prg Roof	59,410	125,000	65,590	125,000	65,590	275,000
3883. Building Renewal Prg Kitchen & Eq	204,436	224,300	19,864	224,300	19,864	224,300
3902. Ross Reserve Pavilion	1,505,552	1,992,500	486,948	1,992,500	486,948	2,000,000
3904. Building Renewal Prg Theatre	452,238	576,000	123,762	576,000	123,762	576,000
3906. Greater D'nong Gallery of Art	3,932,187	6,437,493	2,505,306	6,437,493	2,505,306	1,500,000
3908. Oasis/NPAC Design Dev't	189,733	178,067	(11,666)	178,067	(11,666)	-
3945. CCTV Renewal Program	34,516	30,000	(4,516)	30,000	(4,516)	30,000
3946. Building Renewal PrgAquatic & Lei	493,961	558,000	64,039	558,000	64,039	558,000
3947. Building Renewal Prg Project	20,020	150,000	129,980	150,000	129,980	150,000
3948. D'nong Mkt (Fruit & Veg) Floor&Roof	18,360	130,000	111.640	130,000	111,640	130,000
3949. NPAC Redevelopment	674,797	3,000,000	2,325,203	3,000,000	2,325,203	-
3950. Robert Booth Baseball Design&Constr	30,789	20.000	(10,789)	20.000	(10,789)	20.000
3951. Ross Res P/grnd-Change Plc Toilet	196,445	300,000	103,555	300,000	103,555	300,000
3952. S/Vale Library/Civic-Storage&Equip	4,545	100,000	95,455	100,000	95,455	100,000
3953. Balmoral Ave Car Park	44,020	57,207	13,187	57,207	13,187	400,000
	44,020	57,207	13,107	57,207	13,107	
3972. Local Roads Community Infras. Prog.	202.059	1 070 000	1 667 040	1 070 000	1 667 042	500,000
3974. Dandenong Oasis Replacement	302,058	1,970,000	1,667,942	1,970,000	1,667,942	2,000,000
Leasehold Improvements						
0000. Not Applicable	89,124	-	(89,124)	-	(89,124)	-
3941. Police Paddocks Res. Grandstand	· -	434,860	434,860	434,860	434,860	-
3954. Police Paddocks Changerooms	81,653	102,385	20,732	102,385	20,732	202,385
Land						
3396. 2A Frank St Noble Park	1,380,000	1,404,457	24,457	1,404,457	24,457	
	1,125,000		24,437	1,404,457	24,437	-
3444. 3-Way Land Swap-Dev't Vic		1,125,000	-		-	-
3452. 114 Hanna St, Noble Park	1,506,480	-	(1,506,480)	1,510,000	3,520	-
3975. 86-88 Clow St Dandenong	2,625,000	2,669,526	44,526	2,669,526	44,526	-
3976. 218 Railway Parade Noble Park	950,000	950,000	-	950,000	-	-
3989. DCP - 875 Taylors Road (LRO6b)	5,744	396,932	391,188	396,932	391,188	-
Total property	20,080,326	33,118,298	13,037,972	33,962,230	13,881,904	13,712,793



Financial Report for the period 1 July 2020 – 30 June 2021

# **CIP Expenditure Report**

				YEAR		
	ACTUAL	MID YEAR	VARIANCE	FORECAST	FORECAST	ORIGINA
		BUDGET			VS ACTUAL	BUDGE
	\$	\$	\$	\$	\$	\$
PLANT AND EQUIPMENT						
Plant, machinery and equipment						
0000. Not Applicable	27.808	_	(27,808)	_	(27,808)	_
1445. Fleet Purchases	1.169.188	2.746.410	1,577,222	2,746,410	1,577,222	2.662.41
1447. Fleet New Program	-	160.000	160.000	160.000	160.000	244,00
3449. TAC Road Safety Trailer	17,510	-	(17,510)	17,155	(355)	- 244,00
Library books						
3104. Library Resources	695,276	849,560	154,284	849,560	154,284	859,56
Computers and telecommunications						
0000. Not Applicable	188.467	-	(188,467)	-	(188,467)	-
3827. Increase Wi-Fi Cover-Various Locatn	9,608	20,000	10,392	20,000	10,392	20,00
3902. Ross Reserve Pavilion	-	45,000	45,000	45,000	45,000	
3911. Dandenong Stadium Wi-Fi	3,122	10,000	6.878	10,000	6.878	10.00
3913. People Counters Installation	3,045	-	(3,045)	-	(3,045)	
3914. Asset Management System	-	915,258	915,258	915,258	915,258	216,61
3918. Drum Theatre Ticketing System	137,161	137,161	-	137,161	-	,.
3919. Digital Infrastructure (Website)	7,906	100,000	92.095	100,000	92.095	100.00
3956. 39A Clow-Security Eq,Software&Radio	11,800	15,000	3,200	15,000	3,200	15,00
3957. Audio Visual Equipment Renewal	23,634	25,000	1,366	25,000	1,366	25,00
3958. D'nong Civic Ctr-Security Eg&S'ware	110,000	110,000	1,500	110,000	1,500	110,00
3959. Emergency Relief Centres-Equipment	35,197	60,000	24,803	60,000	24,803	60,00
3960. Menzies Ave CCTV	20,000	20,000	-	20,000	-	20,00
	20,000	20,000		20,000		20,00
Fixtures, fittings and furniture 0000. Not Applicable	7,050		(7,050)	_	(7,050)	
3314. Public hall equipment	159,063	400,000	240,937	400,000	240,937	400.00
3952. S/Vale Library/Civic-Storage&Equip	8,450	10.000	1,550	10.000	1.550	400,00
3955. MCH Blinds-Chandler & Darren Reserv	7,575	16,000	8,425	16,000	8,425	16,00
Total plant and equipment	2,641,862	5,639,389	2,997,527	5,656,544	3,014,682	4,768,58
						, ,
NFRASTRUCTURE Parks, open space and streetscapes						
2000. Not Applicable	111,054		(111,054)		(111,054)	
1629. 275 Lonsdale St Dnong-Vanity Lane	64,501	- 1,175,000	1,110,499	1,175,000	1,110,499	1,175,00
1747. Barry Powell Reserve Master Plan	3,105	99,049	95,944	99,049	95,944	1,175,00
1747. Barry Fowen Reserve Master Plan	14,294	38,724	24,430	38,724	24,430	-
1740. Spring valley Reserve Master Flah 1761. 6-8 Fifth Ave - Reserve Development	97.823	100.000	24,430	100.000	24,430	100.00
1762. 90 Gove St - Reserve Development	95.884	100,000	4,116	100,000	4,116	100,00
1796. Wal Turner Reserve Master Plan	443,099	383,591	(59,508)	383,591	(59,508)	100,00
1818. Safety, Security & Space Activation	443,099	303,391	(39,300)	17.270	17.270	-
2117. 89 Douglas Street Noble Park	- 75,638	80,000	4,362	80,000	4,362	- 80,00
2126. Herbert St Pocket Park	1,412	80,000	(1,412)	275,000	273,588	00,00
3065. Public Place Recycling Bin Instal.	37,189	- 39.192	2,003	39.192	2/3,588	
3141. Thomas St Precinct Enhance(Afghan)	37,109	17,511	17,511	17,511	17,511	-
3192. Douglas St Streetscape	333,488	4,000	(329,488)	4,000	(329,488)	-
3248. DCP Keysb. Sth Industrial Buffer	98.581	109.229	10,648	109.229	10.648	-
3272. Indigenous Public Art SCP	29,985	61,000	31,015	61,000	31,015	-
JZIZ. INVIGENUUS FUDILE ALLOUF	102,094	60,000	(42,094)	60,000	(42,094)	-
		500,000	(42,094) (11,253)	500,000	(42,094) (11,253)	-
3438. Hemmings St N'hood Act Ctr			(11,203)			-
3438. Hemmings St N'hood Act Ctr 3439. LRCI-Ross Reserve Stage 2	511,253		(4 547)			
3438. Hemmings St N'hood Act Ctr 3439. LRCI-Ross Reserve Stage 2 3440. LRCI-Warner Reserve	511,253 201,517	200,000	(1,517)	200,000	(1,517)	150.00
3438. Hemmings St N'hood Act Ctr 3439. LRCI-Ross Reserve Stage 2 3440. LRCI-Warner Reserve 3454. Dogs off leash program	511,253 201,517 118,073	200,000 150,000	31,927	150,000	31,927	150,00
3438. Hemmings St N'hood Act Ctr 3439. LRCI-Ross Reserve Stage 2 3440. LRCI-Warner Reserve 3454. Dogs off leash program 3490. Springvale Road Boulevard	511,253 201,517 118,073 170,856	200,000 150,000 4,069,601	31,927 3,898,745	150,000 4,069,601	31,927 3,898,745	-
3438. Hemmings St N'hood Act Ctr 3439. LRCI-Ross Reserve Stage 2 3440. LRCI-Warner Reserve 3454. Dogs off leash program 3490. Springvale Road Boulevard 3631. Dandenong Park Master Plan	511,253 201,517 118,073 170,856 1,706,475	200,000 150,000 4,069,601 2,200,915	31,927 3,898,745 494,440	150,000 4,069,601 2,200,915	31,927 3,898,745 494,440	-
3438. Hemmings St N'hood Act Ctr 3439. LRCI-Ross Reserve Stage 2 3440. LRCI-Warner Reserve 3454. Dogs off leash program 3490. Springvale Road Boulevard 3631. Dandenong Park Master Plan 3714. Tirhatuan Park Dog Off Leash 3747. Streetscapes - Activity Centres	511,253 201,517 118,073 170,856	200,000 150,000 4,069,601	31,927 3,898,745	150,000 4,069,601	31,927 3,898,745	150,00 - 1,000,00 - 50,00



Financial Report for the period 1 July 2020 – 30 June 2021

# **CIP Expenditure Report**

				YEAR		
	ACTUAL	MID YEAR	VARIANCE	FORECAST	FORECAST	ORIGINA
		BUDGET			VS ACTUAL	BUDGE
	\$	\$	\$	\$	\$	\$
3848. LRCI Hemmings SC Streetscape	388,170	417,807	29,637	417,807	29,637	100,00
8849. Frederick Wachter Res. Master Plan	698,318	1,310,626	612,308	1,310,626	612,308	510,00
3853. Parkfield Res. Master Plan Impl.	759,077	894,901	135,824	894,901	135,824	1,050,00
3854. Burden Park Res. Master Plan Imp.	792.322	787,104	(5,218)	787,104	(5,218)	20,00
3900. Ross Reserve Plaza/Play/Oval/Path	20,958	535,755	514,797	535,755	514,797	-
3929. Act Crt Strat Plan Imp - D'nong	393,633	443,393	49,760	443,393	49,760	-
3930. Act Crt Strat Plan Imp - NPark	13,565	50,000	36,435	50,000	36,435	-
3931. Guardrail Upgrade Program	8,670	8,670	-	8,670	-	-
3932. Open Space Infra Renewal Prg	145,494	160,000	14,506	160,000	14,506	160,00
3933. Sports Lighting Plan Imp.	248,005	400.000	151,995	400.000	151,995	-
3934. Parking Sensor Implementation	171,605	344,508	172,903	344,508	172,903	-
3940. Ross Reserve Comm Ctr Car Park	521,845	499,452	(22,393)	499,452	(22,393)	-
3943. Keysb Sth Comm Hub Dog Off Leash	51.075	62,938	11.863	62,938	11.863	-
3967. D'nong Act Ctr- Streetscape	23,055	25,000	1,945	25,000	1,945	25,00
3968. Norman Luth Reserve Lighting	377,422	376,365	(1,057)	376,365	(1,057)	376,36
3969. Thomas Carroll-Cricket/Play/Light	18.000	15.000	(3,000)	15,000	(3,000)	15,00
3970. Alan Corrigan Exercise Equipment	57,466	60,000	2,534	60,000	2,534	60,00
3971. D'nong/D'nong Nth-Sensory Nature Tr	-		_,		_,	100,00
3973. Signage Renewal Program	76,316	110,000	33,684	110,000	33,684	110,00
Recreational, leisure and community facilities						
0000. Not Applicable	219,126		(219,126)		(219,126)	
3209. Active Reserves Program	296,898	335,000	38,102	335,000	38,102	335,00
3442. Noble Park Revitalisation	208,395	190,000	(18,395)	190,000	(18,395)	-
3518. Harmony Square Entrance Protection	10,000	30,000	20,000	30,000	20,000	-
3794. Tatterson Park Masterplan	451,214	435,671	(15,543)	435,671	(15,543)	-
3837. Greaves Res. Tennis Court Resurf.	86,339	95,276	8,937	95,276	8,937	-
3900. Ross Reserve Plaza/Play/Oval/Path	1,899,091	1,998,252	99,161	1,998,252	99,161	-
3963. lan Tatterson Leisure Park Cricket	35,465	30,000	(5,465)	30,000	(5,465)	60,00
3964. Warner Reserve Recreation Space	176,710	175,450	(1,260)	175,450	(1,260)	350,90
3965. Red Gum Rest - Shade	123,542	120,000	(3,542)	120,000	(3,542)	120,00
3966. Tirhatuan Park - Basketball Court	4,700	4,700	-	4,700	10 555	175,00
3969. Thomas Carroll-Cricket/Play/Light	163,445	180,000	16,555	180,000	16,555	430,00
Roads						
0000. Not Applicable	203,447	-	(203,447)	-	(203,447)	-
1629. 275 Lonsdale St Dnong-Vanity Lane	60,477	90,000	29,523	90,000	29,523	-
3080. Abbotts Road DCP item L102	111,060	4,806,087	4,695,027	4,806,087	4,695,027	4,806,08
3231. Local Road Upgrade & Reconstruction	15,727	165,133	149,406	165,133	149,406	-
3373. Municipal wide, Kerb and Channel	204,512	350,000	145,488	350,000	145,488	500,00
3418. Municipal Wide,LATM Program	348,494	450,000	101,506	450,000	101,506	450,00
3752. Local Road Rehab.Prg-Implement R2R	463,760	507,817	44,057	507,817	44,057	507,81
3753. Local Road Surf./Rehabit. Prg.	2,338,338	4,000,000	1,661,662	4,000,000	1,661,662	5,250,00
3828. Activity Centre Proj. Mason St	65,927	488,779	422,852	488,779	422,852	-
3923. Cheltenham Rd/Chandler Rd	214,275	241,666	27,391	241,666	27,391	-
3934. Parking Sensor Implementation	-	200,000	200,000	200,000	200,000	200,00
3938. Kerb & Channel Resurfacing Program	1,980,611	3,000,000	1,019,389	3,000,000	1,019,389	1,750,00
3942. Black Spot Works Program	321,755	2,681,676	2,359,921	2,681,676	2,359,921	-
3944. Keysb Sth Comm Hub Access Road	1,392,877	1,977,002	584,125	1,977,002	584,125	2,000,00
3961. Road Reconst Program - Geotechnical	-	50,000	50,000	50,000	50,000	50,00
3962. Bakers Road Service Road	-	-	-	-	-	180,00
3972. Local Roads Community Infras. Prog.	-	-	-	_	-	517,80
3990. DCP - Chapel Rd Upg & Traffic Lght	224,772	156,237	(68,535)	156,237	(68,535)	
3992. DCP - Perry Road South Upgrade	11,669		(11,669)		(11,669)	



Financial Report for the period 1 July 2020 – 30 June 2021

# **CIP Expenditure Report**

			FULL	YEAR		
	ACTUAL	MID YEAR BUDGET	VARIANCE	FORECAST	FORECAST vs ACTUAL VARIANCE	ORIGINAL BUDGET
	\$	\$	\$	\$	\$	\$
Bridges						
0000. Not Applicable	9.797	-	(9,797)	-	(9,797)	-
3185. Municipal Wide - Bridges	-	-	-	-	-	100,000
Footpath and cycleways						
0000. Not Applicable	173,510	-	(173,510)	-	(173,510)	-
3174. Active Transport Infra. Priority Pat	24,653	200,000	175,347	200,000	175,347	200,000
3355. Municipal Wide-Footpath Renewal	829,333	1,000,000	170,667	1,000,000	170,667	1,400,000
Off street car parks						
3794. Tatterson Park Masterplan	1,334,937	1,648,918	313,981	1,648,918	313,981	-
3901. Ross Reserve Access Road	94,346	174,717	80,371	174,717	80,371	-
3937. Car Park Renewal Program	56,607	153,645	97,038	153,645	97,038	-
Drainage						
0000. Not Applicable	339.626	-	(339.626)	_	(339,626)	-
3019. Major Drainage Renewal Prg.	172,774	410,000	237,226	410,000	237,226	410,000
3129. Drainage program	285,999	384,770	98,771	384,770	98,771	-
3939. Drainage Reactive Renewal Program	246,695	250,000	3,305	250,000	3,305	250,000
Total infrastructure	24,370,824	43,073,627	18,702,803	43,365,897	18,995,074	25,223,976
GRAND TOTAL	47,093,011	81,831,314	34,738,303	82,984,671	35,891,660	43,705,351



Financial Report for the period 1 July 2020 – 30 June 2021

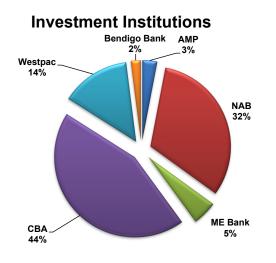
# **Appendix 2**

# Investment Analysis

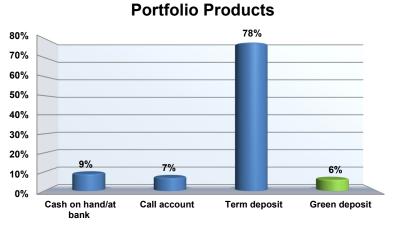


Financial Report for the period 1 July 2020 – 30 June 2021

# **Cash and Investments**



Policy limit - no single institution shall comprise more than 35% of the total investment portfolio, unless the investment is with Council's banker.

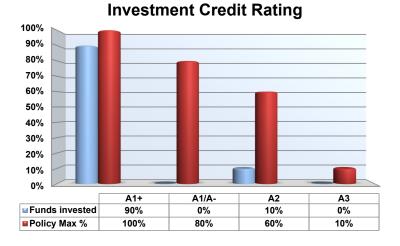


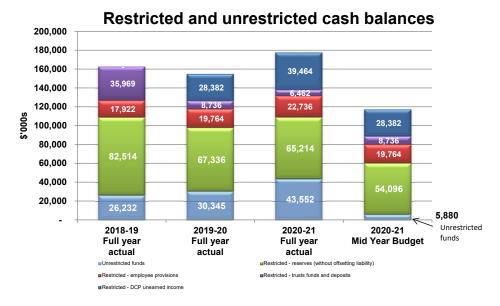
**Note: Green deposit**: 6% (or \$10.10 million) was invested at 30 June 2021. These investments are certified against Climate Bonds Initiative – Climate Bonds Standard, the same certification as green bonds.



Financial Report for the period 1 July 2020 – 30 June 2021

# **Cash and Investments**



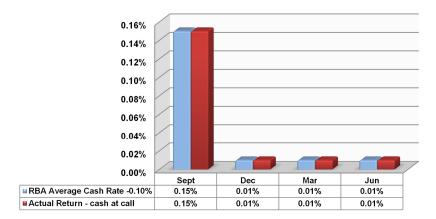


Note - DCP unearned income was previously classified in trust funds and deposits (2018-19 and prior).

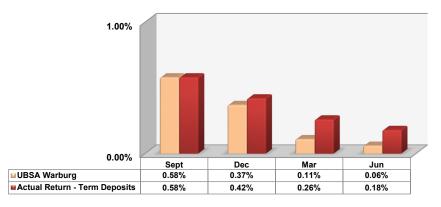


Financial Report for the period 1 July 2020 – 30 June 2021

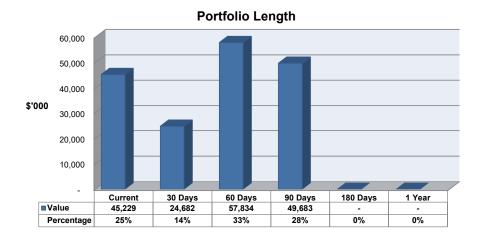
# **Benchmark Indicator - Cash at Call**



# **Benchmark Indicator - Term/Green Deposits**









Financial Report for the period 1 July 2020 – 30 June 2021



# Directorate Analysis



Financial Report for the period 1 July 2020 – 30 June 2021

# **Total Operating Results**

# CGD BY DIRECTORATE

			FULL	YEAR		
	ACTUAL \$'000	MID YEAR BUDGET \$'000	VARIANCE \$'000	FORECAST \$'000	FORECAST vs ACTUAL VARIANCE \$'000	ANNUAL ORIGINAL BUDGE1 \$'000
	<i>\</i>	÷ 000	φ 000	¢ 000	¢ 000	φ 000
Income						
Chief Executive Office	-	-	-	-	-	
Greater Dandenong Business	1,304	795	509	939	365	196
Corporate Services	2,302	2,131	171	2,035	267	2,691
Engineering Services	27,407	27,246	161	26,571	836	24,776
City Planning Design and Amenity	10,612	10,734	(122)	10,148	464	13,218
Community Services	22,358	20,338	2,020	20,989	1,369	20,602
Non-Directorate (a)	156,396	159,141	(2,745)	159,745	(3,349)	160,898
Capital Works Program	7,273	15,937	(8,664)	16,546	(9,273)	4,154
Total income	227,652	236,322	(8,670)	236,973	(9,321)	226,535
Expenses						
Chief Executive Office	644	788	144	779	135	788
Greater Dandenong Business	4,082	5.209	1,127	5.194	1,112	4,299
Corporate Services	20,899	22.858	1.959	21,759	860	23,280
Engineering Services	65,096	69,150	4,054	68,782	3,686	64,63
City Planning Design and Amenity	16,630	18,498	1,868	17,629	999	18,256
Community Services	46,889	52,162	5,273	52,815	5,926	47,828
Non-Directorate (a)	51,845	44,667	(7,178)	46,318	(5,527)	37,689
Capital Works Program	5,187	-	(5,187)	-	(5,187)	
Total expenses	211,272	213,332	2,060	213,276	2,004	196,77
Net surplus (deficit)	16,380	22,990	(6,610)	23,697	(7,317)	29,758

(a) Non Directorate includes non-attributable items such as rates income, developer's contributions, interest income, non-monetary assets, finance costs and depreciation.

(b) Total income and total expenditure may differ to the operating result on the previous page due to the treatment of proceeds from asset sales and associated written down value.



Financial Report for the period 1 July 2020 - 30 June 2021

# **CEO DIRECTORATE**

### **OPERATING RESULT**

				FULL	YEAR		
	_					FORECAST	ANNUAL
			MID YEAR			vs ACTUAL	ORIGINAL
		ACTUAL	BUDGET	VARIANCE	FORECAST	VARIANCE	BUDGET
	Note	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Income							
Other income		-	-	-	-	-	-
Total income		-	-	-	-	-	-
Expenses							
Employee costs		590	586	(4)	586	(4)	586
Materials and services		54	96	42	89	35	96
Other expenses	1	-	106	106	104	104	106
Total expenses		644	788	144	779	135	788
Net surplus (deficit)		(644)	(788)	144	(779)	135	(788)

## **BUSINESS UNITS**

				FULL	YEAR		
	Note	ACTUAL \$'000	MID YEAR BUDGET \$'000	VARIANCE \$'000	FORECAST \$'000	FORECAST vs ACTUAL VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
CEO		-	-	-	-	-	-
Total income		-	-	-	-	-	-
Expenses							
CEO		644	788	144	779	135	788
Total expenses		644	788	144	779	135	788
Net surplus (deficit)		(644)	(788)	144	(779)	135	(788)

### **Expenditure**

Note 1 Other expenses (\$106,000 favourable) – Favourable variance due to contribution for City Deals rebrand/narrative work of \$100,000 to South East Melbourne Incorporated no longer required.



Financial Report for the period 1 July 2020 - 30 June 2021

# **GREATER DANDENONG BUSINESS GROUP**

### **OPERATING RESULT**

				FULL	. YEAR		
	- Note	ACTUAL \$'000	MID YEAR BUDGET \$'000	VARIANCE \$'000	FORECAST \$'000	FORECAST vs ACTUAL VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
User fees		-	6	(6)	6	(6)	6
Grants - operating	2	1,144	680	464	790	354	-
Other income	3	160	109	51	143	17	190
Total income		1,304	795	509	939	365	196
Expenses							
Employee costs	4	2,684	2,789	105	2,745	61	2,806
Materials and services	5	1,360	1,977	617	2,025	665	1,365
Other expenses	6	38	443	405	424	386	128
Total expenses		4,082	5,209	1,127	5,194	1,112	4,299
Net surplus (deficit)		(2,778)	(4,414)	1,636	(4,255)	1,477	(4,103)

# **BUSINESS UNITS**

			FULL	YEAR		
		MID YEAR			FORECAST vs ACTUAL	ANNUAL ORIGINAL
	ACTUAL	BUDGET	VARIANCE	FORECAST	VARIANCE	BUDGET
Note	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
1						
Income						
Greater Dandenong Business Executive	-	-	-	-	-	(1)
Business Networks	496	204	292	180	316	50
Activity Centres Revitalisation	500	506	(6)	616	(116)	6
Major Projects	195	79	116	141	54	135
Economic Development	113	6	107	2	111	6
Total income	1,304	795	509	939	365	196
Expenses						
Greater Dandenong Business Executive	387	420	33	415	28	424
Business Networks	908	1,014	106	962	54	747
Activity Centres Revitalisation	1,162	1.871	709	1.953	791	1,102
Major Projects	553	494	(59)	557	4	550
Economic Development	1,072	1,410	338	1,307	235	1,476
Total expenses	4,082	5,209	1,127	5,194	1,112	4,299
Net surplus (deficit)	(2,778)	(4,414)	1,636	(4,255)	1,477	(4,103)



Financial Report for the period 1 July 2020 - 30 June 2021

#### **Greater Dandenong Business**

#### <u>Income</u>

**Note 2** Grants - operating (\$464,000 favourable) – The favourable variance is due to receipt of unbudgeted grant income for Strengthening Pathways to Economic Participation (Business Networks \$124,000), Central Dandenong Development Facilitation Study (Economic Development \$110,000) and Dandenong Sports Events Business Plan (Major Projects \$50,000) and extension of Community Revitalisation Project (\$180,000). These grants will be carried over to 2021-22 – see Appendix 5.

**Note 3** Other income (\$51,000 favourable) – The favourable variance is due to extension of salary recovery for City Deals secondment (Major Projects \$66,000). The secondment has since concluded on 2 July 2021.

#### Expenditure

**Note 4** Employee costs (\$105,000 favourable) – The favourable variance is due to vacant positions and a delay in recruitment (Economic Development \$136,000 and Place Making and Revitalisation \$26,000), partly offset by second year extension of the City Deals secondment position (Major Projects \$61,000).

**Note 5 Materials and services (\$617,000 favourable)** – Favourable variance due to delay in receipt of invoices and commencement of projects (Indian Cultural Precinct \$212,000, Economic Development \$198,000, Business Networks \$99,000, Outdoor Eating and Entertainment \$86,000, Place Making and Revitalisation \$36,000 and Business Engineering and Major Projects Executive \$24,000).

This favourable variance is partly offset by higher expenditure for professional services (Community Revitalisation Project \$45,000 and Major Projects \$7,000).

**Note 6 Other expenses (\$405,000 favourable)** – Favourable variance due to delay in commencement of projects (Outdoor Eating and Entertainment \$328,000, Indian Cultural Precinct \$53,000 and Business Networks \$37,000).



Financial Report for the period 1 July 2020 - 30 June 2021

# CORPORATE SERVICES DIRECTORATE

# **OPERATING RESULT**

				FULL	YEAR		
	- Note	ACTUAL \$'000	MID YEAR BUDGET \$'000	VARIANCE \$'000	FORECAST \$'000	FORECAST vs ACTUAL VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Statutory fees and fines		106	111	(5)	101	5	111
User fees		8	21	(13)	2	6	21
Grants - operating	7	259	40	219	72	187	1
Other income		1,929	1,959	(30)	1,860	69	2,558
Total income		2,302	2,131	171	2,035	267	2,691
Expenses							
Employee costs	8	13,381	14,063	682	13,547	166	14,134
Materials and services	9	6,440	7,518	1,078	7,046	606	7,479
Bad and doubtful debts		1	-	(1)	-	(1)	-
Other expenses	10	1,077	1,277	200	1,166	89	1,667
Total expenses		20,899	22,858	1,959	21,759	860	23,280
Net surplus (deficit)		(18,597)	(20,727)	2,130	(19,724)	1,127	(20,589)

# **BUSINESS UNITS**

			FULI	. YEAR		
					FORECAST	ANNUAL
		MID YEAR			vs ACTUAL	ORIGINAL
	ACTUAL	BUDGET	VARIANCE	FORECAST	VARIANCE	BUDGET
Note	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Income						
Corporate Services Executive			-			
Communications and Customer Service	193	197	(4)	73	120	559
Governance	1,530	1,511	19	1,508	22	1,748
Information Technology	3	.,0.1	.0	1,000	3	.,
Financial Services	158	363	(205)	354	(196)	363
People and Procurement Services	418	60	358	100	318	21
Total income	2,302	2,131	171	2,035	267	2,691
Expenses						
Corporate Services Executive	528	598	70	596	68	609
Communications and Customer Service	5,063	5,715	652	5,141	78	6,188
Governance	2,752	3,175	423	3,013	261	3,248
Information Technology	4,811	5,092	281	5,042	231	5,186
Financial Services	2,596	2,878	282	2,867	271	2,889
People and Procurement Services	5,149	5,400	251	5,100	(49)	5,160
Total expenses	20,899	22,858	1,959	21,759	860	23,280
Net surplus (deficit)	(18,597)	(20,727)	2,130	(19,724)	1,127	(20,589)



Financial Report for the period 1 July 2020 – 30 June 2021

#### **Corporate Services Directorate**

#### <u>Income</u>

**Note 7** Grants - operating (\$219,000 favourable) – Favourable variance due to receipt of unbudgeted grants for COVID-19 Business and Hospitality Relief, COVID-19 Relief Program and COVID-19 CALD (Culturally and Linguistically Diverse) Networks (Emergency Management Grants \$235,000). This grant funding will be offset by associated expenditure and any unspent funding at 30 June 2021 is proposed to be carried forward to the 2021-22 financial year.

#### Expenditure

**Note 8** Employee costs (\$682,000 favourable) – The favourable variance is primarily due to vacant positions and a reduction in the use of casual staff, training and overtime (Civic Facilities \$244,000, Call and Service Centres \$160,000, Records Management \$61,000, Financial Services \$32,000 and Southern Screen \$31,000), lower than anticipated corporate training and Occupational, Health and Safety (OHS) program costs (Organisational Development Executive \$110,000) combined with reduced hours for staff (Governance \$48,000).

This favourable variance is partly offset by an unbudgeted position (Emergency Management Grants \$16,000) which is grant funded and the phased retirement of a staff member (Property Revenue \$12,000).

**Note 9 Materials and services (\$1.08 million favourable)** – Favourable variance due to delay in commencement of projects and lower than anticipated software maintenance, application support, printing and stationery, postage, storage, subscriptions, professional services and insurance claims (Organisational Development Executive \$146,000, Technical Services \$145,000, Business Systems \$130,000, Property Management Administration \$108,000, Records Management \$67,000, Members of Council \$66,000, Civic Facilities \$59,000, OHS \$54,000, Property Revenue \$49,000, Financial Services \$36,000, Jan Wilson Community Centre \$35,000 Print Shop \$18,000, Communications and Customer Service Executive \$17,000, Senior Citizen Facilities \$16,000, Paddy O'Donoghue Centre \$13,000, Southern Screen \$11,000 and The Castle \$10,000).

Additionally, no outstanding rate recovery costs (recoverable) were incurred in 2020-21 due to COVID-19 (matched by lower recovery income) (Property Revenue \$175,000).

This favourable variance is partly offset by higher than anticipated emergency relief costs, which were mostly recoverable (Emergency Management \$45,000), professional services (Dandenong Market \$42,000) and insurance claims (Risk Management \$12,000).

**Note 10** Other expenses (\$200,000 favourable) – Favourable variance mainly due to a saving in Council's contribution to the Dandenong Night Market which did not occur due to the COVID-19 pandemic (Dandenong Market \$87,000) combined with lower audit and administration costs (Corporate Services Executive \$69,000 and Members of Council \$28,000).



Financial Report for the period 1 July 2020 - 30 June 2021

# ENGINEERING SERVICES DIRECTORATE

## **OPERATING RESULT**

				FULL	_ YEAR		
	Note	ACTUAL \$'000	MID YEAR BUDGET \$'000	VARIANCE \$'000	FORECAST \$'000	FORECAST vs ACTUAL VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Rates and charges	11	22,495	22,438	57	22,438	57	22,438
Statutory fees and fines	12	285	215	70	250	35	413
User fees	13	550	607	(57)	607	(57)	607
Grants - operating	14	447	290	157	466	(19)	15
Contributions - monetary		4	-	4	1	3	-
Asset sales	15	495	686	(191)	526	(31)	686
Other income	16	3,131	3,010	121	2,283	848	617
Total income		27,407	27,246	161	26,571	836	24,776
Expenses							
Employee costs	17	18,335	18,621	286	18,887	552	18,082
Materials and services	18	46,174	49,810	3,636	49,256	3,082	46,131
Bad and doubtful debts		-	-	-	-	-	-
Carrying amount of assets sold	19	128	309	181	237	109	309
Other expenses		459	410	(49)	402	(57)	115
Total expenses		65,096	69,150	4,054	68,782	3,686	64,637
Net surplus (deficit)		(37,689)	(41,904)	4,215	(42,211)	4,522	(39,861)

# **BUSINESS UNITS**

				FULL	. YEAR	AR			
	Note	ACTUAL \$'000	MID YEAR BUDGET \$'000	VARIANCE \$'000	FORECAST \$'000	FORECAST vs ACTUAL VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000		
Income									
Engineering Services Executive		-	-	-	-	-	-		
Infrastructure Services		26,051	26,037	14	25,294	757	23,510		
City Projects and Asset Improvement		32	19	13	19	13	19		
Infrastructure Planning		1,324	1,190	134	1,258	66	1,247		
Total income		27,407	27,246	161	26,571	836	24,776		
Expenses									
Engineering Services Executive		-	-	-	-	-	-		
Infrastructure Services		52,158	55,663	3,505	55,133	2,975	51,698		
City Projects and Asset Improvement		10,833	11,371	538	11,560	727	10,940		
Infrastructure Planning		2,105	2,116	11	2,089	(16)	1,999		
Total expenses		65,096	69,150	4,054	68,782	3,686	64,637		
Net surplus (deficit)		(37,689)	(41,904)	4,215	(42,211)	4,522	(39,861)		



Financial Report for the period 1 July 2020 – 30 June 2021

#### **Engineering Services Directorate**

#### Income

**Note 11 Rates and charges (\$57,000 favourable)** – Favourable variance due to better than anticipated income from waste and supplementary waste charges (Waste Management \$57,000).

**Note 12 Statutory fees and fines (\$70,000 favourable)** – Favourable variance due to better than anticipated fee income from sub-divisions and plan checking (Civil Development and Design \$70,000). Note - these income sources were reduced by \$167,000 in the 2020-21 Mid-Year Budget based on anticipated COVID-19 impacts.

**Note 13** User fees (\$57,000 unfavourable) – Unfavourable variance due to lower than anticipated fee income (Civil Development and Design \$35,000 and Asset Protection \$21,000).

**Note 14 Grants - operating (\$157,000 favourable)** – Receipt of unbudgeted grant income for Peri-Urban Weed Management, Corridors of Green and Living Rivers (Parks Services \$150,000). These grants will be offset by associated project expenditure and any unspent grant funding at 30 June 2021 is proposed to be carried over to 2021-22.

**Note 15** Asset sales (\$191,000 unfavourable) – Unfavourable variance due to lower than anticipated proceeds from plant and equipment sales as a result of delay in sending vehicles for auction caused by COVID-19 impacts on turnover of plant and equipment (Fleet Management \$191,000).

**Note 16** Other income (\$121,000 favourable) – Favourable variance due to higher than anticipated developer contributions for park maintenance (Parks Services \$304,000), recovery income (Transport \$117,000 and Cleansing \$20,000) and a rebate for energy efficiency of street lighting partly offset by higher costs in the street lighting replacement project (Asset Management \$113,000). Note - \$197,000 of the developer funded landscape works in Parks Services will be carried over to 2021-22 as the works will occur in the 2021-22 financial year.

This favourable variance is partly offset by lower than anticipated recoveries for Spring Valley Landfill rehabilitation works as the works were not completed by 30 June 2021 (Spring Valley Landfill \$440,000). The remaining recovery income and expenditure budget is proposed to be carried over to the 2021-22 financial year, with Council's share funded by reserves.

#### **Expenditure**

**Note 17** Employee costs (\$286,000 favourable) – Favourable variance caused by a delay in recruitment and lower temporary agency staff costs (Parks Services \$213,000, Roads and Drains \$149,000, Asset Management System Implementation \$130,000, CIP Implementation \$75,000, Infrastructure Services and Planning Executive \$50,000, Waste Management \$30,000 and Asset Protection \$10,000) combined with lower fringe benefits tax costs (Fleet Management \$122,000).

This favourable variance is partly offset by higher than anticipated temporary agency costs as a result of performing the public amenity cleansing service in house (Cleansing \$291,000), a temporary staff project manager budgeted in the capital program, a job share arrangement resulting in unbudgeted EFT combined with unbudgeted parental leave payments (City Improvement Executive \$142,000) as well as leave not yet taken by staff (Building Maintenance \$41,000).



Financial Report for the period 1 July 2020 – 30 June 2021

#### Note 18 Materials and services (\$3.64 million favourable) - Favourable variance due to:

- Savings in Waste Management costs, particularly for garden waste, hard waste, tipping fees and recycling costs due to the increase in the State landfill levy being delayed to 2021-22, disposal cost increases anticipated in the 2020-21 Mid-Year Budget not eventuating, lower collection costs due to lower fuel prices and CPI combined with slowed service growth (Waste Management \$1.27 million). The savings in Waste Management were transferred to reserves at 30 June 2021.
- Lower than anticipated dumped rubbish due to performing service in-house (Cleansing \$360,000), bridge and drainage network maintenance, fire hydrants and line marking (Roads and Drains \$393,000), cleaning and maintenance of buildings (Building Maintenance \$274,000), park maintenance and utilities (Parks Services \$127,000) and asset protection reinstatements (Asset Protection \$68,000).
- Lower than anticipated contract services for street lighting, professional services for asset audits and asbestos rectification works and building demolitions (Building Disposal Program \$298,000, CIP Implementation \$187,000 and Asset Management \$88,000). Note - \$252,000 relating to the Building Disposal Program is proposed to be carried forward to the 2021-22 financial year.
- Lower contract services for rehabilitation works as the cell cap works were not complete by 30 June 2021 (Spring Valley Landfill \$433,000). The remaining cell cap work budget is proposed to be carried over to the 2021-22 financial year.
- Lower than anticipated fuel and fleet related costs due to COVID-19 work from home arrangements (proactive maintenance, consumables, electrical) (Fleet Management \$352,000).
- Delay in commencement of projects (Strategic Transport Planning \$28,000).

This favourable variance is offset by higher than anticipated consultancy costs (Transport \$100,000), security costs (Springvale Community Hub \$67,000) and professional services and software maintenance (City Improvement Executive \$61,000)

**Note 19 Carrying amount of assets sold (\$181,000 favourable)** – Lower than anticipated carrying amount of assets sold due to delay in sending vehicles for auction as a result of COVID-19 impacts on the supply of new plant and fleet equipment (Fleet Management \$181,000).



Financial Report for the period 1 July 2020 - 30 June 2021

# **CITY PLANNING, DESIGN & AMENITY**

## **OPERATING RESULT**

				FULI	YEAR		
	- Note	ACTUAL \$'000	MID YEAR BUDGET \$'000	VARIANCE \$'000	FORECAST \$'000	FORECAST vs ACTUAL VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Statutory fees and fines	20	6,674	6,614	60	6,231	443	7,701
User fees	21	3,222	3,539	(317)	3,195	27	4,961
Grants - operating	22	703	493	210	709	(6)	468
Other income	23	13	88	(75)	13		88
Total income		10,612	10,734	(122)	10,148	464	13,218
Expenses							
Employee costs	24	12,400	13,450	1,050	12,904	504	13,670
Materials and services	25	3,095	3,648	553	3,335	240	3,141
Bad and doubtful debts	26	1,118	1,353	235	1,355	237	1,353
Other expenses		17	47	30	35	18	92
Total expenses		16,630	18,498	1,868	17,629	999	18,256
Net surplus (deficit)		(6,018)	(7,764)	1,746	(7,481)	1,463	(5,038)

# **BUSINESS UNITS**

			FULL	YEAR		
Note	ACTUAL \$'000	MID YEAR BUDGET \$'000	VARIANCE \$'000	FORECAST \$'000	FORECAST vs ACTUAL VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income						
City Planning, Design and Amenity Exec.	-	-	-		-	_
Building Services	1,958	2,009	(51)	1,935	23	2,236
Planning and Design	1,726	1.743	(17)	1,723	3	1,733
Regulatory Services	6,928	6,982	(54)	6,490	438	9,249
Total income	10,612	10,734	(122)	10,148	464	13,218
Expenses						
City Planning, Design and Amenity Exec.	462	481	19	474	12	481
Building Services	3,812	3,719	(93)	3,799	(13)	3,511
Planning and Design	5,085	5,760	675	5,382	297	5,571
Regulatory Services	7,271	8,538	1,267	7,974	703	8,693
Total expenses	16,630	18,498	1,868	17,629	999	18,256
Net surplus (deficit)	(6,018)	(7,764)	1,746	(7,481)	1,463	(5,038)



Financial Report for the period 1 July 2020 – 30 June 2021

### City Planning, Design and Amenity Directorate

#### Income

**Note 20** Statutory fees and fines (\$60,000 favourable) – Favourable variance due to better than anticipated income from parking fines despite COVID-19 impacts (Parking Management \$198,000).

This favourable variance is partly offset by lower than anticipated animal fines (Animal Management \$87,000) and planning fines (Planning Compliance \$70,000).

Note – statutory fees and fines in this directorate were reduced by a combined \$2.39 million in the 2020-21 Original Budget and Mid-Year Budgets based on anticipated COVID-19 impacts.

**Note 21** User fees (\$317,000 unfavourable) – Unfavourable variance due to lower than anticipated building permits (Building \$167,000), parking permits (Car Parks \$118,000), health renewals (Health \$66,000), planning fees (Statutory Planning \$41,000) and animal registration fees (Animal Management \$34,000).

The unfavourable variance is partly offset by higher than anticipated income from ticket machines (Parking Management \$117,000).

Note – user fees in this directorate were reduced by a combined \$1.89 million in the 2020-21 Original Budget and Mid-Year Budgets based on anticipated COVID-19 impacts.

**Note 22** Grants – operating (\$210,000 favourable) – Favourable variance due to unbudgeted grant funding from the State Government (Local Government (LG) Capacity Building Grant – High Risk Waste Sites \$224,000). This grant will be offset by associated project expenditure and any unspent grant funding at 30 June 2021 is proposed to be carried over to 2021-22.

**Note 23 Other income (\$75,000 unfavourable)** – Unfavourable variance due to lower than anticipated rental income from Carroll Lane car park caused by delay in commencing lease arrangement as a result of COVID-19 testing at this site (Car Park \$74,000).

#### Expenditure

**Note 24** Employee costs (\$1.05 million favourable) – Favourable variance due to delay in recruitment of vacant positions, lower overtime and use of temporary staff (Statutory Planning \$309,000, Parking Management \$157,000, Animal Management \$146,000, Public Safety and Security \$135,000, Strategic Design and Sustainability Planning \$103,000, Regulatory Services Administration \$81,000, General Law Enforcement \$59,000, Building \$51,000 and Planning Compliance \$34,000) combined with lower school crossing salary costs due to closure of schools under COVID-19 restrictions (School Crossing Supervisors \$50,000).

**Note 25 Materials and services (\$553,000 favourable)** – Favourable variance due to lower Fines Victoria statutory lodgement costs for parking infringements (Parking Management \$332,000), delay in commencement of projects, combined with lower professional services expenditure (Strategic Design and Sustainability Planning \$235,000, Car Parks \$43,000 and Regulatory Services Administration \$31,000).

This favourable variance is partly offset by higher than anticipated professional services (Health \$95,000).

**Note 26** Bad and doubtful debts (\$235,000 favourable) – Favourable variance due to lower than anticipated provision for doubtful debts expense (Parking Management \$218,000, and Health \$19,000).



Financial Report for the period 1 July 2020 - 30 June 2021

# COMMUNITY SERVICES DIRECTORATE

# **OPERATING RESULT**

		FULL YEAR							
	- Note	ACTUAL \$'000	MID YEAR BUDGET \$'000	VARIANCE \$'000	FORECAST \$'000	FORECAST vs ACTUAL VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000		
Income									
User fees	27	1,918	2,329	(411)	1,837	81	2,473		
Grants - operating	28	20,083	17,439	2,644	18,829	1,254	17,191		
Other income	29	357	570	(213)	323	34	938		
Total income		22,358	20,338	2,020	20,989	1,369	20,602		
Expenses									
Employee costs	30	32,868	37,072	4,204	36,991	4,123	34,076		
Materials and services	31	11,805	12,496	691	13,226	1,421	11,095		
Bad and doubtful debts		17	9	(8)	9	(8)	9		
Other expenses	32	2,199	2,585	386	2,589	390	2,648		
Total expenses		46,889	52,162	5,273	52,815	5,926	47,828		
Net surplus (deficit)		(24,531)	(31,824)	7,293	(31,826)	7,295	(27,226)		

# **BUSINESS UNITS**

			FULL	YEAR		
	ACTUAL Note \$'000	MID YEAR BUDGET \$'000	VARIANCE \$'000	FORECAST \$'000	FORECAST vs ACTUAL VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income						
Community Services Executive	-	-	-	-	-	-
Community Wellbeing	11,168	9.739	1.429	10,775	393	8,873
Community Care	9.231	8,655	576	8,300	931	9,655
Community Arts, Culture and Libraries	1,506	1,511	(5)	1,469	37	1,613
Community Development, Sports and Recreation	453	433	20	445	8	461
Total income	22,358	20,338	2,020	20,989	1,369	20,602
Expenses						
Community Services Executive	661	744	83	734	73	445
Community Wellbeing	15,894	19,046	3,152	20,028	4,134	14,791
Community Care	12,565	13,113	548	12,817	252	13,894
Community Arts, Culture and Libraries	9,567	10,077	510	9,888	321	10,331
Community Development, Sports and						
Recreation	8,202	9,182	980	9,348	1,146	8,367
Total expenses	46,889	52,162	5,273	52,815	5,926	47,828
Net surplus (deficit)	(24,531)	(31,824)	7,293	(31,826)	7,295	(27,226)



Financial Report for the period 1 July 2020 - 30 June 2021

### **Community Services Directorate**

#### Income

**Note 27** User fees (\$411,000 unfavourable) - Unfavourable variance mainly due to the Family Day Care (FDC) administration levy not being charged for most of the year as a result of COVID-19, (\$424,000 - mostly offset by higher FDC grant subsidy income) combined with lower than anticipated service provision fee income (Home and Community Care \$66,000).

This unfavourable variance is partly offset by higher than anticipated fee income (Food Services \$59,000).

#### Note 28 Grants – operating (\$2.64 million favourable) - Favourable variance due to:

Grants higher than budget for:

- Family Day Care \$1.71 million
- Enhanced Maternal and Child Health (MCH) Program \$134,000
- Child First \$125,000
- Children's Support Services (Essential Enrolment) \$69,000
- Library and Information Services (mainly Public Libraries Funding Program) \$68,000
- Access and Quality Systems \$24,000

New (unbudgeted) grant funding received:

- HACC PYP Linkages \$170,000
- HACC Home Maintenance \$162,000
- Refugee Immunisation Project \$137,000
- Community Development (Community Activation Social Isolation (CASI)) \$65,000
- Community Development (CASI Working For Victoria) \$49,000
- Healthy Children & Young People \$45,000
- Community Development (Safety, Security and Space Activation) \$23,000
- COVID-19 Mass Vaccination \$20,000
- Sports Planning (Health Promotion Innovation) \$15,000

Higher than anticipated grant funding based on satisfied performance obligations (target achievement) for:

• Home and Community Care \$329,000

These favourable variances are partly offset by:

Lower than anticipated grant funding based on satisfied performance obligations (target achievement) for:

- Sleep and Settling Initiative \$368,000
- Planned Activity Group \$69,000
- HACC Assessments and Team Leaders \$39,000

Lower than anticipated grant funding:

• Immunisation \$18,000



Financial Report for the period 1 July 2020 - 30 June 2021

Grant funding no longer expected to be received:

• Sports Planning (Walk to School) \$10,000

In general, any unspent grant income at 30 June 2021 is proposed to be carried forward to the 2021-22 financial year.

**Note 29 Other income (\$213,000 unfavourable)** – Unfavourable variance due lower than anticipated rental income from sporting clubs and indoor sports stadium as a result of rental waivers (Sports Planning \$124,000 and Dandenong Indoor Sports Stadium \$36,000) and lower recovery income due to the COVID-19 lockdowns (Drum Theatre \$49,000).

#### Expenses

**Note 30** Employee costs (\$4.20 million favourable) - \$3.40 million of this favourable variance relates to grant funded programs (which require an acquittal) caused by a delay in recruitment (Child First \$986,000, Enhanced MCH Program \$929,000, Sleep and Settling Initiative \$353,000, New Directions - Mother and Babies \$319,000, Playgroups Initiative \$254,000, Pre-School Field Officer \$190,000, Right@Home \$164,000 and Drug Strategy \$93,000). Any unspent grant funds relating to these programs is proposed to be carried forward to the 2021-22 financial year.

The remaining favourable variance is due to a delay in recruitment (Library and Information Services \$280,000, Children's Support Services \$188,000, Planned Activity Group \$180,000, Maternal and Child Health \$147,000, Community Development \$64,000, Food Services \$57,000, Cultural Development \$54,000, Youth Development \$54,000, Family Day Care \$52,000, Home and Community Care \$47,000, Community Transport \$41,000, Youth Leadership \$40,000 and HACC – Co-ordination \$37,000).

The favourable variance is partly offset by higher temporary/agency staff (HACC – Home Maintenance \$71,000), increased hours due to COVID-19 social distancing requirements (Immunisation \$136,000) and changes of working conditions (The Drum Theatre \$90,000).

**Note 31** Material and services (\$691,000 favourable) – Favourable variance due to COVID-19 related savings and delay in commencement of projects (Leisure Centres \$629,000, Library and Information Services \$202,000, Festivals and Events \$163,000, Home and Community Care \$159,000, Drug Strategy \$132,000, Market Street Occasional Child Care Centre \$121,000, Enhanced MCH Program \$96,000, Community Hub Early Years \$70,000, Community Wellbeing Executive \$67,000, Community Precinct Operations \$65,000, Cultural Development \$48,000, Food Services \$38,000, Planned Activity Group \$38,000, HACC Co-ordination \$29,000 and Drum Theatre \$22,000.

This favourable variance is partly offset by higher payments to educators relating to additional service delivery requirements which are offset by higher grant income (Family Day Care \$1.25 million), higher than anticipated home maintenance materials (HACC – Home Maintenance \$39,000) and application support (HACC – Assessments and Team Leaders \$38,000).

**Note 32** Other expenses (\$386,000 favourable) – Favourable variance mainly due to lower than anticipated community funding allocations (Community Funding \$284,000) and expenditure (Senior Citizens Centres \$33,000 and Library Services \$14,000).



Financial Report for the period 1 July 2020 - 30 June 2021

# NON-DIRECTORATE

# **OPERATING RESULT**

				FULL	. YEAR		
	-		MID YEAR	VABIANOE	50550105	FORECAST vs ACTUAL	ANNUAL
	Note	ACTUAL \$'000	BUDGET \$'000	VARIANCE \$'000	FORECAST \$'000	VARIANCE \$'000	BUDGET \$'000
Income							
Rates and charges	33	129,831	129,312	519	129,442	389	129,887
Statutory fees and fines	34	66	200	(134)	9	57	200
Grants - operating	35	17,420	10,720	6,700	11,218	6,202	12,201
Contributions - monetary	36	2,506	2,000	506	2,000	506	2,000
Contributions - non-monetary	37	4,634	15,000	(10,366)	15,000	(10,366)	15,000
Asset sales		1,000	1,000		1,001	(1)	-
Other income		939	909	30	1,075	(136)	1,610
Total income		156,396	159,141	(2,745)	159,745	(3,349)	160,898
Expenses							
Employee costs	38	3,289	3,959	670	4,447	1,158	1,050
Materials and services	39	1,687	2,369	682	2,497	810	1,188
Prior year capital expenditure unable to b	е					(0.700)	
capitalised (non-cash)	40	3,708	-	(3,708)	-	(3,708)	-
Bad and doubtful debts		(3)	-	3	-	3	
Depreciation	41	32,489	32,308	(181)	32,308	(181)	31,433
Amortisation - intangible assets		97	60	(37)	60	(37)	-
Amortisation - right of use assets		597	581	(16)	581	(16)	-
Borrowing costs		2,924	2,924	-	2,924	-	3,051
Finance costs - leases		23	21	(2)	21	(2)	-
Carrying amount of assets sold	42	1,000	-	(1,000)	1,000	-	-
Fair value adjustments expense	43	954	-	(954)	-	(954)	-
Asset write offs	44	1,992	-	(1,992)	-	(1,992)	-
Other expenses	45	3,088	2,445	(643)	2,480	(608)	967
Total expenses		51,845	44,667	(7,178)	46,318	(5,527)	37,689
Net surplus (deficit)		104.551	114.474	(9,923)	113,427	(8,876)	123,209

## **BUSINESS UNITS**

				FULL	. YEAR		
	Note	ACTUAL \$'000	MID YEAR BUDGET \$'000	VARIANCE \$'000	FORECAST \$'000	FORECAST vs ACTUAL VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Governance		1,000	1,000	-	1,001	(1)	-
Corporate Accounting		152,890	156,141	(3,251)	156,744	(3,854)	158,898
Planning and Design		2,506	2,000	506	2,000	506	2,000
Total income		156,396	159,141	(2,745)	159,745	(3,349)	160,898
Expenses							
Governance		1,007	30	(977)	1,030	23	30
Corporate Accounting		50,804	44,619	(6,185)	45,266	(5,538)	37,641
Planning and Design		34	18	(16)	22	(12)	18
Total expenses		51,845	44,667	(7,178)	46,318	(5,527)	37,689
Net surplus (deficit)		104,551	114,474	(9,923)	113,427	(8,876)	123,209

Non-Directorate includes non-attributable items such as rates income, fire services levy payable on Council properties, developer's contributions, interest income, gifted assets, carrying amount of assets disposed/written off and finance costs. Non attributable COVID-19 pandemic costs are included here.



Financial Report for the period 1 July 2020 - 30 June 2021

#### Non-Directorate

#### <u>Income</u>

**Note 33 Rates and charges (\$519,000 favourable)** – Favourable variance due mainly to higher than anticipated income from supplementary rates, interest on rates and maintenance levy for Keysborough South Development (the maintenance levy is transferred to reserves).

**Note 34 Statutory fees and fines (\$134,000 unfavourable)** – Unfavourable variance due to lower than anticipated fine income for council election (Corporate Accounting \$134,000).

**Note 35 Grants – operating (\$6.70 million favourable)** – The favourable variance is due to the early receipt of \$6.35 million (50%) of the 2021-22 Financial Assistance Grant funding allocation via the Victorian Local Government Grants Commission in June 2021 (Corporate Accounting) and unbudgeted Culturally and Linguistically Diverse (CALD) Local Partnership (second phase) grant funding (Pandemic \$350,000). Any unspent grant funding is proposed to be carried over to the 2021-22 financial year.

**Note 36 Contributions – monetary (\$506,000 favourable)** – Better than anticipated income from public open space contributions. The nature of these receipts makes the timing and amount difficult to predict. These funds are transferred to reserves.

**Note 37 Contributions – non-monetary (\$10.37 million unfavourable)** – Lower than anticipated income from gifted assets, which is subject to the level of sub-division development activity. The nature of these receipts makes timing difficult to predict.

#### **Expenditure**

**Note 38** Employee costs (\$670,000 favourable) – Favourable variance due mainly to an FBT refund received due to a successful Australian Taxation Office ruling (Corporate Accounting \$427,000) and lower than anticipated salaries and training costs (Working for Victoria Fund \$255,000).

**Note 39 Materials and services (\$682,000 favourable)** – Favourable variance due to lower than anticipated professional services, postage, occupancy costs and bank charges (Pandemic \$357,000, Working for Victoria Fund \$262,000 and Corporate Accounting \$56,000).

**Note 40 Prior year capital expenditure unable to be capitalised (non-cash) (\$3.71 million unfavourable)** – This unfavourable variance is due to works in progress (prior year capital expenditure) that is not able to be capitalised to the asset register because it is not capital in nature, does not meet the capitalisation threshold or relates to non-Council owned assets (Corporate Accounting \$3.71 million). This is a non-cash entry that does not impact on Council's cash position. Examples of non-capital expenditure include asset relocation, asset removal/demolition, operating services, projects cancelled, repairs and maintenance expenditure, studies/surveys and concept planning.

**Note 41 Depreciation (\$181,000 unfavourable)** – Unfavourable variance of 0.56% due to the finalisation of fixed asset capitalisations and revaluations for the 2020-21 financial year.

**Note 42** Carrying amount of assets sold (\$1 million unfavourable) – Unfavourable variance due to written down value of land sold as part of three-way land swap with Development Victoria not being included in the Mid-Year Budget. This is a fixed asset transaction that does not impact on the cash result of Council.



Financial Report for the period 1 July 2020 – 30 June 2021

**Note 43** Fair value adjustment expense (\$954,000 unfavourable) – Represents the adjustment to fair value of investment property assets in accordance with Australian Accounting Standards as these assets are not subject to depreciation.

**Note 44** Asset write offs (\$1.99 million unfavourable) – Unfavourable variance due to assets written off mostly due to asset renewal and replacement of kerb and channel, footpaths and road surface assets.

**Note 45 Other expenses (\$643,000 unfavourable)** – Unfavourable variance due to higher than anticipated expenditure (Working for Victoria Fund \$506,000) and contributions (Local Partnerships Program \$106,000) which are offset by grant funding.



Financial Report for the period 1 July 2020 - 30 June 2021

# CAPITAL WORKS PROGRAM

### **OPERATING RESULT**

				FULI	YEAR		
	Note	ACTUAL \$'000	MID YEAR BUDGET \$'000	VARIANCE \$'000	FORECAST \$'000	FORECAST vs ACTUAL VARIANCE \$'000	ANNUAL ORIGINAL BUDGET \$'000
Income							
Grants - capital	46	6,466	13,879	(7,413)	14,488	(8,022)	3,244
Contributions - monetary	47	807	2,058	(1,251)	2,058	(1,251)	910
Total income		7,273	15,937	(8,664)	16,546	(9,273)	4,154
Expenses							
Employee costs		-	-	-	-	-	-
Materials and services	48	4,869	-	(4,869)	-	(4,869)	-
Other expenses	49	318	-	(318)	-	(318)	-
Total expenses		5,187	•	(5,187)	-	(5,187)	-
Net surplus (deficit)		2,086	15,937	(13,851)	16,546	(14,460)	4,154

#### Income

**Note 46 Grants - capital (\$7.41 million unfavourable)** – Unfavourable variance due mainly to grant income not recognised where performance obligations were not yet satisfied at 30 June 2021 under the Accounting Standard AASB 1058 'Income of Not-For-Profit Entities'. The grant income received has been transferred to unearned income in the Balance Sheet at 30 June 2021 and will be recognised as income in future years as and when the performance obligations are met. The unfavourable variance relates mainly to Noble Park Aquatic Centre (NPAC) gym redevelopment (\$2.69 million), Black Spot Works Program (\$2.20 million), Ross Reserve Plaza, Playground, Oval and Path (\$905,000), Thomas Carroll Pavilion (\$583,000), Ross Reserve Pavilion (\$561,000), Roads to Recovery Program (\$487,000) and Police Paddocks Reserve Grandstand (\$200,000). These capital grant budgets are proposed to be carried over to the 2021-22 financial year.

**Note 47 Contributions – monetary (\$1.25 million unfavourable)** – Unfavourable variance due to DCP contribution income not yet able to be recognised as a result of a delay in the Abbotts Road project (\$910,000) and due to the DCP required land purchase at 875 Taylors Road being accounted for as a contribution instead of capital expenditure (\$401,000). The Abbotts Road project is proposed to be carried over to the 2021-22 financial year.

**Note 48 Materials and services (\$4.87 million unfavourable)** – Comprises expenditure in the CIP program that is not able to be capitalised to the asset register because it was not capital in nature, or it did not meet the relevant capitalisation threshold. Some of the main projects contributing to this variance include Local Road Surface/Rehabilitation Program (\$1.30 million), Kerb and Channel Resurfacing Program (\$950,000) and Asset Management System (\$578,000).

**Note 49 Other expenses (\$318,000 unfavourable)** – Represents Council's contributions to assets that are not Council controlled and therefore cannot be capitalised to the asset register but were budgeted in the Capital program.



Financial Report for the period 1 July 2020 – 30 June 2021



# **Operating Initiatives**



Financial Report for the period 1 July 2020 – 30 June 2021

# **Operating Initiatives**

Operating initiative project	2020-21 Actuals \$	2020-21 Budget \$	Variance (Unfav) Fav \$	2020-21 Original Budget \$	Project update - 30 June 2021
Community Services Membership fee for Refugee Welcome Zone (RWZ) Leadership Council	5,000	5,000	0	5,000	Initiative completed for 2020-21.
Dandenong Community Hub - Business Case and Concept Plan	24,250	80,000	55,750	80,000	Project has now commenced. Currently due to be completed by November 2021. Unspent funds at 30 June 2021 will be carried over to 2021- 22.
Chandler Reserve Community Gardens Contribution	720	20,000	19,280	20,000	Community consultation has closed. Officers continue to liaise with the Maralinga Community Garden Inc. The proposal has been delayed, pending a State Government Advisory Committee decision for the adjacent school site combined with further consideration by council and consultation with the community. Councillors have been kept informed on the progress of this initiative. Officers met with representatives on the Garden in July, and are awaiting further feedback, prior to the planning permit process being completed. Unspent funds as at 30 June 2021 will be carried over to 2021- 22.
	29,970	105,000	75,030	105,000	
City Planning, Design and A Climate Change Strategy Implementation	Amenity 98,967	80,000	(18,967)	80,000	Consultant is developing the South East Councils Climate Change Alliance (SECCCA) additional asset vulnerability assessments for community services and open space for review in July.
Community Gardens Strategy Development	3,640	20,000	16,360	20,000	Draft policy and guidelines have been developed and will be presented to Council in July 2021 for their feedback. Unspent funds as at 30 June 2021 will be carried over to 2021-22.
	102,607	100,000	(2,607)	100,000	



Financial Report for the period 1 July 2020 – 30 June 2021

# **Operating Initiatives**

Operating initiative project	2020-21 Actuals \$	2020-21 Budget \$	Variance (Unfav) Fav \$	2020-21 Original Budget \$	Project update - 30 June 2021
Business, Engineering an	d Maior Pro	piects			
Stage 2 Social Enterprise Progam	0	40,000	40,000	40,000	Project being reviewed.
Business Case for Dandenong Sports and Events Centre	40,520	50,000	9,480	50,000	Project underway. \$100,000 grant received from Sports and Recreation Victoria will contribute towards project cost.
Street Trees - Springvale South	17,402	20,000	2,598	20,000	Project completed (minor savings).
Biodiversity Action Plan	50,978	50,000	(978)	50,000	The draft Biodiversity Action Plan and Ecological Knowledge review has been completed. The draft Biodiversity Action Plan will be on public display for comment and feedback in August 2021.
Electric Vehicle Fleet Transition Plan	20,000	20,000	0	20,000	Draft final report received for review and comment in July 2021. It is anticipated that this will be finalised with the consultant in August 2021.
Landscaping - Robinson Street and Princes Highway Intersection	12,000	200,000	188,000	200,000	Design is currently under review. Unspent funds as at 30 June 2021 will be carried over to 2021-22.
Building demolition - Ross Reserve Junior Soccer Pavilion	58,840	80,000	21,160	80,000	Project delayed due to wet weather and material shortages. Unspent funds as at 30 June 2021 will be carried over to 2021-22.
Building demolition - Ross Reserve O'Donahue Pavilion (Football)	73,815	100,000	26,185	100,000	Project delayed due to wet weather and material shortages. Unspent funds as at 30 June 2021 will be carried over to 2021-22.
Street lighting - install and replacement	485,979	408,000	(77,979)	408,000	Project on track with lights ordered. However, United Energy charged for the lights' replacement in 2020-21 instead of 2021-22 (offset by unbudgeted income).
	759,534	968,000	208,466	968,000	
TOTAL	892,111	1,173,000	280,889	1,173,000	

Notes re Operating Initiative reporting:

The reporting on operating initiatives excludes the following:

salary related initiatives

- operating initiatives that add to an existing budget (eg - 'Greening Our City' Tree Strategy)

- ongoing initiatives

- carry overs of prior year operating initiatives



Financial Report for the period 1 July 2020 - 30 June 2021



# Capital and Operating Carry Over's from 2020-21 to 2021-22



Financial Report for the period 1 July 2020 – 30 June 2021

# APPENDIX 5 (A) - OPERATING CARRY OVERS TO 2021-22

				FUNDING	SOURCE			
NO.	DESCRIPTION [Sub Account]	CARRY OVER TYPE	SUB ACT'Y	INCOME \$	RESERVES \$	EXPENSE \$	NET \$	COVID-19 IMPACT?
GRA	NT FUNDED PROJECTS AND P	ROGRAMS						
	MUNITY SERVICES							
	munity Arts, Culture and Librarie		0000	(0.000)		50.000	17.000	
A1	Libraries After Dark [1769]	Unspent grant	3003	(6,000) (6,000)	0	53,896 53,896	47,896 47,896	Yes
Com	munity Care			(0,000)	0	55,690	47,090	
	PYP Linkages	Unspent grant	3327	0	0	119,650	119,650	Yes
	Supporting Carers Locally [2475]	Unspent grant	3336	0	0	24,129	24,129	No
				0	0	143,779	143,779	
Com	munity Development, Sport and		0500			00 700	00 700	NI-
A4	Safety, Security and Space Activation [1818]	Unspent grant	3503	0	0	22,730	22,730	No
A5	Health Promotion Innovation	Unspent grant	2218	0	0	23,800	23,800	No
	[1891]	onopoint grain	22.10	Ū	0	20,000	20,000	
A6	Community Activation Social	Unspent grant	3503	0	0	33,925	33,925	No
	Isolation Working For Victoria							
	[2458]							
A7	Healthy Children and Young People	Unspent grant	3524	0	0	37,980	37,980	No
	People			0	0	118,435	118.435	
Com	munity Wellbeing			Ū	· ·	110,400	110,400	
A8	Childrens Support Services -	Unspent grant	2906	0	0	9,320	9,320	No
	Essential Enrolment [2156]	-						
A9	Childrens Support Services - 3	Unspent grant	2906	0	0	100,700	100,700	No
	Year Old Kindergarten Planning							
	[2157]		0000			50.040	50.040	
A10	Childrens Support Services - Outreach Support CALD [2460]	Unspent grant	2906	0	0	58,940	58,940	No
Δ11	Playgroups Initiative	Unspent grant	2915	0	0	281,518	281,518	Yes
	Child First	Unspent grant	2917	0	0	1,125,841	1,125,841	No
	Preschool Field Officer	Unspent grant	2920	0		178,150	178,150	Yes
	Freeza	Unspent grant	2926	0	0	11,592	11,592	Yes
A15	Market Street Occasional Child	Unspent grant	2951	0	0	122,495	122,495	Yes
	Care Ctr - Community Support							
	[1181]	11	0054			17.000	47.000	
A16	Market Street Occasional Child	Unspent grant	2951	0	0	17,826	17,826	Yes
	Care Ctr - Sustainability Support [1800]							
A17	Market Street Occasional Child	Unspent grant	2953	0	0	11,102	11,102	Yes
	Care Centre - Operational	onopoint grain	2000	Ū	0	,		
A18	Y-Space	Unspent grant	2956	0	0	20,713	20,713	Yes
A19		Unspent grant	2957	0	0	10,000	10,000	No
	[2478]							
A20	Enhanced Maternal and Child	Unspent grant	2958	0	0	1,157,390	1,157,390	Yes
۸21	Health Program Best Start	Unspent grant	2959	0	0	20,060	20,060	Yes
	Drug Strategy	Unspent grant	2959	0	0	238,444	238,444	Yes
A23	0 02	Unspent grant	2977	0	0	69,632	69,632	Yes
	Maternal and Child Health - Sleep	Unspent grant	3401	0	0	32,065	32,065	No
	and Settling Training Backfill							
	[2459]							
	Right @ Home	Unspent grant	3404	0	0	163,043	163,043	No
A26	New Directions - Mothers and Babies	Unspent grant	3406	0	0	319,624	319,624	Yes
∆27	Refugee Immunisation Project	Unspent grant	3490	0	0	125,014	125,014	No
	Sleep and Settling Initiative	Unspent grant	3490	(368,126)	0	372,653	4,527	Yes
A29		Unspent grant	3491	0	0	20,000	20,000	Yes
				(368,126)	0	4,466,122	4,097,996	
				(000,120)	•	4,400,122	.,,	



Financial Report for the period 1 July 2020 – 30 June 2021

### APPENDIX 5 (A) - OPERATING CARRY OVERS TO 2021-22

NO. DESCRIPTION [Sub Account]	CARRY OVER	SUB	INCOME	RESERVES	EXPENSE	NET	COVID-19
	TYPE	ACT'Y	\$	\$	\$	\$	IMPACT?
GRANT FUNDED PROJECTS AND P	ROGRAMS						
CITY PLANNING, DESIGN AND AME							
Planning and Design							
A30 Living Rivers [1513]	Unspent grant	2645	0	0	15,836	15,836	Yes
			0	0	15,836	15,836	
Building and Compliance Services							
A31 Local Government Capacity	Unspent grant	2605	0	0	172,638	172,638	No
Building - High Risk Waste Sites							
			0	0	172,638	172,638	
TOTAL CITY PLANNING, DESIGN AN	D AMENITY		0	0	188,474	188,474	
BUSINESS, ENGINEERING & MAJOI	R PROJECTS						
Activity Centres Revitalisation							
A32 Indian Cultural Precinct	Unspent grant	2251	0	0	265,383	265,383	No
A33 Outdoor Eating and	Unspent grant	2252	0	0	404,203	404,203	Part
Entertainment Program							
			0	0	669,586	669,586	
Business Networks			-	-			
A34 Community Revitalisation	Unspent grant	0902	0	0	150,193	150,193	Yes
(including Career Education							
Association)	Line newsterneyst	0904	0	0	104.000	104.000	Na
A35 Strengthening Pathways to Economic Participation (SPEP)	Unspent grant	0904	0	0	124,000	124,000	No
Economic Participation (SPEP)			0	0	274,193	274,193	
Economic Development			0	0	274,195	274,193	
A36 Central Dandenong Development	Unspent grant	0601	0	0	110.000	110.000	No
Facilitation Study [2461]	Unspent grant	0001	0	0	110,000	110,000	INU
Į			0	0	110.000	110.000	
Major Projects					,	,	
A37 Dandenong Sports and Events	Unspent grant	2705	0	0	50,000	50,000	No
Centre [1881]							
	•		0	0	50,000	50,000	
nfrastructure Services and Planning	3						
A38 Parks Services - Peri Urban	Unspent grant	2643	0	0	123,368	123,368	No
Weed Management Project							
[2454]							No
A39 Parks Services - Corridors of	Unspent grant	2643				20,000	INO
A39 Parks Services - Corridors of Green Yarraman Creek [2457]			0	0	20,000	.,	
A39 Parks Services - Corridors of Green Yarraman Creek [2457] A40 Parks Services - Corridors of	Unspent grant Unspent grant	2643 2643				20,000	No
A39 Parks Services - Corridors of Green Yarraman Creek [2457] A40 Parks Services - Corridors of Green Brady Road [2482]	Unspent grant	2643	0	0 0	20,000 20,000	20,000	No
A39 Parks Services - Corridors of Green Yarraman Creek [2457] A40 Parks Services - Corridors of Green Brady Road [2482] A41 Parks Services - Living Rivers			0	0	20,000	.,	
<ul> <li>A39 Parks Services - Corridors of Green Yarraman Creek [2457]</li> <li>A40 Parks Services - Corridors of Green Brady Road [2482]</li> <li>A41 Parks Services - Living Rivers Fotheringham Billabong [2483]</li> </ul>	Unspent grant	2643 2643				20,000	No
<ul> <li>A39 Parks Services - Corridors of Green Yarraman Creek [2457]</li> <li>A40 Parks Services - Corridors of Green Brady Road [2482]</li> <li>A41 Parks Services - Living Rivers Fotheringham Billabong [2483]</li> <li>A42 Parks Services - Corridors of</li> </ul>	Unspent grant	2643	0	0	20,000	20,000	No
A39     Parks Services - Corridors of Green Yarraman Creek [2457]       A40     Parks Services - Corridors of Green Brady Road [2482]       A41     Parks Services - Living Rivers Fotheringham Billabong [2483]       A42     Parks Services - Corridors of Green Robert Booth [1758]	Unspent grant Unspent grant Unspent grant	2643 2643 2643	0	0	20,000	20,000 20,000 20,000	No No No
A39       Parks Services - Corridors of Green Yarraman Creek [2457]         A40       Parks Services - Corridors of Green Brady Road [2482]         A41       Parks Services - Living Rivers Fotheringham Billabong [2483]         A42       Parks Services - Corridors of Green Robert Booth [1758]         A43       Parks Services - Dandenong	Unspent grant	2643 2643	0	0	20,000 20,000 20,000	20,000	No
A39     Parks Services - Corridors of Green Yarraman Creek [2457]       A40     Parks Services - Corridors of Green Brady Road [2482]       A41     Parks Services - Living Rivers Fotheringham Billabong [2483]       A42     Parks Services - Corridors of Green Robert Booth [1758]	Unspent grant Unspent grant Unspent grant	2643 2643 2643	0	0	20,000	20,000 20,000 20,000	No No No



Financial Report for the period 1 July 2020 – 30 June 2021

#### APPENDIX 5 (A) - OPERATING CARRY OVERS TO 2021-22

NO-	DESCRIPTION [Sub Account]	CARRY OVER	SUB	INCOME	RESERVES	EXPENSE	NET	COVID-19	
١ <b>U</b> .	DESCRIPTION [Sub Account]	TYPE	ACT'Y	s s	S SERVES	S	S S	IMPACT	
		1115	AUTI	Ψ	Ψ	Ŷ	Ŷ		
	NT FUNDED PROJECTS AND P								
	PORATE SERVICES and NON-D								
	orate Services - People and Pro				-				
A44	COVID-19 Business and	Unspent grant	0804	0	0	151,295	151,295	No	
	Hospitality and COVID-19 CALD Networks								
<u>۵</u> 45	COVID-19 Relief Program [2470]	Unspent grant	0804	0	0	64,915	64,915	No	
45		Unsperit grant	0004	0	0	04,313	04,010	NO	
		1		0	0	216,210	216,210		
lon-	Directorate - Pandemic								
A46	Pandemic - Local Partnership	Unspent grant	1307	0	0	172,996	172,996	No	
	[1898]								
				0	0	172,996	172,996		
от/	AL CORPORATE SERVICES			0	0	389,206	389,206		
				(400.000)	0	6 704 400	0 220 400		
otai	grant programs			(406,269)	0	6,734,429	6,328,160		
<b>R</b> A	NTS BUDGETED IN 2021-22, BU	IT RECEIVED EA	RLY IN 2	020-21					
	, , , , , , , , , , , , , , , , , , , ,								
A47	Financial Assistance Grant	Grant in	1302	6,350,369	0	0	6,350,369	No	
	allocation	advance							
	(50% of 2021-22 allocation)								
				6,350,369	0	0	6,350,369		
Fotal	grant adjustment for early rece	ipts		6,350,369	0	0	6,350,369		
	grant adjustment for early rece ER OPERATING CARRY OVERS	•			-	-			
<del>отні</del> сом	ER OPERATING CARRY OVERS	5	-	6,350,369	-	-			
OTHI COM Additi	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each	5	chment D	6,350,369	-	-			
COM Additi	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each munity Services Executive	item below in Atta		6,350,369	0	0	6,350,369	Yee	
OTHI COM Additi Comr	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each nunity Services Executive Springvale Community Hub -	item below in Atta	chment D 2706	6,350,369	-	-		Yes	
OTHI COM Additi Comr	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each munity Services Executive	item below in Atta		6,350,369	0	0	6,350,369	Yes	
OTHI COM Additi Comr A48	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each nunity Services Executive Springvale Community Hub - Asset purchases	item below in Atta One off operating initiative	2706	<b>6,350,369</b> ).	0	<b>0</b> 10,727	6,350,369 10,727		
OTHI COM Additi Comr A48	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each nunity Services Executive Springvale Community Hub - Asset purchases Springvale Community Hub	item below in Atta One off operating initiative Recurrent		6,350,369 ).	0	0	6,350,369	Yes	
OTHI COM Additi Comr A48 A49	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each munity Services Executive Springvale Community Hub - Asset purchases Springvale Community Hub Celebration Event	item below in Atta One off operating initiative	2706	<b>6,350,369</b> ).	0	<b>0</b> 10,727	6,350,369 10,727		
OTHI COM Additi Comr A48 A49	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each nunity Services Executive Springvale Community Hub - Asset purchases Springvale Community Hub	item below in Atta One off operating initiative Recurrent budget	2706 2706	<b>6,350,369</b> ). 0	0	0 10,727 31,226	6,350,369 10,727 31,226	Yes	
OTHI COM Additi Comr A48 A49	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each nunity Services Executive Springvale Community Hub - Asset purchases Springvale Community Hub Celebration Event Springvale Community Hub	item below in Atta One off operating initiative Recurrent budget Recurrent	2706 2706	6,350,369 ). 0 0 0 0	0 0 0 0	0 10,727 31,226 17,890	6,350,369 10,727 31,226 17,890	Yes	
OTHE Additi Com Addita Addita Addita Addita	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each munity Services Executive Springvale Community Hub - Asset purchases Springvale Community Hub Celebration Event Springvale Community Hub Celebration Event - promotional materials	item below in Atta One off operating initiative Recurrent budget Recurrent budget	2706 2706	<b>6,350,369</b> ). 0	0	0 10,727 31,226	6,350,369 10,727 31,226	Yes	
OTHI COM Additi Additi A48 A49 A50	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each munity Services Executive Springvale Community Hub Celebration Event Springvale Community Hub Celebration Event Springvale Community Hub Celebration Event - promotional materials munity Development, Sport and	item below in Atta One off operating initiative Recurrent budget Recurrent budget	2706 2706 2706	6,350,369 0. 0 0 0 0 0 0 0	0 0 0 0 0	0 10,727 31,226 17,890 59,843	6,350,369 10,727 31,226 17,890 59,843	Yes Yes	
OTHI COM Additi Comr A48 A49 A50	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each munity Services Executive Springvale Community Hub Celebration Event Springvale Community Hub Celebration Event Springvale Community Hub Celebration Event Springvale Community Hub Celebration Event Munity Development, Sport and Chandler Reserve Community	item below in Atta One off operating initiative Recurrent budget Recurrent budget Recreation Operating	2706 2706	6,350,369 ). 0 0 0 0	0 0 0 0	0 10,727 31,226 17,890	6,350,369 10,727 31,226 17,890	Yes	
OTHE COM Additit Com A48 A49 A50 Com A51	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each nunity Services Executive Springvale Community Hub - Asset purchases Springvale Community Hub Celebration Event - Springvale Community Hub Celebration Event - promotional materials nunity Development, Sport and Chandler Reserve Community Garden Contribution [1451]	item below in Atta One off operating initiative Recurrent budget Recurrent budget Recreation Operating initiative	2706 2706 2706 3503	6,350,369 0. 0 0 0 0 0 0 0	0 0 0 0 0 0	0 10,727 31,226 17,890 59,843 19,280	6,350,369 10,727 31,226 17,890 59,843 19,280	Yes Yes No	
OTHE Additit COM Additit Additit Additit Additit Additit Additit Additit Additit Additit Additit	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each munity Services Executive Springvale Community Hub - Asset purchases Springvale Community Hub Celebration Event Springvale Community Hub Celebration Event - promotional materials munity Development, Sport and Chandler Reserve Community Garden Contribution [1451] Anti-Poverty Collective Impact	item below in Atta One off operating initiative Recurrent budget Recurrent budget Recreation Operating initiative Redirection of	2706 2706 2706	6,350,369 0. 0 0 0 0 0 0 0	0 0 0 0 0	0 10,727 31,226 17,890 59,843	6,350,369 10,727 31,226 17,890 59,843	Yes Yes	
OTHE Additit COM Additit Additit Additit Additit Additit Additit Additit Additit Additit Additit	ER OPERATING CARRY OVERS MUNITY SERVICES onal comments provided for each nunity Services Executive Springvale Community Hub - Asset purchases Springvale Community Hub Celebration Event - Springvale Community Hub Celebration Event - promotional materials nunity Development, Sport and Chandler Reserve Community Garden Contribution [1451]	item below in Atta One off operating initiative Recurrent budget Recurrent budget Recreation Operating initiative	2706 2706 2706 3503	6,350,369 0. 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 10,727 31,226 17,890 59,843 19,280 150,000	6,350,369 10,727 31,226 17,890 59,843 19,280 150,000	Yes Yes No	
COM Additi Com A48 A49 A50 Com A51 A52	COPERATING CARRY OVERS     COMMENT SERVICES     Condect Comments provided for each     nunity Services Executive     Springvale Community Hub     Celebration Event     Springvale Community     Auti-Poverty Collective Impact     Grant Program [2484]	item below in Atta One off operating initiative Recurrent budget Recurrent budget Recreation Operating initiative Redirection of budget	2706 2706 2706 3503	6,350,369 0. 0 0 0 0 0 0 0	0 0 0 0 0 0	0 10,727 31,226 17,890 59,843 19,280	6,350,369 10,727 31,226 17,890 59,843 19,280	Yes Yes No	
COM Additit Com A48 A49 A50 A50 A50 A51 A52 Com	COPERATING CARRY OVERS     COMMENTS SERVICES     Conditional comments provided for each     munity Services Executive     Springvale Community Hub     Celebration Event     Springvale Community     Garden Contribution [1451]     Anti-Poverty Collective Impact     Grant Program [2484]     munity Arts, Culture and Librarie	item below in Atta One off operating initiative Recurrent budget Recurrent budget Recreation Operating initiative Redirection of budget	2706 2706 2706 3503	6,350,369 0. 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 10,727 31,226 17,890 59,843 19,280 150,000 169,280	6,350,369 10,727 31,226 17,890 59,843 19,280 150,000 169,280	Yes Yes No	
COM Additit Com A48 A49 A50 A50 A50 A51 A52 Com	COPERATING CARRY OVERS     COMMENT SERVICES     Condect Comments provided for each     nunity Services Executive     Springvale Community Hub     Celebration Event     Springvale Community     Auti-Poverty Collective Impact     Grant Program [2484]	item below in Atta One off operating initiative Recurrent budget Recurrent budget Recreation Operating initiative Redirection of budget	2706 2706 2706 3503 2982	6,350,369 0. 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 10,727 31,226 17,890 59,843 19,280 150,000	6,350,369 10,727 31,226 17,890 59,843 19,280 150,000	Yes Yes No Yes	
COM Additit Com A48 A49 A50 A50 A50 A51 A52 Com	COPERATING CARRY OVERS     COMMENT SERVICES     Condect of the second comments provided for each     munity Services Executive     Springvale Community Hub     Celebration Event     Springvale Community     Springvale Community     Garden Contribution [1451]     Anti-Poverty Collective Impact     Grant Program [2484]     munity Arts, Culture and Librarie     Greater Dandenong Gallery	item below in Atta One off operating initiative Recurrent budget Recurrent budget Recreation Operating initiative Redirection of budget Ss Recurrent	2706 2706 2706 3503 2982	6,350,369 0. 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 10,727 31,226 17,890 59,843 19,280 150,000 169,280	6,350,369 10,727 31,226 17,890 59,843 19,280 150,000 169,280	Yes Yes No Yes	
Additi Additi Ada Ada Ada Ada Ada Ada Ada Ada Ada Ada	COPERATING CARRY OVERS     COMMENT SERVICES     Condect of the second comments provided for each     munity Services Executive     Springvale Community Hub     Celebration Event     Springvale Community     Springvale Community     Garden Contribution [1451]     Anti-Poverty Collective Impact     Grant Program [2484]     munity Arts, Culture and Librarie     Greater Dandenong Gallery	item below in Atta One off operating initiative Recurrent budget Recurrent budget Recreation Operating initiative Redirection of budget Ss Recurrent	2706 2706 2706 3503 2982	6,350,369 ). 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 10,727 31,226 17,890 59,843 19,280 150,000 169,280 13,440	6,350,369 10,727 31,226 17,890 59,843 19,280 150,000 169,280 13,440	Yes Yes No Yes	
COM Additi Com A48 A49 A50 A50 A51 A52 Com A53 Com	COPERATING CARRY OVERS     COPERATING CARRY OVERS     Comments provided for each     nunity Services Executive     Springvale Community Hub     Celebration Event     Springvale Community     Springvale Community     Community Development, Sport and     Chandler Reserve Community     Garden Contribution [1451]     Anti-Poverty Collective Impact     Grant Program [2484]     munity Arts, Culture and Librarie     Greater Dandenong Gallery     Website	item below in Atta One off operating initiative Recurrent budget Recurrent budget Recreation Operating initiative Redirection of budget Ss Recurrent	2706 2706 2706 3503 2982	6,350,369 ). 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 10,727 31,226 17,890 59,843 19,280 150,000 169,280 13,440	6,350,369 10,727 31,226 17,890 59,843 19,280 150,000 169,280 13,440	Yes Yes No Yes	
COM Additi Com A48 A49 A50 A50 A51 A52 Com A53 Com	COMPARIANCE CARRY OVERS     Comments provided for each     munity Services Executive     Springvale Community Hub     Celebration Event     Springvale Community     Garden Contribution [1451]     Anti-Poverty Collective Impact     Grant Program [2484]     munity Arts, Culture and Librarie     Greater Dandenong Gallery     Website     munity Wellbeing	item below in Atta One off operating initiative Recurrent budget Recurrent budget Recreation Operating initiative Redirection of budget Ss Recurrent budget	2706 2706 2706 3503 2982 3504	6,350,369 0. 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 10,727 31,226 17,890 59,843 19,280 150,000 169,280 13,440 13,440	6,350,369 10,727 31,226 17,890 59,843 19,280 150,000 169,280 13,440 13,440	Yes Yes No Yes Yes	
COM Additi Addi	COPERATING CARRY OVERS     COPERATING CARRY OVERS     Comments provided for each     munity Services Executive     Springvale Community Hub     Celebration Event     Springvale Community     Garden Contribution [1451]     Anti-Poverty Collective Impact     Greater Dandenong Gallery     Website     munity Wellbeing     Feasibility Study Dandenong	item below in Atta One off operating initiative Recurrent budget Recurrent budget Recirrent budget Redirection of budget Redirection of budget Recurrent Budget Budget Recurrent Budget	2706 2706 2706 3503 2982 3504	6,350,369 , , , , , , , , , , , , ,	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 10,727 31,226 17,890 59,843 19,280 150,000 169,280 13,440 13,440 55,750	6,350,369 10,727 31,226 17,890 59,843 19,280 150,000 169,280 13,440 13,440 55,750	Yes Yes No Yes Yes	
OTHI           COM           Additi           Com           A48           A49           A50           Com           A51           A52           Com           A53           Com	COPERATING CARRY OVERS     COPERATING CARRY OVERS     Comments provided for each     munity Services Executive     Springvale Community Hub     Celebration Event     Springvale Community     Garden Contribution [1451]     Anti-Poverty Collective Impact     Greater Dandenong Gallery     Website     munity Wellbeing     Feasibility Study Dandenong	item below in Atta One off operating initiative Recurrent budget Recurrent budget Recirrent budget Redirection of budget Redirection of budget Recurrent Budget Budget Recurrent Budget	2706 2706 2706 3503 2982 3504	6,350,369 0. 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 10,727 31,226 17,890 59,843 19,280 150,000 169,280 13,440 13,440	6,350,369 10,727 31,226 17,890 59,843 19,280 150,000 169,280 13,440 13,440	Yes Yes No Yes Yes	



Financial Report for the period 1 July 2020 – 30 June 2021

## APPENDIX 5 (A) - OPERATING CARRY OVERS TO 2021-22

ю.	DESCRIPTION [Sub Account]	CARRY OVER	SUB	INCOME	SOURCE RESERVES	EXPENSE	NET	COVID-1
		TYPE	ACT'Y	\$	\$	\$	\$	IMPACT
RA	NT FUNDED PROJECTS AND P	ROGRAMS						
JS	INESS, ENGINEERING AND MA.	IOR PROJECTS						
	Improvement							
455	Building demolition/site reinstatement - 14 Stuart Street,	Operating initiative via CIP	1619	0	(10,000)	10,000	0	No
A56	Dandenong [2114] Building demolition/site reinstatement - 77 Herbert Street, Dandenong [2116]	Operating initiative via CIP	1619	0	(10,000)	10,000	0	No
A57	Building demolition/site reinstatement - 89 Douglas Street, Noble Park [2117]	Operating initiative via CIP	1619	0	(25,000)	25,000	0	No
A58		Operating initiative via CIP	1619	0	0	20,000	20,000	No
A59	Building demolition/site reinstatement - Ross Reserve O'Donaghue Football Pavilion [1873]	Operating initiative via CIP	1619	0	0	20,000	20,000	No
A60	Building demolition/site reinstatement - 275 Lonsdale Street, Dandenong [1629]	Operating initiative via CIP	1619	0	(106,750)	106,750	0	No
A61	Building demolition/site reinstatement - 280 Lonsdale Street, Dandenong [1537]	Operating initiative via CIP	1619	0	0	60,591	60,591	No
A62	Princes Highway and Robinson Street - median landscaping works [3133]	Operating initiative via CIP	2104	0	0	188,000	188,000	No
	structure Services and Planning			0	(151,750)	440,341	288,591	
A63		Income / reserve funded project	2209	(399,585)	(99,148)	498,733	0	No
A64	Asset Management System Implementation	Operating initiative	1505	0	0	122,732	122,732	No
A65	Developer Funded Landscape Works	Unbudgeted funding	2643	0	0	197,189	197,189	No
				(399,585)	(99,148)	818,654	319,921	
	or Projects Dandenong Sports and Events Centre Business Plan	One off operating initiative	2705	0	0	9,480	9,480	No
	PLANNING, DESIGN AND AME			0 (399,585)	0 (250,898)	9,480 1,268,475	9,480 617,992	
	ning and Design Community Gardens Strategy Development [1448]	Operating initiative	3503	0	0	16,360	16,360	No
COR		n nuduve	<b> </b>	0	0	16,360	16,360	
	mation Technology							
A68	Digital Transformation Portal	Previously part capital project	1503	0	0	250,000	250,000	No
				0	0	250,000	250,000	
Tota	l other carry over items			(399,585)	(250,898)	1,773,305	1,122,822	



Financial Report for the period 1 July 2020 - 30 June 2021

#### APPENDIX 5 (B) - CAPITAL CARRY OVERS TO 2021-22

				FUNDING SOURCE				
NO.	PROJECT DESCRIPTION	SUB ACCT	CIP BID NO.	RESERVE \$	INCOME \$	EXPEND- ITURE \$	NET TOTAL \$	COVID-19 IMPACT?
C1	Fleet Renewal Program * Note this is a renewal project, but is recommended by the Services and Assets Steering Committee to be carried over.	1445	1958-20/21	0	0	705,000	705,000	Yes
C2	Fleet Purchase - Mobile Eco Centre/Community Environment Centre	1447	1957-20/21	0	0	160,000	160,000	No
C3	Vanity Lane - Design (Stage 1 of 3)	1629	1921-20/21	(29,523)	0	29,523	0	No
C4	Vanity Lane - Construction of Streetscape (Stage 3 of 3)	1629	1922-20/21	(1,110,499)	0	1,110,499	0	No
C5	Barry Powell Reserve - Master Plan	1747	1770-19/20	0	0	95,944	95,944	Yes
C6	Safety, Security and Space Activation	1818	Grant	0	(17,270)	17,270	0	No
C7	77 Herbert Street - Pocket Park Construction and Streetscape Improvements	2126	1740-19/20	0	(273,588)	273,588	0	No
C8	Major Drainage Renewal Program * Note this is a renewal project, but is recommended by the Services and Assets Steering Committee to be carried over.	3019	1954-20/21	0	0	123,029	123,029	Yes
C9	Abbotts Road (Section 2 Between Taylors Road and National Drive) - Widening (Construct Stage 1 of 3)	3080	1743-19/20	(618,775)	(910,244)	4,195,027	2,666,008	No
C10	Drainage Capital Program (Catchment 9 Detailed Design) * Carry over reallocation to LRCI Callander Road Drain (4010)	3129 to 4010	964-18/19	0	0	59,808	59,808	No
C11	Thomas Street - Afghan Precinct Undergrounding (Stage 4 - City Edge to Walker Street)	3141	1730-19/20	0	0	17,511	17,511	No
C12	Active Transport Infrastructure Priority Program (ATIPP)	3174	1500-19/20	0	0	175,347	175,347	Yes
	Thomas P Carroll Reserve Crowe Pavilion - Construction / Refurbishment	3219	1039-18/19	0	(582,843)	2,294,615	1,711,772	No
C14	Local Road Upgrade and Reconstruction * Carry over reallocation to Abbotts Road (3080)	3231 to 3080	1743-19/20	0	0	149,406	149,406	No
	DCP Keysborough South Industrial Buffer	3248	1322-18/19	0	0	10,648	10,648	No
	Springvale Library/Civic Centre - Indigenous Public Art Work	3272	2015-20/21	0	0	31,015	31,015	No
C17	Public Hall Equipment Program (Springvale City Hall - Re-upholster Balcony Chairs) * Note this is a renewal project, but is recommended by the Services and Assets Steering Committee to be carried over.	3314	1860-20/21	0	0	240,937	240,937	Yes
C18	Clarendon Reserve - Dog Off Leash Park	3454	1291-18/19	0	0	31,927	31,927	No
C19	Springvale Road Boulevard Project - Implementation (Stage 2)	3490	1711-19/20	(748,745)	0	3,898,745	3,150,000	No
C20	Dandenong Civic Centre - Design Protected / Sheltered Area	3518	1987-20/21	0	0	20,000	20,000	No



Financial Report for the period 1 July 2020 - 30 June 2021

#### APPENDIX 5 (B) - CAPITAL CARRY OVERS TO 2021-22

	FUNDING SOURCE							
NO.	PROJECT DESCRIPTION	SUB ACCT	CIP BID NO.	RESERVE \$	INCOME \$	EXPEND- ITURE \$	NET TOTAL \$	COVID-19 IMPACT?
C21	George Andrews Reserve - Extension to Whittle Pavilion Kitchen	3547	1504-19/20	0	0	328,435	328,435	No
C22	Keysborough South Community Hub Development - Construction (Stage 1 of 2)	3548	1331-18/19	(2,229,968)	(198,497)	2,524,410	95,945	No
	Dandenong Park (Northern Parkland/Riverside Precinct) - Master Plan Construction Year 4 and Concept Design for Riverside Park	3631	1949-20/21	0	0	321,011	321,011	No
C24	Roads to Recovery Resurfacing Program * Note this is a renewal project, but is recommended by the Services and Assets Steering Committee to be carried over.	3752	1985-20/21	0	(497,306)	497,306	0	Yes
C25	Road Resurfacing Program * Note this is a renewal project, but is recommended by the Services and Assets Steering Committee to be carried over.	3753	1975-20/21	0	0	262,840	262,840	Yes
C26	Dandenong Market (Market Square) - Provision of Services Design (Stage 3 of 4)	3793	1583-19/20	0	0	100,000	100,000	No
C27	Mason/Robinson Street - Road Realignment	3828	1685-19/20	(201,432)	0	422,852	221,420	No
C28	Hemmings Street Shopping Precinct - Streetscape Upgrade (Stage 2 of 2)	3848	1999-20/21	0	(31,780)	29,637	(2,143)	No
C29	Frederick Wachter Reserve (Wetlands) - Construction and Landscape Improvements (Stage 2 of 2)	3849	1880-20/21	0	0	612,308	612,308	No
C30	Parkfield Reserve - Construction of Oval	3853	1845-20/21	0	0	135,824	135,824	No
C31	Ross Reserve - Shared Pedestrian Path (Jogging/Tan Track) - Construction and Ross Reserve - Oval 1 Upgrade	3900	1775-19/20 1776-19/20	0	(808,588)	514,797	(293,791)	No
C32	Ross Reserve - All Abilities Playground (Construct)	3900	1697-19/20	0	(96,686)	96,686	0	Yes
C33	Ross Reserve New Pavilion (Football) - Construction (Stage 1 of 2)	3902	1876-20/21	0	(561,373)	531,948	(29,425)	Yes
C34	Building Renewal Program Theatre (Drum Theatre - Wireless Comms Replacement and Hardwired Stage Communications Data, Drum Theatre - General Audit Recommendation Improvements) * Note this is a renewal project, but is recommended by the Services and Assets Steering Committee to be carried over.	3904	1906-20/21 1911-20/21	0	0	123,762	123,762	Part
C35	Greater Dandenong Gallery of Art (5 Mason Street) - Construct (Stage 2 of 2)	3906	1916-20/21	0	0	2,504,863	2,504,863	No
	Supply, Implementation and Maintenance of Replacement Asset Management System (Stage 2 of 3)	3914	1963-20/21	0	0	337,197	337,197	No
C37	Arkana Streetscape (Corner Foster Street and Lonsdale Street) - Design	3929	1431-19/20	(49,760)	0	49,760	0	Yes



Financial Report for the period 1 July 2020 – 30 June 2021

#### APPENDIX 5 (B) - CAPITAL CARRY OVERS TO 2021-22

				FUNDING				
NO.	PROJECT DESCRIPTION	SUB ACCT	CIP BID NO.	RESERVE \$	INCOME \$	EXPEND- ITURE \$	NET TOTAL \$	COVID-19 IMPACT?
C38	Sports Lighting Plan	3933	1710-19/20	0	0	147,377	147,377	No
C39	Implement Parking Sensors (Stage 2 of 3)	3934	1762-19/20	0	0	108,000	108,000	No
C40	Police Paddocks Reserve - Construction of Grandstand (Stage 2)	3941	1767-19/20	0	(200,000)	434,860	234,860	No
C41	Black Spot Program 2020-21	3942	2026-20/21	0	(1,978,815)	2,140,581	161,766	Yes
C42	lan Tatterson Leisure Park - Relocation of Dog Off Leash	3943	1952-20/21	(11,863)	0	11,863	0	No
C43	Villiers Road - Access Road to Springers Leisure Centre for Keysborough South Community Hub	3944	2006-20/21	(584,125)	0	584,125	0	Yes
C44	Dandenong Market (Fruit & Veg) - Roof Repair	3948	1941-20/21	0	0	111,640	111,640	No
C45	Noble Park Aquatic Centre (NPAC) - Health and Wellbeing Gymnasium Redevelopment Design (Stage 1)	3949	1997-20/21	0	(2,690,718)	2,325,203	(365,515)	No
C46	Ross Reserve All Abilities Playground - Changing Places Toilet	3951	1406-19/20	0	0	103,555	103,555	No
C47	Springvale Library/Civic Centre - Storage Provisions for Civic Facilities, Events, Parks, Cleansing and Emergency Relief	3952	1927-20/21	0	0	97,005	97,005	No
C48	Emergency Relief Centres - Provision of Equipment (Stage 1 of 2)	3959	1407-19/20	0	0	24,803	24,803	Yes
C49	Road Reconstruction Program - Geotechnical Investigations	3961	1978-20/21	0	0	50,000	50,000	No
C50	Dandenong Oasis Replacement - Detailed Design (Stage 2 of 6)	3974	1968-20/21	0	0	1,667,942	1,667,942	No

Total capital carry overs (recommended)

(5,584,690) (8,847,708) 30,840,429 16,408,031

#### KEY:

Renewal projects. Projects with a practical completion date expected by 30 September 2021.

# 4.3 POLICY AND STRATEGY

4.3.1 Community Gardens on Council Owned Public Open Space - Council Policy and Guidelines

File Id:	A7796119
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Draft Community Gardens on Council Owned Public Open Space Policy Draft Community Gardens on Council Owned Public Open Space Guidelines

# 1. Report Summary

The draft *Community Gardens on Council Owned Public Open Space Policy* and the draft *Community Gardens on Council Owned Public Open Space Guidelines* seek to provide a framework for Council to support community organisations to establish and operate community gardens whilst balancing the open space needs of the broader community.

This report recognises the community development opportunities and health and wellbeing benefits associated with community gardens.

A Council resolution is sought to adopt the draft *Community Gardens on Council Owned Public Open Space Policy* and the draft *Community Gardens on Council Owned Public Open Space Policy Guidelines.* 

# 2. Recommendation Summary

This report recommends that Council:

- 1. Adopt the attached draft *Community Gardens on Council Owned Public Open Space Policy* and the draft *Community Gardens on Council Owned Public Open Space Policy Guidelines*;
- 2. Pursues the development of two trial community group led community gardens at Chandler Road Reserve, Keysborough and Victoria Avenue Reserve, Springvale, subject to relevant approvals being issued;
- 3. Considers an additional staffing resource in the next annual budget process to support the successful implementation and on-going operation of community gardens; and
- 4. Notes that no additional new community gardens will be pursued until an additional resource is available (other than the two listed in Recommendation 2).

# 3. Background

At its meeting of 22 June 2020, in response to a submission to the 2020-2021 Annual Budget, Council determined to allocate:

- \$20,000 toward the Maralinga Community Garden (Chandler Road Reserve) project; and
- \$20,000 for strategic/policy work to be undertaken by Council officers in relation to community gardens in Greater Dandenong.

This report provides a summary of the strategic/policy work undertaken to date culminating in the policy and guidelines as attached.

Community gardens are generally not-for-profit, local spaces that operate on designated land for residents and volunteers to grow fresh food and other plants. There are generally two types of community gardens:

- Shared gardens where gardeners have responsibility for the entire garden, working together to care for the plants and taking a share of what is produced.
- Allotment gardens where gardeners each have their own plot and use it as they wish.

Many community gardens combine both shared and allotment gardens.

With a growing population and high community expectations of Council owned public open space, it is important for Council to ensure the needs of existing residents and future generations are met by balancing the availability of public open space. Open space provides the opportunity for everyone to exercise, relax, grow food, and connect with nature to improve health outcomes.

Any change to public open space to accommodate community gardens or other infrastructure on Council owned land is guided by various Council policies, strategies, and priorities, including the *Greater Dandenong Open Space Strategy 2020-2030.* This *Strategy* recognises that community gardens allow residents and volunteers to grow fresh food, participate in sustainable urban practices, improve food literacy, learn horticultural skills, and build community connections through shared activities. Moreover, community gardening is a sustainable living option and a way for people to get involved with their local community. Community gardens contribute to health and wellbeing, learning, social connections and can improve local food security through access to fresh food.

# 4. Discussion

Research shows that in terms of the use of public open space land for community gardens, building strong partnerships between Council, community groups and organisations in the local community is key to the long-term success of community gardens.

Council officers have observed an increasing number of enquiries from the community for permission to establish community gardens on Council owned public open space land. The COVID-19 pandemic has not only increased the demand on public open space for recreational needs but also heightened people's interest in growing their own food.

A broad range of matters have been investigated and considered in preparing the draft policy and guidelines, including insurance, permit requirements, governance arrangements, equitable access to public open space, and funding.

Legal advice was obtained in response to a VCAT determination (Bence v Bayside City Council, December 2020) in relation to community gardens requiring a planning permit. The advice confirmed that community gardens on Council owned land require a planning permit in order to ensure all land use planning matters are considered. Importantly, this means that all applications will be advertised in accordance with the *Planning and Environment Act 1987* and therefore be subject to the normal appeal rights.

In addition, officers engaged community garden experts to complete a peer review of the draft policy and guidelines. This review was supportive of the documents and identified the opportunity for Council to invest in appropriate staff resourcing to reduce the regulatory burden on community groups and to achieve better community development and health outcomes.

Council has been considering two trial community gardens, being at the Chandler Road Reserve, Keysborough and the Victoria Avenue Reserve, Springvale. These two community group led community gardens are intended to be established in the near future, subject to relevant approvals.

# 5. Proposal

For the reasons outlined above, a clear policy position and decision-making process is recommended to ensure the community understands the requirements of community garden organisations when requesting to establish a community garden on Council owned public open space.

The objectives of the Community Gardens on Council Owned Public Open Space Policy are to:

- support the development of the community's capacity to grow local food and other plant growing activities;
- outline Council's position and objectives in relation to community gardens on Council owned and/or managed public open space land;
- define Council's role and responsibilities in supporting the development of community gardens on Council owned and/or managed public open space land; and
- define the role and responsibilities of community garden organisations.

The Community Gardens on Council Owned Public Open Space Guidelines set out:

- The steps involved with starting a community garden on Council owned public space; including but not limited to:
  - Two step application process;
  - Community consultation;
  - Planning/Building Permits;

- Formal Agreement; and
- Construction (to relevant standards and specifications and to the satisfaction of Council).
- The assessment criteria to determine the suitability of a community garden in a particular public open space; including but not limited to:
  - Appropriate location and potential impact on existing users of the open space;
  - Appropriate size of community garden for the open space:
    - community gardens will generally not be supported in Pocket Parks and most Small Local Parks (in accordance with the *Greater Dandenong Open Space Strategy* 2020-2030); and
    - Community gardens should occupy no more than 10% of the reserve/park up to a maximum of 400m<sup>2</sup> (whichever is the lesser).
  - Community support and demand;
  - Governance and Insurance arrangements;
  - Ongoing maintenance; and
  - Funding.

The design and infrastructure required for each community garden proposal will be considered on a case-by-case basis.

All new community garden organisations will be required to enter into a formal lease/licence agreement with Council. These agreements include specific requirements in relation to a range of matters including public liability insurance; fair and transparent management and ensuring the garden is visually appealing and well maintained.

As mentioned above, the peer review identified that Council needs to provide increased support to community groups to improve the likelihood of more community gardens being established and to ensure they can operate successfully. The peer review noted that Council's over-estimate the ability of community groups to successfully operate community gardens, and increasing internal capacity to support projects through all stages of the assessment process and the on-going operation of the garden, including a single point of enquiry was a key recommendation. As such, it is proposed that an additional staff resource be considered in the next annual budget process to ensure that community groups are adequately supported by Council to get new projects off the ground and to operate successfully in the long term, while enabling Council to maintain rigorous standards for open space development.

# 6. Financial Implications

The policy and guidelines have been completed within the allocated \$20,000 from the Annual Budget of 2020/2021. It is anticipated that funding for a new staff resource to better support the community to establish and operate community gardens will be sought in the 2022/23 Budget. All new community garden organisations will be required to fund ongoing expenses including a nominal annual lease/license agreement fee and utility costs.

# 7. Consultation

Community garden organisations will be required to apply for a planning permit in most instances. These applications will be advertised under the requirements of the *Planning & Environment Act 1987* to surrounding residents and businesses for their comment prior to a decision being made on the application.

In the event where a planning permit application is not required, Council will undertake a four-week community consultation process, in accordance with Council's Community Engagement Policy to seek the comments of surrounding residents and businesses prior to a decision being made.

# 8. 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'

# <u>People</u>

- *Pride* Best place best people
- *Cultural Diversity* Model multicultural community
- Outdoor Activity and Sports Recreation for everyone
- Lifecycle and Social Support The generations supported

# <u>Place</u>

- 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
- Leadership by the Council The leading Council

# 9. Council Plan 2017-21

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

# <u>People</u>

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

# <u>Place</u>

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

# **Opportunity**

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

# 10. The Overarching Governance Principles of the Local Government Act 2020

Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles.

The overarching governance principles of the *Local Government Act 2020* have been considered in the preparation of the draft *Community Gardens on Council Owned Public Open Space Policy* and *Guidelines* in the following regard:

- the policy ensures that priority is given to local communities to achieve a best outcome in establishing new community gardens for existing communities and future generations;
- community gardens promote social and environmental sustainability for local communities;
- all new community garden proposals will undertake community engagement in accordance with Council's Community Engagement Policy to engage local communities in strategic planning and decision making for community gardens;
- establishing community gardens will be a collaborative effort between community, Council and other organisations and will contribute to community health and wellbeing, learning, social connections and environmental education while improving local food security through access to fresh food.

# 11. Victorian Charter of Human Rights and Responsibilities

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter).

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; in particular:

- Section 15 Right to freedom of expression;
- Section 16 Right to peaceful assembly and freedom of association;
- Section 18 Right to have the opportunity to take part in public life and to vote;

# 12. The Gender Equality Act 2020

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

In this regard, the objectives of the *Gender Equality Act 2020* have been considered in the development of the draft *Community Gardens on Council Owned Public Open Space Policy* and *Guidelines* as follows:

- ensuring inclusive stakeholder engagement provides everyone with an opportunity to participate and recognises the diversity within each community and of individuals, in accordance with Council's Community Engagement Policy; and
- Lease/license agreements between Council and community garden organisations will require the community garden organisations to pursue gender equality and ensure that their membership structures are accessible and inclusive for all.

# 13. Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 and the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability by:

- supporting community gardening organisation members and the broader community to learn and use sustainable gardening practices;
- reducing food waste and unnecessary packaging associated with commercially prepared food;
- reducing food miles and carbon emissions associated with commercial production of food by
  providing opportunities for the community to increase their ability to grow their own fruit and
  vegetables locally:

- supporting community gardening organisation members and the broader community to increase their resilience by helping achieve beneficial outcomes such as lower food costs, improved food security and improved community connections;
- providing support that facilitates accessible and equitable climate responses for our community; and
- working with key stakeholders and the community to facilitate increased awareness and capacity to respond to climate change.

# 14. Related Council Policies, Strategies or Frameworks

- Greater Dandenong City Council Asset Management Policy
- Greater Dandenong City Council Community Engagement Policy
- Greater Dandenong City Council Community Funding Policy
- Greater Dandenong City Council Community Gardens on Council Land Guidelines
- Greater Dandenong City Council Community Wellbeing Plan 2017-2021
- Greater Dandenong City Council Climate Emergency Strategy 2020-2030
- Greater Dandenong City Council Diversity, Access and Equality Policy 2021
- Greater Dandenong City Council Local Law No. 2 Municipal Amenity
- Greater Dandenong City Council Local Law No. 4 Municipal Places
- Greater Dandenong City Council Open Space Strategy 2020-2030
- Greater Dandenong City Council Plan 2017-2021
- Greater Dandenong City Council Positive Ageing Strategy
- Greater Dandenong City Council Public Transparency Policy
- Greater Dandenong City Council Sustainability Strategy 2016-2030
- Greater Dandenong City Council Waste Management Strategy

# 15. Conclusion

The draft *Community Gardens on Council Owned Public Open Space Policy* and *Community Gardens on Council Owned Public Open Space Policy Guidelines* will provide a decision-making framework for Council and guidance for the community when considering the use of Council owned public open space for the purpose of a community garden.

# 16. Recommendation

# That Council:

- 1. adopts the draft Community Gardens on Council Owned Public Open Space Policy and the draft Community Gardens on Council Owned Public Open Space Guidelines;
- 2. pursues the development of two trial community group led community gardens at Chandler Road Reserve, Keysborough and Victoria Avenue Reserve, Springvale, subject to relevant approvals being issued;

- 3. considers an additional staffing resource in the next annual budget process to support the successful implementation and on-going operation of community gardens; and
- 4. notes that no additional new community gardens will be pursued until an additional resource is available (other than the two listed in Recommendation 2).

# MINUTE 261

Moved by: Cr Rhonda Garad Seconded by: Cr Sean O'Reilly

# That Council:

- 1. adopts the draft Community Gardens on Council Owned Public Open Space Policy and the draft Community Gardens on Council Owned Public Open Space Guidelines;
- 2. pursues the development of two trial community group led community gardens at Chandler Road Reserve, Keysborough and Victoria Avenue Reserve, Springvale, subject to relevant approvals being issued;
- 3. considers an additional staffing resource in the next annual budget process to support the successful implementation and on-going operation of community gardens; and
- 4. notes that no additional new community gardens will be pursued until an additional resource is available (other than the two listed in Recommendation 2).

CARRIED

For the Motion: Cr Lana Formoso, Cr Rhonda Garad, Cr Richard Lim, Cr Angela Long, Cr Jim Memeti, Cr Sean O'Reilly, Cr Sophie Tan, Cr Loi Truong

Against the Motion: Cr Tim Dark, Cr Bob Milkovic

POLICY & STRATEGY

# COMMUNITY GARDENS ON COUNCIL OWNED PUBLIC OPEN SPACE -COUNCIL POLICY AND GUIDELINES

# **ATTACHMENT 1**

# DRAFT COMMUNITY GARDENS ON COUNCIL OWNED PUBLIC OPEN SPACE POLICY

PAGES 13 (including cover)

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



# **Community Gardens on Council Owned Public Open Space Policy**

Policy Endorsement:	Endorsement require	Endorsement required by Council					
Policy Superseded by this Policy:	n/a	n/a					
Directorate:	City Planning, Design & Amenity						
Responsible Officer:	Manager Planning & Design						
Policy Type:	Discretionary						
File Number:	A6897114	Version No:	1				
1 <sup>st</sup> Adopted by Council	Minute No.	Last Adopted by Council:	Minute No.				
Review Period:	Every four years	, ,					

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Page 1 of 11

ТАВ	LE OF CONTENTS
1.	POLICY OBJECTIVE
2.	BACKGROUND
3.	SCOPE
4.	DEFINITIONS
5.	POLICY
	5.1A COMMUNITY DEVELOPMENT APPROACH45.2BUILDING THE CAPACITY OF COMMUNITY GARDENING ORGANISATIONS45.7MITIGATE IMPACTS OF CLIMATE CHANGE.45.3FOSTERING A DIVERSE AND GEOGRAPHIC SPREAD OF COMMUNITY GARDENS45.4BALANCING COMMUNITY DEMAND FOR PUBLIC OPEN SPACE45.5ENCOURAGING ACCESSIBLE AND INCLUSIVE COMMUNITY GARDENS55.6IMPROVING HEALTH AND WELLBEING AND COMMUNITY CONNECTIONS55.8BUILDING AND FACILITATING PARTNERSHIPS55.9SECURITY OF TENURE FOR COMMUNITY GARDENS55.10MINIMISING ONGOING EXPENSES FOR COMMUNITY GARDENS55.11ENSURING COMMUNITY GARDENS ARE VISUALLY APPEALING5
6.	RESPONSE TO THE OVERARCHING GOVERNANCE PRINCIPLES OF THE LOCAL GOVERNMENT ACT 2020
7.	CHARTER OF HUMAN RIGHTS AND RESPONSIBILITIES ACT 2006 – COMPATIBILITY STATEMENT
8.	RESPONSE TO THE GENDER EQUALITY ACT 20206
9.	CONSIDERATION OF CLIMATE CHANGE AND SUSTAINABILITY
10.	RESPONSIBILITIES       7         10.1       COMMUNITY GARDEN ORGANISATIONS' RESPONSIBILITIES       7         10.2       COUNCIL'S RESPONSIBILITIES       8
11.	REPORTING, MONITORING AND REVIEW9
12.	REFERENCES AND RELATED DOCUMENTS9
13.	APPENDIX 1 – COMMUNITY GARDENS ON COUNCIL OWNED PUBLIC OPEN SPACE - GUIDELINES

Page 1 of 11



## 1. POLICY OBJECTIVE

The objectives of this Policy are to:

- support the development of the community's capacity to grow local food and other plant growing activities;
- outline Council's position and objectives in relation to community gardens on Council owned and/or managed public open space land;
- define Council's role and responsibilities in supporting the development of community gardens on Council owned and/or managed public open space land; and
- define the role and responsibilities of community garden organisations.

## 2. BACKGROUND

Council recognises that community gardens can play an important role in community development. Community gardens provide a valuable sustainable living option and a way for people to get involved with their local community. Community gardens contribute to health and wellbeing, learning, social connections, and environmental education and can improve local food security through access to fresh food. Building strong partnerships between Council and community organisations in the local community is key to the long-term success of community gardens.

This policy is consistent with several Council strategies and plans that encourage residents to be active and engaged in their community and promote healthy, liveable, and sustainable communities, including the:

- Council Plan 2017-2021 (Revised 2020);
- Community Wellbeing Plan 2017-21;
- Sustainability Strategy 2016-2030;
- Greater Dandenong Climate Emergency Strategy 2020-2030; and
- Greater Dandenong Open Space Strategy 2020-2030.

## 3. SCOPE

This policy applies to all proposed community gardens on Council owned, proposed Council owned or Council managed public open space land.

This policy does not apply to community gardens or plantings that are:

- Council operated;
- on Crown land, Department of Education and Early Childhood Development land or private land, except where Council has entered into an agreement with the owners to manage the property (land and/or building) and
- on a street reserve (verge/nature strip) between the carriageway and the boundary of adjacent lots within Greater Dandenong.

Page 2 of 11



## 4. DEFINITIONS

**Community Garden** – Community gardens are generally not-for-profit, local spaces that operate on designated land for residents and volunteers to grow fresh food and other plants, participate in sustainable urban gardening, improve food literacy, learn horticultural skills and build community connections through shared activities.

There are two types of community gardens as defined by Sustainability Victoria:

- Shared gardens where gardeners have responsibility for the entire garden, working together to care for the plants and taking a share of what is produced.
- Allotment gardens where gardeners each have their own plot and use it as they wish.

Many community gardens combine both shared and allotment gardens.

**Community Garden Organisations** – Not-for-profit organisations which collectively manage plots on private or public land to produce plants grown for food or recreation.

Council Owned Land - Land which is owned by Council.

**Incorporated Association** - A registered legal entity usually established for recreational, cultural or charitable purposes.

**Proposed Council Owned Land** – Land which is intended for transfer to Council ownership (including land that is part of a new estate or development which will be handed over to Council when development is complete).

Council Managed Land - Land owned by another party, with an agreement/lease in place for Council to manage the land on behalf of the landowner.

**Public Open Space** - Land that provides outdoor recreation, leisure and/or environmental benefits and/or visual amenity (as defined by the Victorian Planning Authority).

## 5. POLICY

Council will support, where appropriate, the community's capacity for local food and other plant growing activities on Council owned, proposed Council owned or Council managed public open space land such as community gardens.

Council will support new community gardens which give due consideration to all Council policies and strategies. Any direct involvement by Council is subject to available resources.

Council will only enter into agreements with an incorporated association for community gardens to be established on Council owned public open space land.

Council will ensure the establishment of new community gardens on public open space land does not adversely impact the use and accessibility of open space for the broader community.

Council will assess community garden proposals against a range of criteria and considerations as outlined in the Community Gardens on Council Owned Public Open Space Guidelines (Appendix 1), including but not limited to, Council policies, procedures and strategies.

Page 3 of 11



Council will not acquire land solely for the purpose of a community operated community garden.

Community Garden organisations will be responsible for all costs associated with the development, construction and ongoing operation of community gardens.

Council will only consider funding requests under the Community Funding Program to establish new community gardens where in-principle support for the location and type of garden has been determined by Council (if eligible).

#### 5.1 A COMMUNITY DEVELOPMENT APPROACH

Council takes a community development approach to community gardens where community garden organisations, with the support of Council and other partnering organisations, manage the gardens themselves and are financially self-sufficient.

#### 5.2 BUILDING THE CAPACITY OF COMMUNITY GARDENING ORGANISATIONS

Council recognises that there are varying degrees of community capacity and skills available to establish and maintain community gardens. As a result, Council recognises it has an important role to play in identifying opportunities, building community capacity and supporting communities to establish, selfmanage and maintain community gardens.

#### 5.7 MITIGATE IMPACTS OF CLIMATE CHANGE

Community gardens should establish and maintain a range of sustainable gardening practices to benefit the environment, help people connect with nature and mitigate the impacts of climate change. This could include composting, harvesting of rainwater, non-use of pesticides/herbicides, solar power, sustainably sourced/recycled building materials. Council supports community gardens to increase the community's gardening knowledge and expertise. Fostering sustainable community gardens also contributes to reducing urban heat island impacts on urban areas, diversifying the use of open space and increasing plant diversity which can expand the habitat for urban wildlife.

#### 5.3 FOSTERING A DIVERSE AND GEOGRAPHIC SPREAD OF COMMUNITY GARDENS

Council aims to foster a mix of community garden types and activities to meet diverse community needs and achieve vibrant gardens across the whole Council area. Council will take a strategic approach to the location and type of community gardens it fosters.

#### 5.4 BALANCING COMMUNITY DEMAND FOR PUBLIC OPEN SPACE

Council seeks to ensure the recreational needs of existing residents and future generations are met by balancing the availability of public open space such that the development of community gardens does not adversely impact existing uses and functions of public open space and will allow adequate public open space for the broader community.

Page 4 of 11



#### 5.5 ENCOURAGING ACCESSIBLE AND INCLUSIVE COMMUNITY GARDENS

Community gardens should be accessible to all members of the community. Council encourages community garden organisations to support a wide cross-section of the community to participate in its operation and management. This includes people of all ages, ability, gender, cultural and language backgrounds.

#### 5.6 IMPROVING HEALTH AND WELLBEING AND COMMUNITY CONNECTIONS

Council recognises the importance of providing opportunities for the community to increase their ability to grow their own fruit and vegetables and the health and wellbeing benefits of healthy eating and increased social connections. Council encourages community gardens to help increase food security and enable members of our CALD (Cultural and Linguistically Diverse) communities' access to their preferred foods.

#### 5.8 BUILDING AND FACILITATING PARTNERSHIPS

Council encourages partnerships between new and existing community gardening organisations and will assist these organisations to connect with relevant agencies, local organisations, neighbourhood centres, schools, businesses, funding bodies and other community gardens to provide opportunities for forming mutually beneficial partnerships.

#### 5.9 SECURITY OF TENURE FOR COMMUNITY GARDENS

Community gardening organisations should have the potential for security of tenure so they can plan for the long-term future and viability of the garden. The allocation of Council owned public open space land for community gardens will be formalised through a lease or license agreement. The complexity of the agreement will be proportionate to the scale of the community garden proposed.

#### 5.10 MINIMISING EXPENSES FOR COMMUNITY GARDENS

Council will charge a nominal annual lease or license fee to community garden organisations on the understanding that they are run by volunteers on a not-for-profit basis for the benefit of the community. Council will assist community garden organisations by providing Public Liability insurance under Council's Public Liability Insurance Policy; and waiving the planning permit application fee.

Community gardening organisations are responsible for all other ongoing community garden expenses in accordance with the lease or license agreement.

#### 5.11 ENSURING COMMUNITY GARDENS ARE VISUALLY APPEALING

Council requires community garden organisations to ensure their community gardens are visually appealing, tidy and well maintained.

# 6. RESPONSE TO THE OVERARCHING GOVERNANCE PRINCIPLES OF THE LOCAL GOVERNMENT ACT 2020

Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles. As such, the overarching governance principles of the *Local Government Act 2020* have been considered in the preparation of this policy in the following regard:

Page 5 of 11



- this policy ensures that priority is given to local communities to achieve a best outcome in establishing new community gardens for existing communities and future generations;
- community gardens promote social and environmental sustainability for local communities;
   all new community garden proposals will undertake community engagement in accordance with
- Council's Community Engagement Policy and/ or the Planning & Environment Act 1987 to engage local communities in strategic planning and decision making for community gardens;
- establishing community gardens will be a collaborative effort between community, Council and other organisations and will contribute to community health and wellbeing, learning, social connections and environmental education while improving local food security through access to fresh food.

## 7. CHARTER OF HUMAN RIGHTS AND RESPONSIBILITIES ACT 2006 – COMPATIBILITY STATEMENT

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter).

This policy is consistent with the standards set by the *Charter of Human Rights and Responsibilities Act 2006* in particular:

- Section 15 Right to freedom of expression;
- Section 16 Right to peaceful assembly and freedom of association;
- Section 18 Right to have the opportunity to take part in public life and to vote;

The Charter of Human Rights and Responsibilities Act 2006 has been considered in the preparation of this policy and it ensures all new community gardens provide equal access for all members of the community.

## 8. RESPONSE TO THE GENDER EQUALITY ACT 2020

The Gender Equality Act 2020 came into operation on 31 March 2021 and requires that Councils take positive action towards achieving workplace gender equality and promote gender equality in their policies, programs and services. In this regard, the objectives of the Gender Equality Act 2020 have been considered in the development of this policy as follows:

- ensuring inclusive stakeholder engagement provides everyone with an opportunity to participate and recognises the diversity within each community and of individuals, in accordance with Council's Community Engagement Policy.
- Lease/license agreements between Council and community garden organisations will require the community garden organisations to pursue gender equality and ensure that their membership structures are accessible and inclusive for all.

## 9. CONSIDERATION OF CLIMATE CHANGE AND SUSTAINABILITY

The policy supports Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 and the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability by:

Page 6 of 11

- - supporting community gardening organisation members and the broader community to learn and use sustainable gardening practices;
  - reducing food waste and unnecessary packaging associated with commercially prepared food;
  - reducing food miles and carbon emissions associated with commercial production of food by providing opportunities for the community to increase their ability to grow their own fruit and vegetables locally:
  - supporting community gardening organisation members and the broader community to increase their resilience by helping achieve beneficial outcomes such as lower food costs, improved food security and improved community connections;
  - providing support that facilitates accessible and equitable climate responses for our community; and
  - working with key stakeholders and the community to facilitate increased awareness and capacity to respond to climate change.

### 10. **RESPONSIBILITIES**

#### 10.1 COMMUNITY GARDEN ORGANISATIONS' RESPONSIBILITIES

Community garden organisations will:

- identify potential site/s and provide an Expression of Interest and Application Form for Council to determine the suitability of a site for a community garden;
- be prepared to become an incorporated association or auspiced by an incorporated association and refer to the requirements of the Associations Incorporation Reform Act 2012;
- be self-governed and take legal and financial responsibility for the establishment and ongoing operation of a community garden;
- be responsible for all costs associated with the development, construction and operation of a community garden;
- give due consideration to Council policies, procedures and strategies;
- consult and engage with all members of the community including surrounding residents about the design and management of the proposed garden;
- enter into a lease/licence agreement with Council for the use of a site on Council owned or managed public open space land;
- adhere to the conditions of the lease/license agreement with Council, including but not limited to:
   obtaining planning and/or building permits for the use of the land and structures and
  - approvals where required;
  - ensuring insurance coverage under Council's Public Liability Insurance Policy are met;
  - installing and maintaining signage and up-to-date contact details; and ensuring the construction of the garden and associated infrastructure is to Council's satisfaction, and meets all relevant standards and specifications.
  - be responsible for the maintenance and management of the community garden and associated assets, including the management of compost and waste;
- ensure that the management and governance of the organisation:
  - does not discriminate against anyone due to differences in disability, race, culture, sexuality, age or gender;
  - welcomes visitors to the garden and provides opportunities for residents not directly involved in the garden to be provided with access;
  - o allows for fair, transparent and inclusive decision making; and
  - o includes a conflict resolution process.

Page 7 of 11

- - ensure that the safety and amenity of the neighbouring community and significant flora and fauna is not adversely impacted by the ongoing operation of the community garden;
  - acknowledge Council's contribution through communications and media as opportunities arise;
     be willing to collaborate with Council and the community (on all matters pertaining to the community garden);
  - identify and manage risks associated with the ongoing operation of the community garden, including all Occupational Health and Safety requirements;
  - be responsible for the removal of the garden when it is no longer in use or at the end of lease or licence agreement and for restoring the land to its original state if required;
  - provide an annual report to Council which Council will assist with (if required);
  - ensure all adult participants and members of the community garden have Working with Children Checks;
  - strictly adhere to any practices and/or restrictions in place as outlined by the Victorian Chief Medical Officer.
  - report any vandalism or anti-social activities occurring at a community garden immediately to Victoria Police and Council; and
  - allow for the safe and appropriate storage of all materials.

#### 10.2 COUNCIL'S RESPONSIBILITIES

Council will:

- establish, review and where necessary update procedures and information on how to apply for a community garden on Council owned public open space land within the City of Greater Dandenong;
- provide information and advice to interested groups and residents on the suitability of potential sites, funding opportunities, establishment and ongoing operation of a community garden;
- determine the suitability of a proposed site for a new community garden by considering this policy and other relevant Council requirements;
- provide advice on whether planning and/or building permits are required;
- provide insurance under Council's Public Liability Insurance Policy;
- consider improvements to existing infrastructure;
- consult and engage with all members of the community including surrounding residents, and
  relevant authorities where required, about the design and management of the proposed garden;
- undertake the development and ongoing management of a lease/licence agreement for community
  gardens on Council owned public open space land to ensure they are operating in accordance with
  the policies and strategies of Council;
- develop lease/licence agreements that consider applications on a case by case basis, specific user needs, site considerations and constraints;
- provide advice and support with the ongoing operation of the community garden, subject to available resources;
- adhere to the conditions of the lease/licence agreement;
- provide advance notification to users in circumstances where a redevelopment is to occur that would impact on the operation of the community garden;
- conduct a fair and transparent process to terminate lease or licence agreements or remove gardens, when disused, or when not adequately maintained or abandoned;
- maintain a register of all community garden organisations, sites, lease agreements and enquiries regarding the establishment of new community gardens;
- provide guidance, support and assistance to community garden organisations with dispute resolutions and

Page 8 of 11



provide guidance, support and assistance to community garden organisations with annual reporting requirements.

## 11. REPORTING, MONITORING AND REVIEW

The success of this policy will be measured by:

- the number of new community gardens in Greater Dandenong; and
- results of a biennial survey of community garden organisations.

This policy will be reviewed in 2025 and updated as required to ensure on-going compliance with relevant legislation.

Upon review of this policy, Council will:

- ensure that this policy remains compliant with relevant legislation and relevant Council strategies and documents;
- provide a summary of the applications and outcomes for new community gardens;
- provide an overview of the success, impact and on-going sustainability of community gardens; and
- identify where improvements can be made.

### 12. REFERENCES AND RELATED DOCUMENTS

#### Legislation

- Associations Incorporation Reform Act 2012
- Charter of Human Rights and Responsibilities Act 2006
- Local Government Act 2020
- Planning and Environment Act 1987
- Occupational Health and Safety Act 2004
- Gender Equality Act 2020

#### Related Council and Other Policies, Procedures, Strategies, Protocols, Guidelines

- Greater Dandenong City Council Asset Management Policy
- Greater Dandenong City Council Community Engagement Policy
- Greater Dandenong City Council Community Funding Policy
- Greater Dandenong City Council Community Gardens on Council Owned Public Open Space Guidelines
- Greater Dandenong City Council Community Wellbeing Plan 2017-2021
- Greater Dandenong City Council Climate Emergency Strategy 2020-2030
- Greater Dandenong City Council Diversity, Access and Equality Policy 2021
- Greater Dandenong City Council Local Law No. 2 Municipal Amenity
- Greater Dandenong City Council Local Law No. 4 Municipal Places
- Greater Dandenong City Council Open Space Strategy 2020-2030
- Greater Dandenong City Council Plan 2017-2021
- Greater Dandenong City Council Positive Ageing Strategy
- Greater Dandenong City Council Public Transparency Policy
- Greater Dandenong City Council Sustainability Strategy 2016-2030
- Greater Dandenong City Council Waste Management Strategy

Page 9 of 11



13. APPENDIX 1 – COMMUNITY GARDENS ON COUNCIL OWNED PUBLIC OPEN SPACE - GUIDELINES

Page 10 of 11

POLICY & STRATEGY

# COMMUNITY GARDENS ON COUNCIL OWNED PUBLIC OPEN SPACE -COUNCIL POLICY AND GUIDELINES

# **ATTACHMENT 2**

# COMMUNITY GARDENS ON COUNCIL OWNED PUBLIC OPEN SPACE - GUIDELINES

PAGES 10 (including cover)

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



These guidelines have been created to help local community groups through the process of starting up a community garden on Council owned and/or managed public open space land in Greater Dandenong.

## What is a community garden?

Community gardens are generally not-for-profit, local spaces that operate on designated land for residents and volunteers to grow fresh food and other plants, participate in sustainable urban practices, improve food literacy, learn horticultural skills, and build community connections through shared activities.

There are two types of community gardens as defined by Sustainability Victoria:

- Shared gardens where gardeners have responsibility for the entire garden, working together to care for the plants and taking a share of what is produced.
- Allotment gardens where gardeners each have their own plot and use it as they wish.

Many community gardens combine both shared and allotment gardens.

Council recognises that community gardens provide a wide range of social, environmental and economic benefits.

## **Council support**

Council supports and encourages the local community to initiate, establish and selfmanage community gardens in appropriate locations with the support of Council as defined within this document and the Council's *Community Gardens on Council Owned Public Open Space Policy*.

Self-managed community gardens lead to increased community ownership and the long-term success of community gardens. Building strong partnerships between Council, neighbours, community groups and organisations in the local community is key to the long-term success of community gardens.

With a growing population, heightened interest in sustainable living, and high community expectations, it is important for Council to ensure the needs of existing residents and future generations are met by balancing how public open space is managed.

Any direct involvement in community gardens by Council is subject to available resources.



# How to start a community garden on Council owned public open space

### Step 1: Establish a working group

Gather together a small group of people with a broad range of skills to form a working group. Decide what it is you want to achieve, how the garden will be used, who will be able to use it and how it will be funded. You will also need to start discussing how the group will be managed and consider the need to become an incorporated association (see details at Step 8).

## Step 2: Find the right location

Before proposing that public open space be converted for use as a community garden, interested individuals and groups are requested to investigate private land options.

Council encourages organisations and residents interested in starting a new community garden to explore opportunities on private land such as places of worship, schools and childcare centres before seeking to use public open space land. Alternatively, new community gardens could be co-located with existing community facilities such as neighbourhood houses or community centres.

When choosing a potential site, you should consider the matters outlined under 'Assessment Criteria' in these Guidelines.

Where other options aren't found to be feasible and public open space is being proposed, your community group should submit an Expression of Interest form.

## Step 3: Expression of Interest – Project Proposal

The Expression of Interest will need to detail the following:

- A project proposal that summarises your initial project ideas and responds to these Guidelines (in particular the Assessment Criteria);
  - A simple concept design for the garden and its location within the park;
- How your group plans to fund, operate and include the members of the broader community.



## Step 4: Review & Collaboration

Council officers will review the project proposal against the Guidelines and Council's policies and strategies, the suitability of the site, and the concept plan to determine if any permits are required and consider other relevant issues before deciding to give in-principle support, to request changes, or to not support the proposal.

It may take several months to collaborate with Council officers to review and refine your proposal. This process is important because officers need to address all issues and manage risks.

Proposal supported in-principle	Changes may be negotiated, or proposal
	not supported

# Step 5: Community Group Led Public Consultation/ Engagement

Council strongly encourages you to discuss your idea to establish a community garden with local residents, businesses and other community groups that may have an interest in the land you propose to use. This is best done after receiving inprinciple support from Council.

You could also arrange a community gathering to explain your initiative and give participants an opportunity to comment. This could double as an opportunity to obtain additional members for your group.

Council will also undertake a formal community consultation exercise for the proposal, as detailed below.

# Step 6: Garden Design and Funding

Council officers will work collaboratively with community groups to develop the submitted proposed concept design of the garden and location within a park into a detailed garden design and estimated cost of construction.

Community groups should identify potential funding sources (community grants, cash sponsors and/or in-kind support) for both the establishment and ongoing operation of the garden.

## Step 7: Formal Application

Once in-principle support is granted and the garden design finalised, Council officers will require a detailed application to be submitted. The application must respond in detail to the *Council's Community Gardens on Council Owned Public Open Space Policy* and these Guidelines.



# Step 8: Council Led Community Engagement and Consultation / Permit Process

Most community gardens on Council owned land will require a planning permit.

Where a planning permit application is required, community garden organisations must apply for a planning permit. These applications will be advertised under the requirements of the *Planning & Environment Act 1987* to surrounding residents and businesses for their comment prior to a decision being made on the application. A separate community consultation will not be required in this instance.

Where a planning permit application is not required, Council will undertake a fourweek community consultation process, in accordance with Council's Community Engagement Policy to seek the comments of surrounding residents and businesses prior to a decision being made.

The process to assess the proposal may take several months, depending on the issues that have been raised during this process.

Project approved and Permits obtained Outstanding issues or conditions not met - project not approved

# Step 9: Incorporated Association & Insurance Requirements

You will need to apply to Consumer Affairs Victoria to become an Incorporated Association. This affords your group some flexibility in the management of funds and will enable you to open a bank account and apply for government grants. Incorporation of an association requires groups to establish a management committee with annually elected office bearers and to commit to regular meetings. An alternative to incorporation is to become auspiced by an existing community association such as a Neighbourhood House.

Each community garden has a duty of care to the community who access the garden area. On signing an agreement with Council to operate a community garden on Council land, the community garden organisation is required to meet certain requirements. This will ensure that the requirements of Council's Public Liability Insurance Policy provide the appropriate level of insurance for residents to set up and maintain a community garden.

## Step 10: Agreement

Once the group has become an Incorporated Association with all relevant permits and approvals, use of the land for a community garden will be formalised through an agreement between Council and the responsible incorporated community garden organisation.



## Step 11: Construction

The construction and establishment of the community garden can commence once the agreement is signed. Details regarding construction will be determined between Council and the community garden organisation and will be dependent on the specific nature of each community garden. Construction of community gardens must be in accordance with all relevant standards and specifications and to the satisfaction of Council.

Construction date to be confirmed and communicated to stakeholders.

# How will Council assess proposals for new community gardens?

A wide range of matters need to be considered when developing and refining a proposal for a new community garden on Council owned or managed land. Expressions of Interest/Applications should respond to the *Council's Community Gardens on Council Owned Public Open Space Policy* and these Guidelines. Council officers will consider these responses, the suitability of the site and other Council priorities, policies and strategies before giving in-principle support to a proposal.

If important issues or risks cannot be resolved the proposal may not be approved.

## Assessment criteria

Appropriate location	
Is the proposed community garden in Council owned public open space?	<ul> <li>Have alternative locations, including co-location with existing community facilities; or private land, been explored?</li> <li>Is the area covered by an existing Master Plan, or subject to any restrictions (e.g. a floodplain overlay)?</li> <li>Is the location supported by the Greater Dandenong Open Space Strategy 2020-2030?</li> <li>Community gardens should not be in Pocket Parks (parks less than 1000m<sup>2</sup>).</li> </ul>
Impact on existing users and function	<ul> <li>How might the garden impact on existing and future users of the site?</li> <li>Would use of the site still allow adequate public open space for the broader community?</li> <li>Is the proposed site compatible with adjoining land uses and values (e.g. environmental and heritage)?</li> <li>Does the location of the garden support the functional requirements of the park?</li> <li>Council preference is for community gardens to be located to the side or corner of a park to limit the impact on other recreational uses.</li> </ul>
Size of community garden	<ul> <li>Is the size of the proposed community garden in proportion to the size of the park/public open space?</li> <li>Community gardens should occupy no more than 10% of the park up to a maximum of 400m<sup>2</sup> (whichever is the lesser).</li> </ul>



	Larger community gardens may need space for compost bins/worm farms, path access, a shelter, storage shed and water tank(s); while smaller gardens may only require a few raised garden beds.
Site access	<ul> <li>Does the site allow access for construction vehicles?</li> <li>Is adequate car parking available for users of the community garden?</li> <li>How will people access the site in the future to undertake maintenance and deliver materials (e.g. mulch)?</li> </ul>
Site history	• What has the site has been used for in the past? Potentially harmful chemicals can persist in the soil for many decades and can be taken up by plant roots. If any planting into the soil is proposed, testing for contamination will be required.
Orientation / topography	<ul> <li>Is the site flat or gently sloping?</li> <li>Does the site receive sunlight for most of the day?</li> <li>Are there established canopy trees in or around the area (risk of overshadowing, as well as tree root zones will need protection)?</li> </ul>
Access to water	Is there access to water and power (if required)?
and power Public facilities	<ul> <li>Is there potential to access rainwater from nearby buildings?</li> <li>Are there facilities nearby – public toilets, public transport, shared path?</li> </ul>
Safety	<ul> <li>Is there 'passive surveillance' of the site or is it hidden from public view? How might this affect perceptions of safety and risk of vandalism/theft?</li> <li>Is the proposal to fence and lock the garden or to keep access open to the broader community? Council preference is to avoid the use of fences. If necessary, fences should be no higher than waist height to create a welcoming community space and reduce costs to community garden organisations.</li> </ul>
Community engagement	t and support
Community demand	<ul> <li>Is there a demonstrated demand for a new community garden in the area?</li> <li>Does the area have a significant number of properties with small yards and/or flats and apartments?</li> </ul>
Community support for the garden	<ul> <li>Are local residents clearly supportive of the project?</li> <li>Are a wide range of individuals and organisations being consulted and involved?</li> <li>Are particular concerns being raised by individuals or groups, being addressed?</li> </ul>
Accessibility and inclusion	<ul> <li>Does the proposal include individual plots, shared use plots or a combination?</li> <li>How will the proposal seek to include a wide cross-section of the community?</li> <li>Will the garden include raised garden beds?</li> <li>Council preference is for new community gardens to be open to the broader community and follow a collective model to increase social connections and a shared sense of purpose.</li> </ul>
Governance	
Vision and commitment	<ul> <li>Does the community group making the proposal have enough members with relevant skills, experience and time to work together? Do they have a shared vision for the project?</li> <li>Is the project seeking to deliver benefits for the broader community?</li> </ul>



	<ul> <li>Is the project seeking to promote sustainable gardening practices?</li> </ul>
Legal status and insurance	<ul> <li>Is the community group prepared to become an incorporated association or can a suitable auspice be found?</li> </ul>
	<ul> <li>Is the community group prepared to sign an agreement with Council to ensure the establishment and ongoing operation of the garden can be covered under Council's public liability insurance?</li> </ul>
	<ul> <li>Is the community group prepared to obtain their own contents insurance if equipment is to be stored on-site?</li> <li>In most cases either the community group or auspice would be required to enter into a legal agreement (lease or licence) with Council as the land manager.</li> </ul>
Construction	<ul> <li>Does the group have sufficient funding and/or skills to ensure the construction of all infrastructure (e.g. fencing, shed, garden beds,) meet the relevant standards and specifications?</li> </ul>
Storage	• Will equipment be stored on-site? How? Council does not support the use of shipping containers as storage sheds on Council land.
Maintenance	<ul> <li>Are there enough individuals prepared to work together to ensure ongoing care/maintenance of the garden over time?</li> <li>What maintenance support/resources might be required from Council?</li> </ul>
Permits	
Planning and building permits	<ul> <li>Does the use of the proposed site require a planning permit?</li> <li>Does the construction of structures or any works or development require a planning and/or building permit?</li> <li>Council can advise you about this and the required fees. These permits can take several months.</li> </ul>
Funding	
Community funding and in-kind	Does the group have access to sources of funding or in-kind contributions, such as qualified trades people?
contributions	<ul> <li>How will the group generate funding for ongoing expenses? In most cases community groups are required to be an incorporated association to be eligible to apply for government grants.</li> </ul>
Return on investment	<ul> <li>Will the community garden provide short and long-term community benefits to justify use of Council owned public open space land?</li> </ul>
Timing	
Timeframe for approval	<ul> <li>Is the community group prepared to collaborate and be flexible?</li> <li>Given the time it will take to develop a proposal, obtain approval and construct the garden, is the community group prepared to maintain their commitment over the medium to long term?</li> <li>The process to obtain permits and Council approval for a new</li> </ul>
	community garden on Council owned public open space will take several months.



4.3.1 Community Gardens on Council Owned Public Open Space - Council Policy and Guidelines (Cont.)

#### **Further information**

- Helpful information for community groups on working together and preparing a project proposal, can be found in the *Community Gardens Manual* prepared by Sustainable Gardening Australia (SGA) and the Helen McPherson Smith Trust. Visit: <a href="http://www.sgaonline.org.au/community/community-gardensmanual/">www.sgaonline.org.au/community/community-gardensmanual/</a>.
- 3000acres is a non-for-profit organisation which helps community groups to establish new community gardens. Visit: <u>www.3000acres.org</u>
- For legal and governance information visit: <u>www.consumer.vic.gov.au</u> and <u>www.justiceconnect.org.au</u>

If you have any questions about community gardens in Greater Dandenong please contact Council.

Phone 8571 1000	RELAY SERVICE) Speak and listen: 1300 555 727	Find us online 🥱
Fax 8571 5196	Online: relayservice.gov.au	greaterdandenong.com
@ council@cgd.vic.gov.au	TIS: 13 14 50	f 🖸 🎽 🛅

Page 9



#### 4.4 OTHER

#### 4.4.1 Dandenong Community Hub – Site and Scope Report

File Id:	fA214925
Responsible Officer:	Director Community Services

#### 1. Report Summary

Detailed planning for the development of a Dandenong Community Hub commenced with *Notice of Motion No 89 – Progressing planning for a Dandenong Community Hub* being endorsed at the Council Meeting on Monday 14 September 2020.

The Notice of Motion stated that:

- in the 2020/21 financial year, concept designs for an integrated, intergenerational Dandenong Community Hub with capability for children services and formal and informal meeting and activity spaces be drawn up exhibited; and
- in tandem there be community consultation on the location which will include a range of options including the Clow Street (ie Market) precinct.

#### 2. Recommendation Summary

This report recommends that:

- 1. Council progress with the development of a concept plan and business case for a Dandenong Community Hub for the southern end of the site bordered by Clow Street, Stuart Street and Sleeth Avenue, Dandenong.
- 2. The draft concept plan and business case to include the following:
- Early Years, including licenced outdoor space
- Maternal and Child Health
- community meeting rooms, including maker's spaces
- community outdoor space
- a community lounge
- a community kitchen
- multi-use flexible spaces for all ages and abilities
- co-working spaces and a technology hub, and
- a café.

#### 3. Background

The City of Greater Dandenong is recognised as the most culturally diverse community in Australia. It is a vibrant and engaged municipality of over 174,000 residents from over 157 different birthplaces. Sixty-four percent of Greater Dandenong's population were born overseas and sixty-one percent from countries where English is not the main language. The population is projected to grow to beyond 200,000 within the next 12 years. Much of this projected population growth is likely to occur in the suburb of Keysborough South (Community Hub project currently underway) and Central Dandenong (the subject of this project).

Central Dandenong is a Metropolitan Activity Centre within greater metropolitan Melbourne and location of a number of State and Federal public sector offices. It is the civic and administrative centre of Greater Dandenong and the social and economic centre of Melbourne's south east region. The historic Dandenong Market and Plaza Shopping Centre provide major retail anchors, while two lively cultural precincts; the Afghan Bazaar and Little India, join an array of other specialty shops servicing the needs of expanding local cultural groups and the region. The precinct is undergoing a period of change with growing demand for higher density residential development and transit-oriented development. The intention is to develop residential, business and leisure spaces within walking distance of public transport options. Responsive community infrastructure is central to the success of such models.

There has been previous research, community engagement, reports and masterplans presented to Council regarding the development of a Community Hub in central Dandenong over the past ten years. Council recently undertook the 2020 Dandenong Community Hub Needs Analysis. This study assessed the current and future demand for community infrastructure in central Dandenong. The study reviewed previous planning and reports, undertook an assessment of population data including future projections, assessed service demand and included a program of consultation and engagement with key stakeholder organisations, community members, Councillors and Council officers. The Needs Analysis provides the framework for the preparation of the business case and concept planning.

The Needs Analysis identified a range of options for progressing the Community Hub. The options discussed varied in scope, location, indicative spatial requirements, timeframe required to deliver and projected cost.

In response to *Notice of Motion No 89* the following steps have now been undertaken:

- Councillor Strategic Workshop in March of 2021 review
- Consultants engaged in April 2021 to develop a business case and concept design
- Consultation and engagement undertaken through May and June of 2021
- Councillor workshops:
  - Tuesday 15 June 2021 review of consultation and engagement results
  - Thursday 29 July 2021– discussion of services inclusion and site analysis results
  - Monday 16 August review of Spacial Allocation Plan for the site identified at the southern portion of the Clow Street, Stuart Street and Sleeth Avenue

#### 4. Proposal

#### 4.1 Project Next Steps

- **Early September -** Council Meeting for endorsement of site and scope
- September Detailed Concept Plan developed for site
- Late September/Early October Detailed Concept Plan public display engagement and consultation program
- October Finalisation of Concept Plan and Business Case
- November CBS for review of final Concept Plan and Business Case
- December Council Meeting for endorsement of final Concept Plan and Business Case
- January/February 2022 Appointment of architect and consultant team. Commencement
  of detailed design and documentation process including engagement and consultation with
  public on design
- **2023-2024** Construction.

#### 5. Financial Implications

No budget estimate has yet been set for the construction phase of this project. A detailed cost estimate is listed as one of the outcomes of the business case and concept plan work now being undertaken.

This will in turn inform Council's Long Term Financial Plan. Additionally, the consultant will provide recommendations on possible partnered funding through the State and Federal Government.

#### 6. Consultation

Subject to Council's Community Engagement Policy under the Local Government Act 2020 and Council's Community Engagement Planning Framework, community consultation for the initial stage of the Central Dandenong Community Hub (Business Case and Concept Plan) was undertaken through May and June of 2021.

Consultation	Respondents
Great Dandenong's online 'Have your say' consultation portal and also via hard copy	23 respondents
Submissions via email	4 submissions
Three Community Consultation Workshops (May 13, 25 and 27 2021)	<b>21</b> participants
One-on-one interviews	<ul><li>7 community organisations</li><li>5 council service providers</li></ul>

Advisory Committee Presentations	4 committees
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Emerging from the consultation was support for the Hub to include:

- Community activity and meeting spaces that are accessible to all and affordable
- Neighbourhood House activity spaces
- Youth friendly/welcoming spaces
- Space for activities for older adults & people with a disability
- Free indoor and outdoor gathering spaces
- Café, refreshments space to sit/relax
- Open space, garden and play spaces
- Carparking (and public transport) in close proximity
- Early years services
- Maternal and Child Health services.

# 7. 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'

#### <u>People</u>

- *Pride* Best place best people
- Cultural Diversity Model multicultural community
- Lifecycle and Social Support The generations supported

#### <u>Place</u>

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

#### **Opportunity**

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

#### 8. Council Plan 2017-21

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

#### <u>People</u>

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

#### <u>Place</u>

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

#### **Opportunity**

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

#### 9. The Overarching Governance Principles of the Local Government Act 2020

Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles. This Report gives expression to these principles by:

- seeking the best outcomes for the municipal community, including future generations (S. 9b). In particular, the Report seeks to ensure that all residents are accorded respect, and that considerations of their needs, preferences and circumstances influences the development of Council services, plans and policies
- addressing the economic, social and environmental sustainability of the municipal district, including efforts to ease the impact of climate change and lessen its risks (S. 9c). This Report will have no direct economic and environmental impact upon the community, but merely facilitates planning. A future endorsed project will contribute to social sustainability through the promotion of equal opportunity and participation among diverse segments of the community
- ensuring the municipal community is included in strategic planning and strategic decision making (S. 9d and S.56). The Community Engagement Framework and Community Hubs Framework emphasise participation in decision-making and engagement by the community, including residents of diverse genders, ages, abilities, cultural background, spoken languages, race and socioeconomic circumstances
- maintaining innovation and continuous improvement (S. 9e). The Report incorporates provisions to inform community about the project and will seek their ongoing community consultation for the next stage of the project associated to the plans, and to adjust such promotional efforts where required
- supporting transparency of council decisions, actions and information (S. 9i and S. 58 and S. 106). The project reporting and ongoing community consultation at nominated stages, combined with Council website project updates facilitate this transparency

Transparency is reflected in the preparation and content of the Report, which has been formed after consultation with the community and updates for the Central Dandenong Community Hub are maintained on Council's website and ongoing consultation will continue to be disseminated through appropriate media and means.

#### 10. Victorian Charter of Human Rights and Responsibilities

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter).

The Report preparation emphasises the right of all members of the community to be

consulted and heard by Council, to freely express their views and concerns, to give unstifled and open expression to their culture and other aspects of their personal identity, and to enjoy as equals, the opportunity to participate in all cultural, social, economic and civic aspects of community life.

Accordingly, this Report is consistent with the following sections of the Charter:

- Section 14 Right to freedom of thought, conscience, religion and belief;
- Section 15 Right to freedom of expression;
- Section 16 Right to peaceful assembly and freedom of association;
- Section 17 Right to the protection of families and children;
- Section 18 Right to have the opportunity to take part in public life and to vote;
- Section 19 Right to enjoy one's culture, practice religion or use one's own language and in the case of Aboriginal persons, the right to have distinct cultural rights;
- Section 24 Right to a fair hearing.

#### 11. The Gender Equality Act 2020

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents. The content (of this report) is purely administrative in nature and does not benefit any one gender group over any other.

The Report advances this purpose, considering the needs of our community as a whole, the project would advance supporting a communal place for personal safety and the prevention of violence, and affirming the rights of adults and children of all genders to respect and equal opportunity.

#### 12. Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

This Dandenong Community Hub Report has no impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability.

Climate Change and Sustainability are regarded through the lens of engaging community in discussions on climate change and sustainability measures impacting their community through the design process as a whole and via community consultation.

- At this stage the Report is to articulate and seek endorsement of the scoping and site identification, meaning climate change and sustainability opportunities are minimal
- Environmental performance standards will be determined during the detailed design stage and will adhere to Council's Sustainable Buildings Policy
- The Sustainability Planning unit will be engaged during the detailed design stage to further inform the opportunities for the building to respond to Council's commitment to sustainability and effective climate action.

#### 13. Related Council Policies, Strategies or Frameworks

Legislation

- Charter of Human Rights and Responsibilities Act 2006
- Gender Equality Act 2020
- Local Government Act 2020
- Planning and Environment Act 1987

Related Council and Other Policies, Procedures, Strategies, Protocols, Guidelines (in alpha order)

- Greater Dandenong City Council A Safe and Harmonious Greater Dandenong. A community safety plan for Greater Dandenong 2015-2022
- Greater Dandenong City Council Access, Diversity and Equity Policy
- Greater Dandenong City Council <u>Asset Management Strategy 2015-2022</u>
- Greater Dandenong City Council Children's Plan 2021-2026
- Greater Dandenong City Council Child Safe Policy
- Greater Dandenong City Council City of Greater Dandenong Make Your Move Physical Activity Strategy 2020-2030
- Greater Dandenong City Council City of Greater Dandenong Reconciliation Action Plan 2021-2023
- Greater Dandenong City Council Climate Change Emergency Strategy and Action Plan 2020-2030
- Greater Dandenong City Council Council Plan 2017-2021 and 2021-2025

- Greater Dandenong City Council Community Engagement Policy 2021-2025
- Greater Dandenong City Council Community Engagement Planning Framework 2019
- Greater Dandenong City Council <u>Community Hubs Framework 2019</u>
- Greater Dandenong City Council Community Facilities Management
- Greater Dandenong City Council Community Funding Program
- Greater Dandenong City Council Community Safety Plan 2015-2022
- Greater Dandenong City Council Community Wellbeing Plan 2017-2021
- Greater Dandenong City Council Disability Action Plan 2017-2023
- Greater Dandenong City Council <u>Greater Dandenong Community Engagement Planning</u> <u>Framework 2019</u>
- Greater Dandenong City Council Greater Dandenong People Seeking Asylum and Refugees Action Plan 2018-2021
- Greater Dandenong City Council Imagine 2030 Community Plan
- Greater Dandenong City Council Multi Use of Community Facilities
- Greater Dandenong City Council Open Space Strategy 2020-2030
- Greater Dandenong City Council Springvale Community Hub Strategic Plan 2020-2025
- Greater Dandenong City Council Youth Strategy 2014-2018 and draft 2021-2026.

These policies and plans are relevant to the Dandenong Community Hub Report, owing to their emphasis upon the right of all residents to express their views about Council decisions which affect their lives, and be heard. Also, in the consideration and respect which they accord to the diversity of needs, priorities, perceptions and circumstances of residents. The same principles are echoed in the content of the Report which are submitted for consideration by Council.

#### 14. Recommendation

That:

- 1. Council progresses with the development of a concept plan and business case for a Dandenong Community Hub for the Southern end of the site bordered by Clow Street, Stuart Street and Sleeth Avenue, Dandenong; and
- 2. the draft concept plan and business case to include the following:
  - Early Years, including licenced outdoor space;
  - Maternal and Child Health;
  - community meeting rooms, including maker's spaces;
  - community outdoor space;
  - a community lounge;
  - a community kitchen;
  - multi-use flexible spaces for all ages and abilities;

- co-working spaces and a technology hub; and
- a cafe.

#### **MINUTE 262**

Moved by: Cr Rhonda Garad Seconded by: Cr Jim Memeti

#### That:

- 1. Council progresses with the development of a concept plan and business case for a Dandenong Community Hub for the Southern end of the site bordered by Clow Street, Stuart Street and Sleeth Avenue, Dandenong; and
- 2. the draft concept plan and business case to include the following:
  - Early Years including Kindergarten, Child Care and licenced outdoor space;
  - Maternal and Child Health;
  - community meeting rooms, including maker's spaces;
  - community outdoor space and playground;
  - a community lounge;
  - a community kitchen;
  - multi-use flexible spaces for all ages and abilities;
  - co-working spaces and a technology hub; and
  - a cafe.

#### CARRIED

For the Motion: Cr Tim Dark, Cr Lana Formoso, Cr Rhonda Garad, Cr Richard Lim, Cr Angela Long, Cr Jim Memeti, Cr Loi Truong

Against the Motion: Cr Bob Milkovic, Cr Sean O'Reilly, Cr Sophie Tan

File Id:	A7998866
Responsible Officer:	Manager Governance
Attachments:	Locality Plan

#### 1. Report Summary

Part of the Dandenong Market precinct at 10-16 King Street, Dandenong is currently leased by ALDI Foods Pty Ltd (ALDI) (the Premises) and is shown in green on the locality plan in Attachment 1 to this report. ALDI commenced leasing the Premises in October 2006 and have advised they will be vacating the Premises when the lease expires on 17 October 2021. Once vacated, Council is proposing to lease the Premises to Dandenong Market Pty Ltd (DMPL).

#### 2. Recommendation Summary

This report recommends that Council undertakes a community engagement process in respect of the proposal to lease that part of 10-16 King Street, Dandenong (previously known as the ALDI site) to DMPL under section 115 of the *Local Government Act 2020* and commences a community engagement process as outlined in this report (section 6).

#### 3. Background and Discussion

ALDI Foods Pty Ltd (ALDI) commenced leasing the Premises within the Dandenong Market precinct at 10-16 King Street, Dandenong (the Premises) on 19 October 2006. The term of the lease was for 14 years and 364 days with two further five-year term options.

The initial term ends on 17 October 2021 and ALDI has not exercised its option to renew the lease and has indicated its intention to vacate the Premises at the end of the current term. A letter of agreement setting out ALDI's obligations at the end of the term has been signed and a deed of release is currently being drafted and will be executed prior to expiry of the lease.

Council proposes to lease the Premises (ALDI site) to Dandenong Market Pty Ltd (DMPL) once it becomes vacant so that the Premises can be managed into the future by DMPL as part of the overall Dandenong Market.

DMPL has been successfully managing Dandenong Market operations since 2012 and are in the best position to maximise the trading potential from the vacated Premises. A Management Services Agreement is in place between Council and DMPL for management of the Dandenong Market. This agreement was recently updated, amended and endorsed by Council at its meeting of 23 August 2021.

Section 115 of the *Local Government Act 2020* states (amongst other things) that a Council's power to lease any land is limited to leases for a term of 50 years or less and that, if the proposal was not included in the budget, Council must undertake a community engagement process in accordance with Council's Community Engagement Policy in respect of the proposal before entering into the lease. This leasing proposal was not included in Council's Budget 2021-2022 which was adopted at the Council Meeting of 28 June 2021. A community engagement process will therefore be required. This process is outlined in section 6 of this report.

#### 4. Proposal

It is proposed to lease the Premises to DMPL under similar terms to that which they currently lease the Dandenong Market site from Council. The terms of the proposed lease for the Premises will be timed to coincide with the existing lease and are as follows:

- Commencement Date: 1 November 2021
- Expiry Date: 30 June 2031
- Further Terms: 30 further terms of one year each
- Rent: \$1.00 per annum (peppercorn)
- Permitted Use: Management and operation of the Land in accordance with the Management Services Agreement.

• Other conditions: Sections 5.3 and 6 of the Management Services Agreement endorsed by Council on 23 August 2021.

Sections 5.3 and 6 of the Management Services Agreement endorsed by Council on 23 August 2021 specifically deal with retained earnings, capital improvements and major maintenance works relevant to the Dandenong Market. The Management Services Agreement states that it is generally expected that DMPL will self-fund projects (whether defined as capital improvements or renewal) up to \$500,000. However, notwithstanding this statement, Council acknowledges that funding the delivery of the DMPL Strategic Plan, asset renewal and significant maintenance or repairs may require funds exceeding those held by DMPL as Retained Earnings. In those circumstances, Council may provide any additional funds required by DMPL subject to its approval as part of its Capital Improvement Program.

#### 5. Financial Implications

Although the proposed lease provides for payment of a nominal rent, Council will receive income from the Premises under the Management Services Agreement between Council and DMPL which was endorsed by Council on 23 August 2021. A cost for legal services is associated with the drafting of the lease but this has been absorbed in existing budget allocations.

#### 6. Consultation

Under Council's Community Engagement Policy, it is proposed to utilise a participatory engagement model. Council will inform the public of the proposal via Council's website and a public notice in the local paper circulating in Greater Dandenong and invite interested parties to make submissions regarding the proposal for a period of 28 days. Submitters will be provided with the opportunity to speak to their submissions at a special meeting to be convened. This form of consultation is modelled on section 223 of the *Local Government Act 1989*.

# 7. 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'

<u>People</u>

• Pride – Best place best people

#### <u>Place</u>

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

#### **Opportunity**

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

#### 8. Council Plan 2017-21

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

#### <u>People</u>

• A vibrant, connected and safe community

#### <u>Place</u>

• A city planned for the future

#### **Opportunity**

• A diverse and growing economy

#### 9. The Overarching Governance Principles of the *Local Government Act 2020*

Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles.

The proposed lease does this by ensuring that:

- decisions pertaining to, and actions taken against, the lease are made in accordance with the relevant law;
- priority has been given to achieving the best outcomes for the market precinct and the municipal community, including future generations;
- the municipal community will be engaged in strategic planning and strategic decision making see section 6 of this report;
- the lease and the ongoing financial viability of the site will be ensured by incorporating it wholly within the market precinct managed by DMPL which is in the best position to maximise the site's potential;
- the transparency of Council decisions, actions and information and compliance with the requirements of the *Local Government Act 2020* in relation to the leasing of land is ensured by this Council report.

#### 10. Victorian Charter of Human Rights and Responsibilities

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter).

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.

#### 11. The Gender Equality Act 2020

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the objectives of the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents.

The content of this report is purely administrative in its nature and does not have the potential to influence broader social norms and gender roles. The report does not benefit any one gender group over any other.

#### 12. Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

The proposed lease has no significant impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability.

#### 13. Related Council Policies, Strategies or Frameworks

The proposed lease of the Land to DMPL complies with the leasing requirements of the *Local Government Act 2020*, Council's Leasing and Licencing of Commercial Property Policy and Council's Community Engagement Policy.

#### 14. Recommendation

That Council resolves:

1. to undertake a public engagement process in respect of a proposal to lease part of the land at 10-16 King Street, Dandenong as shown outlined in green in Attachment 1 to this report (the Premises) to Dandenong Market Pty Ltd (Proposal) in accordance with section 115 of the *Local Government Act 2020*;

- 2. to publish a public notice of the Proposal which invites submissions from members of the public for a period of 28 days;
- 3. if any request to be heard is made, to convene a special meeting of Council comprised of the Mayor and two Councillors to hear submissions (with submitters being notified of the time and place of that meeting); and
- 4. to receive a final report after the public engagement process has been completed.

Cr Jim Memeti disclosed a Direct Material conflict of interest of a Pecuniary nature (128) in this item, as he is a Director of a company that has a stall at the Dandenong Market. Cr Jim Memeti left the Meeting at 8.30pm before discussion and voting on this item.

#### MINUTE 263

Moved by: Cr Tim Dark Seconded by: Cr Lana Formoso

That Council resolves:

- 1. to undertake a public engagement process in respect of a proposal to lease part of the land at 10-16 King Street, Dandenong as shown outlined in green in Attachment 1 to this report (the Premises) to Dandenong Market Pty Ltd (Proposal) in accordance with section 115 of the *Local Government Act 2020*;
- 2. to publish a public notice of the Proposal which invites submissions from members of the public for a period of 28 days;
- 3. if any request to be heard is made, to convene a special meeting of Council comprised of the Mayor and two Councillors to hear submissions (with submitters being notified of the time and place of that meeting); and
- 4. to receive a final report after the public engagement process has been completed.

CARRIED

Cr Jim Memeti returned to the meeting at 8.33pm.

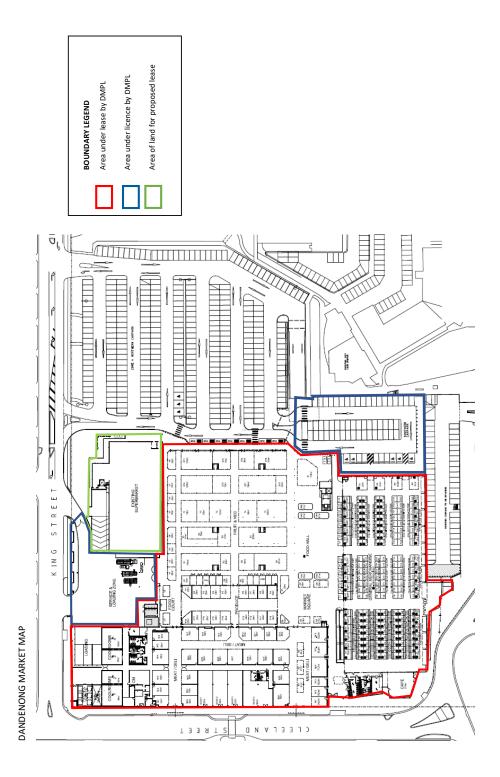
OTHER

#### PROPOSAL TO LEASE PREMISES (ALDI SITE) AT 10-16 KING STREET, DANDENONG

### **ATTACHMENT 1**

## LOCALITY PLAN

PAGES 2 (including cover)



File Id:	A7936541
Responsible Officer:	Director Community Services
Attachments:	Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee on 3 August 2021

#### 1. 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 also allowed interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

#### 2. Recommendation Summary

This report recommends that the draft Minutes of the Multicultural and People Seeking Asylum Advisory Committee meeting provided in Attachment 1 to this report be noted by Council.

#### 3. Background and Proposal

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 Annual meeting to elect the Mayor and Deputy Mayor 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 information purposes, for noting and for endorsement (not adoption).

As such, the draft Minutes are provided as Attachment 1 to this report.

There are no financial implications associated with the development and submission of this report.

# 4. 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'

#### <u>People</u>

- Pride Best place best people
- *Cultural Diversity* Model multicultural community
- Lifecycle and Social Support The generations supported

#### <u>Place</u>

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

#### **Opportunity**

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

#### 5. Council Plan 2017-21

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

#### <u>People</u>

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

#### **Opportunity**

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

#### 6. The Overarching Governance Principles of the Local Government Act 2020

Section 9 of the *Local Government Act 2020 (LGA2020)* states that a Council must in the performance of its role give effect to the overarching governance principles.

The establishment of the Multicultural and People Seeking Asylum Advisory Committee and the work that it undertakes gives particular consideration to the following overarching governance principles:

- priority is given to achieving the best outcomes for the municipal community, including future generations (section 9(b) of the LGA2020);
- the municipal community is engaged in strategic planning and strategic decision making many advisory committees and reference groups have community members as participants (section 9(d) of the LGA2020);
- innovation and continuous improvement is pursued (section 9(e) of the LGA2020);
- collaboration with other councils, governments and statutory bodies is sought many advisory committees and reference groups have representatives attending from these organisations (section 9(f) of the LGA2020);
- the ongoing financial viability of Council is ensured (section 9(g) of the LGA2020);
- regional, state and national plans and policies are taken into account in strategic planning and decision making – diverse representation within these groups ensures this occurs (section 9(h) of the LGA2020); and
- the transparency of Council decisions, actions and information is ensured by this regular reporting mechanism (section 9(i) of the LGA2020).

#### 7. Victorian Charter of Human Rights and Responsibilities

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

#### 8. The Gender Equality Act 2020

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents because it is a reporting mechanism only.

The report does not have the potential to influence broader social norms and gender roles nor does it benefit any one gender group over any other.

#### 9. Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

This report has no impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of *the Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability because it is purely administrative in nature and is a reporting mechanism only.

#### **10. Recommendation**

That Council notes the draft Minutes of the 3 August meeting of the Multicultural and People Seeking Asylum Advisory Committee as provided in Attachment 1 to this report.

#### MINUTE 264

Moved by: Cr Rhonda Garad Seconded by: Cr Lana Formoso

That Council notes the draft Minutes of the 3 August meeting of the Multicultural and People Seeking Asylum Advisory Committee as provided in Attachment 1 to this report.

CARRIED

#### OTHER

DRAFT MINUTES OF MULTICULTURAL AND PEOPLE SEEKING ASYLUM ADVISORY COMMITTEE MEETING

## **ATTACHMENT 1**

## MULTICULTURAL AND PEOPLE SEEKING ASYLUM ADVISORY COMMITTEE MEETING ON 3 AUGUST 2021

PAGES 5 (including cover)

Advisory Committee or Reference Group Name:	Multicultural and People Seeking Asylum Advisory Committee
Date of Meeting:	3 August 2021
Time of Meeting:	3pm-5pm
Meeting Location:	Online via Teams Meeting

#### Attendees:

Kylie Reid (Chisholm), Community Advocacy Officer (CGD), Coordinator Community Advocacy (CGD), Community Revitalisation Senior Project Officer (CGD), Kadira Pethiyagoda (Community Member), Sri Samy (Friends of Refugees), Anita Jones (WAYSS), Emma Schmidtke (Monash Health Volunteer), Sarita Kulkarni (WASEMA), Siv Yoganathan (Life Without Barriers), Rob Koch (Monash Health), Coordinator Special Projects (CGD).

Apologies: Jackie McBride (Monash Health), Sean Quigley (WAYSS).

Minutes: Community Development Business Support Officer (CGD).

Item No.	Item	Action	Action By
1	Welcome and Introductions Welcome from the Chair and Acknowledgement of Country.		
2.	Endorsement of Minutes of Previous Meeting Minutes moved by Coordinator Community Advocacy and passed by Sri Samy.		
3.	Review of Outstanding Action Items No outstanding actions.		
4.	Strengthening Pathways to Economic Participation' (SPEP) initiative and Career Education Association Victoria. Community Revitalisation Senior Project Officer presentation included: Overview of last three years of the Community Revitalisation project conducted by South East Business Network (CGD) involving highly effective programs – careers counselling, job readiness process and measures proven to assist jobseekers in finding and retaining work within 12 weeks of becoming fully work ready. Funding for the Community Revitalisation project is currently extended until December 2021. The Victorian State Government is currently rolling out a program of initiatives across the State, based on the evidence provided by the Community Revitalisation projects. 20 advocates have been funded for the South East region with an outreach brief to connect jobseekers to appropriate employment support services. Additional funding has been provided to the Community Revitalisation project to improve the landscape for job seekers and businesses, streamlining the system for easier navigation. The next six months' co-design phase is being funded by the State Government who are also providing a dedicated co-ordinator and a co-design partner to guide the		

	process. State Government is scaling up successful programs and developing a strategic approach.		
5.	South East Region Refugee and Asylum Seeker Directory – Rob Koch (Monash Health) Version 12.0 of the Directory currently being worked on by Monash Health volunteers. Investigating options to connect the Directory directly with refugees and people seeking asylum, rather than promoting the Directory for use solely by service providers. An online directory / app could assist by providing people seeking asylum the ability to view the Directory from their smartphone or other suitable device. Optimising a website for a smartphone could provide the same features as an app and would be easier to develop. A simpler online directory would complement the existing PDF Directory. Advisory Committee recommended including a few organisations that could be included on the homepage that users could contact in case they were struggling to navigate the online directory and find essential/emergency services. Sri Samy mentioned that Friends of Refugees may have some funds to support the development of an		
6.	online directory.  Consultation – Dandenong Wellbeing Centre – Coordinator Special Projects (CGD) sought the		
7	Advisory Committee's feedback to help shape the design of the new aquatic and wellbeing centre in Dandenong. In 2019, Council resolved to replace the existing Dandenong Oasis with a new centre at Mills Reserve, located on Cleeland Street in Dandenong. This decision was based on extensive planning and consultation and identified the need for the new centre to focus on health and wellbeing, with the aim to get more people, more active, more often. Following two rounds of consultation and over 1,500 community surveys, Council agreed that the new Centre would include the following proposed facilities - two warm water pools, 50m pool (with moveable boom), learn to swim pool, leisure pool / water play, spa, sauna and steam room, gym, program / group fitness rooms, allied health suites, meeting rooms, creche, café and amenities. Further input was provided by the Advisory Committee to help make the space welcoming, user friendly and accessible for a broad segment of the Greater Dandenong community. Draft plan will be ready for circulation in November 2021.	Send out invites to	Community
7.	Local Anti-Racism Support Project – Information Session – Advocacy Officer (CGD) Casey Council and Greater Dandenong Council have partnered with Victoria University to explore ways to If the details of the attachment are unclear please contact	Send out invites to MAPSAAC members.	Community Advocacy Officer (CGD)

	improve local support services and reporting pathways for residents who have experienced racism or religious prejudice/discrimination.		
	An initial kick-off information session has been scheduled for $9:30 - 11:30$ am, Tuesday 31 August where individuals and organisations can find out more about the initiative, share their insights and learn how they can help make this project a success in the local Casey and Greater Dandenong regions.		
8.	Membership Review - Advocacy Officer (CGD) Attendance by a number of MAPSAAC members has fallen short of the TOR requirements e.g. 'attend a minimum of three meetings per financial year.' The TOR goes on to state that 'inability to attend the minimum number of meetings per year will result in a vacancy to be filled in accordance with the selection process outlined in the TOR'. In line with the TOR the Advisory Committee agreed to fill the vacancies with new members through an EOI process and remind existing members of the requirements of MAPSAAC.	Notify MAPSAAC members who have not fulfilled TOR requirements regarding attendance that their membership has now been revoked. Release EOI for new members to join MAPSAAC. Remind existing members of the requirements stated	Community Advocacy Officer (CGD) Community Advocacy Officer (CGD) Community Advocacy
		by the TOR.	Officer (CGD)
9.	Census – Chair Provided helpful information about services to assist people with completing the Census 2021. 2021 Census - Find us (arcgis.com)		
	Dandenong Library also providing assistance with the Census in Dari, Persian, Khmer, Vietnamese, and Chinese.		
10.	Part B Action Progress Report Update - Multicultural Communities Network (MCN). The Network has now been established and is currently comprised of ten community members. Council's Community Advocacy Officer contacted each of the members to welcome		
	them to the newly established MCN, ascertain their connections to the local community, and understand their aspirations and concerns for the communities they represent.		
	Shortly, feedback will be sought from each member regarding the Dandenong aquatic and wellbeing centre followed by feedback on the Biodiversity Plan.		
	Given that the Network is currently comprised of a smaller number of members than was anticipated, the expression of interest has been extended indefinitely and promotion of the MCN continues amongst community networks.		
	<ul> <li>Mayoral Taskforce Supporting People Seeking Asylum.</li> <li>The Taskforce reconvened in mid-July 2021 with the focus of the meeting primarily centred on advocacy strategies for the next election. It was agreed that a draft proposal would be prepared for the Taskforce by the September</li> </ul>	Governance on 8571 5235.	

	meeting.
	Kingston Council was also welcomed as the newest member of the Taskforce and the Executive team.
11.	Information Sharing       -       Chisholm TAFE.         Foundation College currently online.       Adult Migrant English Program (AMEP)         classes received good intake of new students       who have been in the community for a few years now re-engaging with studies and services.         -       WAYSS.         Intercom service available to complete phone assessments with clients.       Find out whether WAYSS records the visa status of clients and report back to MAPSAAC.         -       WAYSS records the visa status of clients.       Find out whether WAYSS records the visa status of clients.         -       Monash Health.       COVID-19 Vaccination Centre to be established at 122 Thomas Street, Dandenong in mid-late August 2021.         Available, particularly for people seeking asylum and refugee clients.       Vaccination hesitancy remains a serious concern.         -       Life Without Barriers.       Clients continue to be exited from SRSS program, however there is not a dramatic increase in numbers. As long as clients can prove they are engaging with services that will assist them in overcoming their barriers and challenges to achieve higher level of independence, the Department has been willing to continue clients on SRSS.         New Program Manager to oversee Dandenong Office.       Still assisting new clients to apply for SRSS.         New Program Manager to oversee bandenong office.       Still assisting new clients or apple for SRSS.
	Other Business
12.	

File Id:

fA25545

Responsible Officer:

Manager Governance

#### 1. 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 Council meetings.

The matters listed in this report were presented to Councillor Briefing Sessions & Pre-Council Meetings in August 2021.

#### 2. Recommendation Summary

This report recommends that the information contained within it be received and noted.

#### 3. Background

The Executive Management Team and associated staff at Greater Dandenong City Council host Councillor Briefing Sessions and Pre-Council Meeting on a regular basis (weekly) to inform Councillors about the work officers are undertaking, share information, obtain feedback and discuss strategies and options for current and future work.

To ensure transparency in this process matters discussed at Councillor Briefing Sessions and Pre-Council Meetings (other than those matters designated to be confidential under the *Local Government Act 2020*) are reported on at Council meetings. This report represents matters discussed at the Councillor Briefing Sessions & Pre-Council Meetings in August 2021.

#### 4. Matters Presented for Discussion

ltem		Councillor Briefing Session/Pre-Council Meeting
1	General DiscussionCouncillors and Council officers briefly discussed the following items:a) Current COVID-19 status.b) Update on South East Leisure staff appointment.c) Agenda items for the Council Meeting of 9 August 2021.	9 August 2021
2	Engineering 101 – Transport Matter/Programs         This presentation provided details of the consultation and processes undertaken for various transport engineering programs.	16 August 2021
3	<b>Dandenong Community Hub</b> Councillors were presented with proposed spatial allocation plans for the area bordering Clow Street, Stuart Street and Sleeth Avenue. Councillors were also informed of the next project progression steps and the impact of the project on Council's Long-Term Financial Plan.	16 August 2021

4	Draft Council Plan 2021-25 Councillors were presented with the Draft Council Plan 2021-25 to be distributed for community consultation for 28 days from 30 August in line with the consultation for the Long-Term Financial Plan.	16 August 2021
5	<b>2020-21 Year End Cash Result</b> Councillors were provided with information in relation to the cash position of Council as at 30 June 2021 and the likely funding scenarios surrounding the 2021-22 Mid-Year Budget process.	16 August 2021
6	<ul> <li>Councillors and Council officers briefly discussed the following items:</li> <li>a) Current COVID-19 status.</li> <li>b) Update on upcoming festivals and events.</li> <li>c) Update on Springvale Boulevard Project.</li> <li>d) Update on iCook Foods related matters (CONFIDENTIAL).</li> <li>e) Agenda items for the Council Meeting of 23 August 2021.</li> </ul>	16 August 2021
7	<ul> <li>Councillors and Council officers briefly discussed the following items:</li> <li>a) Current COVID-19 status.</li> <li>b) Effect of COVID-19 restrictions on childcare.</li> <li>c) Agenda items for the Council Meeting of 23 August 2021 (<i>Cr Jim Memeti declared a conflict of interest in Agenda item</i> 4.3.3 – Dandenong Market Pty Ltd – Amendments to Company Arrangements and left the meeting during its discussion).</li> </ul>	23 August 2021

#### 5. Apologies

- Cr Jim Memeti and Cr Loi Truong submitted apologies for the Pre-Council Meeting on 9 August 2021.
- Cr Tim Dark, Cr Bob Milkovic and Cr Loi Truong submitted apologies for the Pre-Council Meeting on 23 August 2021.

# 6. 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'

#### <u>Opportunity</u>

- 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:

Opportunity

• An open and effective Council

#### 7. The Overarching Governance Principles of the Local Government Act 2020

Section 9 of the *Local Government Act 2020* (LGA2020) states that a Council must in the performance of its role give effect to the overarching governance principles.

Reporting on matters discussed at Councillor Briefing Sessions and Pre-Council Meetings gives effect to the overarching governance principles (in particular, section 9(i) of the *Local Government Act 2020*) in that the transparency of Council actions and information is ensured.

#### 8. Victorian Charter of Human Rights and Responsibilities

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

#### 9. The Gender Equality Act 2020

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents because it is a reporting mechanism only. The report does not have the potential to influence broader social norms and gender roles nor does it benefit any one gender group over any other.

#### 10. Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

This report has no impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability because it is purely administrative in nature and is a reporting mechanism only.

#### 11. 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 Item 6d under 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.

#### **MINUTE 265**

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

#### 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 Item 6d under 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.

CARRIED

#### 4.4.5 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Manager Governance
Attachments:	Correspondence Received 16 August – 3 September 2021

#### **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 16 August – 3 September 2021.

#### Recommendation

That the listed items provided in Attachment 1 for the period 16 August – 3 September 2021 be received and noted.

#### **MINUTE 266**

Moved by: Cr Rhonda Garad Seconded by: Cr Richard Lim

That the listed items provided in Attachment 1 for the period 16 August – 3 September 2021 be received and noted.

CARRIED

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

OTHER

LIST OF REGISTERED CORRESPONDENCE TO MAYOR AND COUNCILLORS

### **ATTACHMENT 1**

## **CORRESPONDENCE RECEIVED** 16 AUGUST – 3 SEPTEMBER 2021

PAGES 3 (including cover)

**Objective** 

City of Greater Dandenong

Correspondences addressed to the Mayor and Councillors received between 16/08/21 & 03/09/21 - for officer action - total = 11	eived between 1	5/08/21 & 03/09/2	1 - for officer a	action - total = 11
Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A complaint from a resident in Noble Park regarding cat and dog faeces left on their nature strip every day.	18-Aug-21	18-Aug-21	fA224381	Mayor & Councillors EA
A follow-up complaint from a resident in Springvale regarding the cleaning up of a property in View Road, Springvale.	18-Aug-21	18-Aug-21	fA224382	Mayor & Councillors EA
A letter to the Mayor from the Minister for Planning requesting Council encourages the Greater Dandenong community to review and respond to the state's draft Land Use Framework Plans.	25-Aug-21	26-Aug-21	fA224819	Mayor & Councillors EA
A letter to the Mayor requesting Council sponsors an Afghan Refugee, Dr Abdul Rahman Hameed and his family.	25-Aug-21	26-Aug-21	fA224830	Mayor & Councillors EA
A complaint from a resident responding to incorrect media reports regarding a Councillor's comments about seating at Noreen Cox Reserve.	17-Aug-21	27-Aug-21	fA224992	Mayor & Councillors EA
A request from a Noble Park resident for assistance with a hard rubbish collection.	26-Aug-21	30-Aug-21	fA225024	Mayor & Councillors EA
A complaint from a Noble Park resident regarding Council rate increases and revaluations.	29-Aug-21	30-Aug-21	fA225063	Mayor & Councillors EA
A letter of concern from a Keysborough resident regarding alleged unauthorised tree felling and earth works in Keys Road, Keysborough.	29-Aug-21	30-Aug-21	fA225064	Mayor & Councillors EA
A letter from Gabrielle Williams MP regarding the future of Walker Street Gallery and Arts Centre.	24-Aug-21	31-Aug-21	fA225247	Mayor & Councillors EA
A complaint from a resident regarding delayed work at Frederick Wacther Reserve.	17-Aug	18-Aug-21	fA224351	Infrastructure Services
Support from a Dandenong North resident for the Maralinga community garden proposal.		01-Sep-21	fA225295	Planning and Design

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

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

**Objective** 

ATIVE COMMINITY

Correspondences addressed to the Mayor and Councillors received between 16/08/21 & 03/09/21 - for information only - total = 11

	aiveu Delweell I			auon omy - total – 11	
Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned	
A letter from the Department of Home Affairs regarding online citizenship ceremonies.	18-Aug-21	18-Aug-21	A7979329	Mayor & Councillors EA	
Corrrespondence to Cr Dark from Dandenong Market Pty Ltd containing the Agenda the 24/08/2021 meeting and Minutes of the meeting held 27/07/2021.	20-Aug-21	20-Aug-21	A7983599	Mayor & Councillors EA	
Advice from a resident regarding candidate election boards still up which need to be removed.	23-Aug-21	24-Aug-21	A7993324	Mayor & Councillors EA	
Landholder Notifications regarding high pressure gas pipelines from APA Pipeline Limited.	20-Aug-21	27-Aug-21	A8005296	Commercial Property	
6 x complaints from a resident responding to incorrect media reports regarding a Councillor's comments about seating at Noreen Cox Reserve.	30-Aug-21	31-Aug-21		Mayor & Councillors EA	
Support from a Keysborough resident for the Maralinga community garden proposal.	31-Aug-21	31-Aug-21	A8017837	Mayor & Councillors EA	

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

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

# 5 NOTICES OF MOTION

Nil.

### Question Cr Tim Dark

I have a question regarding the Master Plan for the Rowley Allan Reserve in Keysborough. I received correspondence during the week from the Keysborough Football Club after the season had been cancelled due to COVID. I also received correspondence from the Lawn Bowls Club. Both clubs are asking when the Rowley Allan Master Plan is expected to come to Council and when the first stages are scheduled to begin. They have provided a significant amount of feedback in the past and would like an update.

## <u>Response</u>

## Brett Jackson, Acting Director City Planning, Design and Amenity

That report is due to be tabled at the next Council meeting on 27 September 2021, that will be the next step and after that, there will have to be dates confirmed as to when works will commence.

### Question Cr Tim Dark

My next question is regarding the Keysborough Park Primary School site on Loxwood Avenue in Keysborough. This is subject to a development plan which Council had opposed and subsequently approved by the Victorian Civil Administrative Tribunal (VCAT). Some residents who live on the court opposite called last week to say that there has been a board erected on the front that is selling the townhouses apparently saying 'Be Quick, call this number to buy your townhouse'. I would like an update on the following:

(1) have we received the planning permit for the townhouses? and(2) is that planning permit coming back to Council?

### Response Brett Jackson, Acting Director City Planning, Design and Amenity

I will take that question on notice.

### Question Cr Tim Dark

My final question this evening is regarding the Wachter Reserve Master Plan and the stage funded for the boardwalk and the planting of the trees and wetlands. There has been significant correspondence regarding the planting and there was somewhere in the vicinity of 23,000 plants being grown to be planted there. I would like an update on when we are expecting this to be planted. I am aware there was discussion for planting in Spring however there is still nothing happening on the site. There is a significant amount of water being retained and I would like a confirmed date of the planting and installation of boardwalk. I believe this has been prefabricated and is ready to be installed. May I have an update on both of those?

#### Response Paul Kearsley, Director Business, Engineering and Major Projects

I will investigate further. I understand we have provided a response more generic in terms of the timing however I will obtain some certainty around those dates for you.

### Comment Cr Lana Formoso

I would like to congratulate and thank Council staff and Victoria Police as I spoke to a senior sergeant last week and he confirmed that there have been several fines along the Browns Road area for hooning. Cars have been impounded and there have been many fines issued to heavy vehicles utilising Browns Road as a detour after hours which is not allowed. A big thanks to Council for pursuing this matter that I raised on quite a few occasions and we are achieving results which is fantastic to hear and thanks to Victoria Police.

### <u>Question</u> <u>Cr Lana Formoso</u>

We have a magpie menace in our municipality. I have recently observed a problematic magpie on the corner of Carlton Road and Devira Street in Dandenong North. I have noticed it swooping many people and considering the serious issue with a magpie in Brisbane not so long ago, it made me think how such a menacing bird can create dramas. In fact, I saw someone trying to cross the road today trying to avoid the swooping and almost got hit by a car. Can the appropriate officer please respond in regards to what we can do about this particular magpie?

### **Response**

### John Bennie PSM, Chief Executive Officer

I will take that question on notice. I am not immediately aware of any appropriate techniques that should be applied and followed apart from the occasional signage 'beware of swooping magpies', which is quite common in some other places. I can relate to the problem that you are talking about. It is an important one. We do not want people to be distracted while they are crossing roads and I do not know what the solution is but rest assured we will take that on notice and deal with it as quickly as we can.

#### Question Cr Lana Formoso

I have had many more residents contact me about more accidents occurring on the corner of Elenora Road and Oakwood Avenue in Noble Park North. I know I have raised this in the past, however I do not think it has been flagged as an urgent issue. I understand that part of Elenora Road is very problematic, particularly just before Princes Highway where the strip of shops and McDonalds are located. It is a huge concern because there is illegal driving activity occurring, turning in and turning out. There is also a school there. The speed limit is 60km which I feel needs to be dropped immediately if nothing else but certainly, some action needs to be taken on the corner of Elenora Road and Oakwood Avenue so if the appropriate officer could please respond?

#### Response Paul Kearsley, Director Business, Engineering and Major Projects

We will investigate. We will review recent data regarding accidents. Changing speed signs is a matter we could pursue with the Department of Transport. They operate the signage but we can investigate and see what extra effort can be made to reduce speed and/or solve any issues we have there.

#### Comment Cr Lana Formoso

I would be more than happy to advocate and I also believe that the residents are keen to start a petition for this particular stretch of road so anything that we could do would be greatly appreciated. Please let me know what I can do to advocate.

### <u>Comment</u> <u>Cr Rhonda Garad</u>

a timely reminder that the pandemic is far from over and that in fact we are expecting a steep increase in cases in the coming months and we know that Dandenong is at high risk of people getting sick from COVID given our relatively low vaccination rates and our vulnerable population. We are reaching a point in the pandemic where we will see a sharp divide in the health outcomes between the vaccinated and the unvaccinated. It is very important to point out that vaccines do not stop people getting infected but it does reduce the risk of getting infected by about four and a half times and vastly reduces the risk of going to hospital or in fact dying from COVID. It is very good to see we are getting pop up vaccination centres in Dandenong and I really encourage people who have not yet been vaccinated to go along to those hubs. I want to acknowledge the fantastic work of Enliven who is part of the local health partnership. Enliven is part of the COVID Cold Taskforce that is auspiced by the Council. They are coordinating 90 community workers who are supported by cultural workers and doing a fantastic job in spreading the message within our communities of the importance of getting vaccinated. Dandenong has a uniquely diverse population and so it is appropriate that we are using a unique way to reach our communities so I just want to acknowledge the great work that they are doing.

As has been previously mentioned, Villiers Road in Keysborough South is now open. It is a fantastic new addition to the area. Residents have been calling me telling me how much they love it and what a great job the Council has done with that extension. It really has contributed a lot to that area and I do acknowledge and thank the Council for the great work that they have done there.

I also would like to thank the residents living around the Keys Road area in Keysborough South for attending a meeting last week with the Council's Transport Team to discuss road and traffic management options in that area. It was a very productive meeting and the Council will take on board the feedback that came through and I sincerely thank the residents for their active involvement in that issue.

I attended the Arts Advisory Board last week and I want to acknowledge the hardship that members of the Arts community are experiencing at this time. I acknowledge the great work that Council is doing in attempting to support that community but just to fully acknowledge that they not have been provided with any financial support and are really, really doing it tough at this time.

#### <u>Question</u> Cr Rhonda Garad

Given that Victoria is in its sixth COVID lockdown and that many businesses have been closed or partially closed for much of this year, will the Council consider pro rata reductions in costs of business registrations?

### Response Michelle Hansen, Executive Manager Finance and Information Technology

Registrations are governed by the *Food Act* which we understand has been amended this year to allow for pro rata fees. We understand that businesses are struggling and Council's Health department is also working with those in terms of payment plans that are available for those that are having difficulty paying. Council are continuing to advocate on behalf of businesses as there are also several Commonwealth and State Government grants and support packages available to businesses that are impacted by the pandemic.

### <u>Comment</u> <u>Cr Rhonda Garad</u>

If that information could be provided to the public on our website so that they are aware of the great work that we are doing to advocate on their behalf.

### Question Cr Rhonda Garad

What progress has been made in sending out the taskforce to oversee the appropriate air and water monitoring of the industrial zone in Dandenong South to ensure the health of the wider community, including those closely situated in Keysborough South?

### Response Brett Jackson, Acting Director Planning, Design and Amenity

I can confirm that letters have been sent under the Mayor's hand to both the Minister for Health and the Minister for Energy Environment and Climate Change requesting that a taskforce be established to undertake studies into the impacts of air and water quality emissions from the Industrial 2 zone onto surrounding residential areas. We are currently awaiting a response to these letters. We will advise Council as soon as we hear back.

### Question Cr Rhonda Garad

In terms of the location of the residents of Keysborough South so close to the Industrial 2 zone, would the Council consider an alert system where similar to what is being considered for issues in dog parks? Where the residents are alerted of any issues through localised texting of the residents in that area should there be an incident in the industrial zone?

#### Response

### John Bennie PSM, Chief Executive Officer

Mr Forster responded to that earlier question and he was responding to that matter having received information from the Emergency Management Coordinator so we will need to take that additional question on notice. It is a good question. We would want to identify the most appropriate technology and the most appropriate mechanisms for warning people under certain circumstances so we do acknowledge the question and we will take it on notice and get an accurate answer for you.

### Comment Cr Rhonda Garad

I understand what was proposed before is an opt in system. What I am suggesting is for Council to have an immediate alert system which is location-based text-based system which they are considering regarding issues relating to the dog park. I thank you for taking that and considering that.

### Cr Lana Formoso left the meeting at 8.52pm.

#### Question Cr Rhonda Garad

Can we please have an update on the result of the lighting test in Chapel Road in Keysborough South?

#### Response Paul Kearsley, Director Business, Engineering and Major Projects

Council officers have recently undertaken these site inspections during the COVID period which has put somewhat a delay on it and we have collected 'Lux' readings in Chapel Road, Keysborough, from Haverston Drive to Keylana Drive. The distance between the two existing street lights is approximately 185 metres and the Lux reading of the data did not comply with the minimum standards for local streets in accordance with the Australian Standard.

Council is proposing to install two new street lights on the western side of 4 Haverston Drive and at the back of 8 Juneberry Drive, Keysborough. To do that, we have to undertake community consultation to determine the level of support for this proposal, especially engaging with those properties directly in close proximity to the proposed new light pole. The consultation letters will be distributed to all affected properties in the area. Just so that there is some general guidance on the time it may take, a public consultation can be up to four weeks and if supported by the community there is another four to six week period for United Energy to install the lights. Unfortunately, it may take another two to three months. We will keep everyone informed but the first stage is for the community consultation to identify the locations for the community down there.

#### Cr Lana Formoso returned to the meeting at 8.54pm.

#### <u>Question</u> <u>Cr Rhonda Garad</u>

Can we please have an update on the review of the HomeCo development in Keysborough South, including an update on the heavy vehicle management into and out of the centre?

### <u>Response</u>

### John Bennie PSM, Chief Executive Officer

The first thing I would like to say is that I have been noting the progress of this work and I want to commend the officers for their diligence in securing a number of different responses from a number of different independent advisers. However, we are probably tracking a couple of weeks behind where we hoped we would be at this stage. We have responses back from all but one independent respondent but we do believe we will be in a position to brief Council next week on the findings of those independent assessments which I can also say include in one instance some opportunities for improvement to improve the situation that exists on site. Notwithstanding Council will need to consider those assessments, consider any opportunities for improvement, then engage with the developers and the owners of the site and only then would we be in a position to share with the public who do have a vital interest in this particular site and what is happening there, what it is that we have discovered and how we intend to go forward.

On the additional question that you have asked this evening about transport movements, I think that is one aspect of the arrangement that is much clearer. The planners have had in place sometime a plan that is noted, agreed and understood and I hope complied with by the occupants of the site and the traffic movements to and from the HomeCo part of the development as distinct from the residential part of the development are now utilising an access off Springvale Road and then egressing onto Cheltenham Road. That is a bit harder to describe and I think we will benefit from plans that we will show to Council next week in terms of the findings, but again I hope we are only a couple of weeks away from being in a position to secure some finality to this matter.

#### <u>Comment</u> <u>Cr Rhonda Garad</u>

In relation to that traffic management plan which would appear to actually increase the risk for pedestrians walking into the childcare centre along the Cheltenham access as heavy vehicles are exiting out there, I do hope that, that will be part of the consideration of the safety aspects in this review.

#### Comment Cr Richard Lim

On Tuesday 31 August 2021, I had a board meeting with the Springvale Community Advisory Board to discuss moving forward and how to improve the Springvale Community Hub. It was a very productive meeting and more importantly, getting to know each other better.

On Monday 6 September 2021, I attended an Engineering Briefing.

On Friday 10 September 2021, I had a meeting with Ross Ellis, Team Leader Cleansing to discuss street furniture in the Springvale Central Business District. I would like to thank Mr Ellis for providing regular feedback on the Springvale Activity Centre. I met with Vinnie Zammit, Street Cleansing Attendant/Operator and his team to discuss other issues regarding the Springvale Activity Centre because he is extremely passionate about making Springvale CBD a clean and inviting place.

Finally, I would like to ask all the Councillors to really promote vaccination especially to your Ward residents because we are probably one of the Councils that have very low rate of vaccination.

#### Question Cr Richard Lim

I want to know about the multi-level carpark and why it has taken so long to build because we have the funds already for it but it has taken us a year so could the relevant officer provide an explanation?

### **Response**

### Paul Kearsley, Director Business, Engineering and Major Projects

The issues that we have to deal with first regarding the projects that we have to undertake this financial year as with 8 Balmoral Avenue, Springvale is to identify a number of services. We need to investigate services including water, sewerage, electricity for the units as well as for the carpark itself. We have to make sure that any alterations that we undertake to the carpark itself are checked and I believe that is the work that will be undertaken fairly soon. I will get back to you with confirmation on dates, when it is going to happen in terms of the checking of the servicing and also with regards to when we may be able to start the physical works on site.

#### Question Cr Jim Memeti

Following on from Cr Milkovic's question earlier regarding the letter from Minister Williams, regarding the Connection Art Space, the Art Gallery and also Fusion. I know we have not started the process of trying to sell that facility. Why have we not contacted the few organisations that are in that facility and why have we not talked to them about their future? Why have we left them out in the cold? They feel like they do not know where they are going to go so I am really surprised that that has not happened yet.

#### Response

## John Bennie PSM, Chief Executive Officer

That is not correct at all Councillor. There have been communications with those particular user groups and I believe those communications have been happening for quite some time. The Minister's letter has come as the local member of course and that letter has indicated a concern. It does not necessarily indicate that the local member is aware of or privy to the full story. I have been briefed and advised that the current user groups have been spoken to for quite some time. We may not yet be in a position to be totally clear with them about what an absolute solution is but I think we have indicated all along the way that we are committed to finding a solution. As Mr Forster said a while ago, we have authority from Council to commence a process that we have deliberately held off on starting that process until we can be much clearer about a future direction, not just for the two user groups but for anybody who might wish to make a response to this. They should be aware of or be made aware of the plans and process that Council has to accommodate. We want to make sure those two groups are accommodated in the most appropriate location and home and that is what the work that Mr Fidler's broader team has been doing for quite some time now.

### Question Cr Jim Memeti

Thank you for that clarification Mr Bennie. Just for future reference, as a Ward Councillor can I also be consulted on what is happening in the future please?

#### Response John Bennie PSM, Chief Executive Officer

Yes, we will ensure that.

### Question Cr Jim Memeti

I received an email just before the Council meeting tonight that in the Palm Plaza at Dandenong in front of the public toilets, there is a very uneven path and it is quite dangerous. I have not been out there to check it myself but if we can get a Council officer to inspect the whole Palm Plaza. I remember a few years back there were a few bricks that were a bit wobbly. Maybe it is time that we have a look at the whole of Palm Plaza to make sure it is all safe.

#### Response Paul Kearsley, Director Business, Engineering and Major Projects

Yes, we will investigate and report back to Council on the issues.

### Question Cr Jim Memeti

I have also been contacted by another resident to ask when we last had a study done on our heritage buildings and trees. When was that last time a study was conducted and do we need to do one soon because I have not been part of a study like that for probably over a decade?

### <u>Response</u>

### Brett Jackson, Acting Director City Planning, Design and Amenity

The last full study was done in 1999. We currently do not have anything scheduled for this financial year but we are investigating for next financial year. It is quite a significant project and we will need to set some resources aside but it is on the radar at this point in time.

#### <u>Comment</u> <u>Cr Jim Memeti</u>

It is well and truly overdue. I think it has been two decades so I look forward to having those discussions in the future.

### Question Cr Bob Milkovic

A few weeks ago I was informed by Council officers that the Tirhatuan Park Lake at Dandenong North where people feed ducks has been cordoned off by a mesh wire. One of the pylons that go into the lake was marked for replacement or repair after quite a comprehensive engineering report. Can we have an update on when this will be serviced or replaced and when this would be put back in use for residents?

### <u>Response</u>

### Paul Kearsley, Director Business, Engineering and Major Projects

A substandard report was received for that bridge/structure. I will follow up and provide a response.

### Question Cr Bob Milkovic

Just to let the residents know that work has now well and truly been progressed as announced by Gabrielle Williams, Member of Parliament for Dandenong recently. Many bus shelters have been approved by the Department of Transport. The residents in Dandenong North particularly down in the Rosewood Downs Retirement Village will finally get their bus shelter back. Quite a few residents have contacted me over the months and aged in their 80s, 90s and some of them are close to 100 years of age bless them. They still use public transport which is great to see and their level of independence is quite amazing. I think they will be very, very happy. Many do not have social media and do not follow the news because it has not been widely advertised. Can we send them some sort of notification, information or maybe a brochure to that retirement village to advise what will happen and timeframe by the end of October or November? I think they will be very happy to hear that news because they have been asking for a while now.

### <u>Response</u>

### Paul Kearsley, Director Business, Engineering and Major Projects

Regarding the Department of Transport and sites that we have acted on as a priority such as the one that you are referencing, they are undertaking a four week consultation period with residents abutting the location of the bus stop. It had to be moved 10 or 15 metres in the other direction due to the fact

that when we put the new ones in, they have to be compliant with the *Disability Discrimination Act* (DDA) and other requirements and it really did not fit in the old spot. The new spot is very close to the previous one. I will check to see whether that consultation includes the Aged Care Facility because then they will be notified that it is going to be there. Once the Department of Transport have completed that negotiation or consultation phase, they will notify us and then they act in terms of the installation phase. I can also advise that the bus shelter on Kingsclere Avenue in Keysborough did not need to go through the same level of community consultation that the Department advised because there was a lack of residential properties in proximity to that. We should however, have some further updates in the two to three weeks. If the Aged Care Facility has not been directly notified by the Department of Transport then, our Transport Officers will make sure the Village residents receive information about it.

#### Question Cr Sean O'Reilly

I have read that the Victorian Government may have some work to overhaul planning powers and how much input Council has into planning and this may mean reduced community consultation. The questions to the relevant officer are:

(1) has Council been consulted on this at all and if so, how?

(2) what information do we have to verify the speculation and rumours?

### <u>Response</u>

### Brett Jackson, Acting Director City Planning, Design and Amenity

Yes, there has been conversations with the State Government who are considering an overhaul of the planning process. At this point in time, the information that we have been given has been various and very high-level principles about what they are looking at. They have not provided us with any detail and have advised that if any detail is likely to come in the coming months, Councils will then have the opportunity to comment on that. Currently, we do not know a lot more than what has been circulated in the newspapers. Once we are aware of it and we can share it we will certainly do that.

### <u>Comment</u> <u>Cr Sophie Tan</u>

Firstly, I would like to provide my report since the last Council meeting.

On 25 August 2021, I attended the online VASA which is the Vietnamese Australian Association Senior Group of Victoria. It held its senior festival online and it was one of my first festivals that I attended online. It was a great festival which I attended with the Mayor Cr Long.

On 6 September 2021, I attended the Engineering Councillor Briefing Session.

I want to urge everyone to get vaccinated. Greater Dandenong has one of the lowest rates compared to other Councils. According to the statistics yesterday on 12 September 2021, Greater Dandenong had 56.7 percent for the first dose and 3.5 percent for the second dose which is the second lowest in the Local Government Areas. There is a lot of work to do. We need to promote it to our residents.

I know that the State Government will have a lot of pop up vaccination hubs. There is one at Dandenong High and a few more will be announced so please I urge everyone to get vaccinated. You will get yourselves protected, your family and the whole community.

### Question Cr Sophie Tan

Council's website has COVID Corner which is the page for community information but, it is so hard for people to find on our website. Is it possible to have it on the home page instead or a link on the home page so people can easily find it?

### <u>Response</u>

### Kylie Sprague, Executive Manager Communication and Customer Service

Yes, we do rotate those webpage stories quite regularly and certainly this is important enough for us to put on the home page so I will get that organised.

#### Question Cr Sophie Tan

With regards to the Douglas Street Streetscape Upgrade Project, I just want to say thanks to Mr Kearsley and his team for their great work. Can I please get an update on this project? I can see there is a lot of work being done there so when will this project be completed?

#### <u>Response</u> <u>Paul Kearsley, Director Business, Engineering and Major Projects</u>

I will take that question on notice and get an update with regards to the dates that we are aiming for completion and also the Ian Street part.

#### Question Cr Sophie Tan

What is the update on the Noble Park Aquarium Centre gymnasium project?

#### Response Paul Kearsley, Director Business, Engineering and Major Projects

I drove past it Wednesday of last week and the hoarding is still under way. The issue they may be facing is the COVID restrictions on the number of construction staff that they are allowed onsite. As far as I am concerned we have not had any information on a delay or any issue with regards to the first stage of the NPAC redevelopment.

### <u>Question</u> <u>Cr Sophie Tan</u>

What is the update on the Material Aid program please?

#### Response Marcus Forster, Acting Director Community Services

I will take that question on notice and provide information via email as to the current status of the Material Aid program.

#### Question Cr Sophie Tan

My last question is regarding the homeless. Could the relevant officer please investigate? There is one in Springvale along Buckingham and Queens Avenues behind the Asian shops and a couple in front of the HomeCo shopping centre in Keysborough. Could an officer please have a chat with them?

### <u>Response</u>

### Marcus Forster, Acting Director Community Services

Yes, we will confirm the locations that you have noted and ensure that that information is passed on to the relevant homeless agencies that support people in those circumstances.

#### Question Cr Loi Truong

The applicant for the Solar Farm application has appealed our decision to VCAT. Do you know the date of the hearing?

### Response Brett Jackson, Acting Director City Planning, Design and Amenity

The VCAT hearing has been held and we received the decision for that matter last week. The permit has been issued for the Solar Farm. Probably the key change that came about as a result of the decision was the publicly accessible open space that we were seeking as part of the Chain of Parks Policy has been removed from the actual development. Unfortunately, we will not be obtaining that open space land that we were hoping for but yes, that decision was released last week and I believe there was an email circulated to Councillors with regards to that but happy to provide you with more information if you need.

### <u>Comment</u> <u>Cr Angela Long, Mayor</u>

On Wednesday 25 August 2021, I attended VASA, Victorian Senior Citizens Festival online along with Cr Tan.

On Wednesday 1 September 2021, I attended the Road Safety South East Online Meeting for executives.

On Thursday 2 September 2021, I attended the Department of Transport Road Safe Metropolitan South East Online Meeting for executives.

On Wednesday 8 September 2021, I attended the Local Government Mayoral Taskforce supporting people seeking asylum online meeting.

On Thursday 9 September 2021, I attended the Metro Mayoral Online Briefing with the Minister for Local Government, Hon. Sean Leane.

On Friday 10 September 2021, I attended the Municipal Association of Victoria's Workcare Update Online Meeting.

John Bennie PSM, Chief Executive Officer tabled a listing of responses to questions taken on notice/requiring further action at the previous Council meeting. A copy of the responses is provided as an attachment.

Council Asked By Meeting	Subject & Summary of Question	Responsibl e Officer	Date of Completion	Summary of Response
23/08/21 Cr Eden CQT1 Foster	Investigate traffic concerns with increasing traffic on Dunblane Road, Noble Park. It has come to my attention from	Director Business, Engineering and Maior	1/09/21	Initial response provided 23/08/21: Yes, Traffic Engineers will include that on their list of investigations.
	residents on Dunblane Road in Noble Park of the increasing traffic on this road.	Projects		Further response provided 1/09/21:
	t peneve venticies are otter using this road as a thoroughfare between Heatherton Arad and Princes Highway.			Our most recent data for Dunblane Road is somewhat outdated and
	screaming past down the street as well. I know that there are a counte of			informed discussion on vehicle
	round abouts, but I was hoping if the			scheduled to be updated whenever
	the traffic concerns in that area and			want to ensure the data is
	consider possible traffic calming strategies please.			representative of general conditions and is not impacted by either
	-			lockdowns or school holidays, so it
				may be some time until we have the
				we have the new data we will he in
				a better position to make an
				informed decision on what further
				actions if any may be necessary.
				COMPLETED
23/08/21 Cr Rhonda	Information about Keysborough South		1/09/21	Initial response provided 23/08/21:
	Traffic study on website.	Business,		Yes, we will arrange to have the
	Can the updated Keysborough South Traffic Studv be placed on our website.	Engineering and Maior		latest update put onto the website.
	please?	Projects		Further response provided
				A copy of the updated report is now
				available on Council's website and
				you may access this via the following

COUNCILLOR QUESTIONS TAKEN ON NOTICE/REQUIRING FURTHER ACTION

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsibl e Officer	Date of Completion	Summary of Response
•					https://www.greaterdandenong.vic.g ov.au/integrated- transport/keysborough-south- transport-study
23/08/21 CQT9	Cr Rhonda Garad	Advocacy for increase frequency of Bus 815 to 30 minutes & install bus shelters at all stops. The updated Keysborough South Study showed that traffic congestion will increase as new developments come to fruition in Keysborough South and also that currently four out of five people in Keysborough South drive their cars on most days. Many residents have told me they would catch a bus if the bus service was more frequent and had bus shelters. Can we advocate to the Hon. Martin Pakula MP's office, to increase the bus frequency of bus 815 to 30 minutes and to install bus shelters at all stops?	Director Business, and Major Projects	1/09/21	<b>Initial response provided 23/08/21:</b> Yes, we are very happy to prepare a letter for the Mayor's signature and we will proceed with that advocacy. <b>Further response provided 1/09/21:</b> The announcement from the Minister for Public Transport was in relation to the new bus route (816) intended to commence operation on 28 November 2021. The announcement indicated the service will operate at 30minute intervals during peak periods only operate at 1 hour headways in the off-peak. We therefore will recommend advocacy for 30minute service intervals throughout the day between 7am and 8pm as well as requesting bus shelters at all stops. A letter to this effect shall be prepared for the Mayor's signature.
23/08/21 CQT13 Reports fro	Cr Jim Memeti m Councillors/Deleg	O8/21       Cr Jim Memeti       Tables and seats at the Noreen Cox       Dir         0713       Reserve, Dandenong South.       Dir         My next question is regarding Noreen       Pla         Oox Reserve. It is a very popular park in       Des         Dandenong South.       1 am really excited to         Am       Dandenong South.       1 am really excited to         In the next month or so but I have       received many complaints from residents         Reports from Councillors/Delegates & Councillors' Questions - Questions Taken on Notice       Notice	Director City Planning, Design and Amenity Notice	26/08/21	Initial response provided 23/08/21: We are happy to investigate that particularly as part of the Toilet Strategy and we might be able to incorporate into that the additional seating. Officers will conduct an assessment.

saying there are not enough seats at the park. There are seats and tables in one area and not the other. As you can understand, it can be for cultural reasons where females and males do not sit together so if we can please investigate. It is a park that has been used a lot not only now being COVID where people go out for exercise but it is a park that is used by normally up to about a couple of hundred people in summer so in the afternoons it gets quite busy. Many senior residents have told me they have nowhere to sit so they sit on the grass which is not bad except when it is wet.		Subject & Summary of Question e Officer	Date of Completion	Summary of Response
park. There are seats and tables in one area and not the other. As you can understand, it can be for cultural reasons where females and males do not sit together so if we can please investigate. It is a park that has been used a lot not only now being COVID where people go out for exercise but it is a park that is used by normally up to about a couple of hundred people in summer so in the afternoons it gets quite busy. Many senior residents have told me they have nowhere to sit so they sit on the grass which is not bad except when it is wet.	saying there are not enough seat	s at the		Further response provided
understand, it can be for cultural reasons where females and males do not sit together so if we can please investigate. It is a park that has been used a lot not only now being COVID where people go out for exercise but it is a park that is used by normally up to about a couple of hundred people in summer so in the afternoons it gets quite busy. Many senior residents have told me they have nowhere to sit so they sit on the grass which is not bad except when it is wet.	park. There are seats and tables area and not the other. As vou ca	In one		A Councillor CIP bid was put forward
where females and males do not sit together so if we can please investigate. It is a park that has been used a lot not only now being COVID where people go out for exercise but it is a park that is used by normally up to about a couple of hundred beople in summer so in the afternoons it gets quite busy. Many senior residents have told me they have nowhere to sit so they sit on the grass which is not bad except when it is wet.	understand, it can be for cultural	easons		for park furniture and landscape
together so if we can please investigate. It is a park that has been used a lot not only now being COVID where people go out for exercise but it is a park that is used by normally up to about a couple of hundred people in summer so in the afternoons it gets quite busy. Many senior residents have told me they have nowhere to sit so they sit on the grass which is not bad except when it is wet.	where females and males do not	sit		upgrade works at Norine Cox
It is a park that has been used a lot not only now being COVID where people go out for exercise but it is a park that is used by normally up to about a couple of hundred people in summer so in the afternoons it gets quite busy. Many senior residents have told me they have nowhere to sit so they sit on the grass which is not bad except when it is wet.	together so if we can please inve	tigate.		Reserve in the 2021/22 Annual
only now being COVID where people go out for exercise but it is a park that is used by normally up to about a couple of hundred people in summer so in the afternoons it gets quite busy. Many senior residents have told me they have nowhere to sit so they sit on the grass which is not bad except when it is wet.	It is a park that has been used a l	ot not		Budget process. This bid was not
out for exercise but it is a park that is used by normally up to about a couple of hundred people in summer so in the afternoons it gets quite busy. Many senior residents have told me they have nowhere to sit so they sit on the grass which is not bad except when it is wet.	only now being COVID where per	ple go		successful and as such, these works
used by normally up to about a couple of hundred people in summer so in the afternoons it gets quite busy. Many senior residents have told me they have nowhere to sit so they sit on the grass which is not bad except when it is wet.	out for exercise but it is a park the	It is		are not scheduled to proceed. If
hundred people in summer so in the afternoons it gets quite busy. Many senior residents have told me they have nowhere to sit so they sit on the grass which is not bad except when it is wet.	used by normally up to about a co	uple of		Councillors still wish for these works
afternoons it gets quite busy. Many senior residents have told me they have nowhere to sit so they sit on the grass which is not bad except when it is wet.	hundred people in summer so in	he		to proceed, it is suggested that they
senior residents have told me they have nowhere to sit so they sit on the grass which is not bad except when it is wet.	afternoons it gets quite busy. Mai	y -		put forward another CIP bid for
nowhere to sit so they sit on the grass which is not bad except when it is wet.	senior residents have told me the	/ have		consideration in the 2022/23 Budget
which is not bad except when it is wet.	nowhere to sit so they sit on the g	rass		bid process.
	which is not bad except when it is	wet.		
				COMPLETED

At the Ordinary meeting of Council on Monday, 24 March 2014, Council resolved to change the way Councillors and Public questions taken on notice are answered and recorded from 14 April 2014 meeting of Council onwards.

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

## 6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

City of Greater Dandenong ORDINARY COUNCIL MEETING - MINUTES

6298

3/3

# 7 URGENT BUSINESS

No urgent business was considered.

The meeting closed at 9.18PM.

Confirmed: / /