



**GREATER
DANDENONG**
City of Opportunity

AGENDA MONDAY 26 SEPTEMBER 2022

Commencing at 7:00 PM

COUNCIL MEETING

At the time of printing this Agenda, the Council Meeting to be held on Monday 26 September 2022, will be open to the public but will be subject to venue seating capacity.

This will be a hybrid meeting consisting of Councillors attending in person and remotely.

If we are unable to accommodate you indoors, you will still be able to watch the webcast live on the Urban Screen in Harmony Square.

To view the webcast and stay informed of the status of Council Meetings please visit Council's [website](#).

The Civic Centre basement carpark will be opened for members of the public attending Council Meetings to park between 6.45pm-7.30pm (sharp). Any parking in this area will be subject to availability.

**COUNCIL CHAMBERS
225 Lonsdale Street, Dandenong VIC 3175**

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1 MEETING OPENING

1.1 ATTENDANCE

Apologies

1.2 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND

Council acknowledges the Traditional Owners and Custodians of this land, the Bunurong people and pays our respects to their Elders past, present and emerging while also recognising their deep and continuing connections to climate, culture and country.

We also pay our respect to all Aboriginal and Torres Strait Islander peoples and their Elders and acknowledge their journey.

1.3 OFFERING OF PRAYER, REFLECTION OR AFFIRMATION

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer this evening will be offered by Pastor David Owen from the Combined Churches Greater Dandenong.

1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Meeting of Council held 12 September 2022.

Recommendation

That the minutes of the Meeting of Council held 12 September 2022 be confirmed.

1.5 DISCLOSURES OF INTEREST

Any interest that a Councillor or staff member has deemed to be significant and has disclosed as either a material or general interest is now considered to be a conflict of interest. Conflict of Interest legislation is detailed in Division 2 – Conflicts of Interest: sections 126, 127, 128, 129 & 130 of the *Local Government Act 2020*. This legislation can be obtained by contacting the Greater Dandenong Governance Unit on 8571 5216 or by accessing the Victorian Legislation and Parliamentary Documents website at www.legislation.vic.gov.au.

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

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

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

2 OFFICERS' REPORTS - PART ONE

2.1 DOCUMENTS FOR SEALING

2.1.1 Documents for Sealing

File Id:	A2683601
Responsible Officer:	Manager Governance

Report Summary

Under the Victorian *Local Government Act 2020*, each Council is a body corporate and a legal entity in its own right. Each Council must therefore have a common seal (like any corporate entity) that is an official sanction of that Council.

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

Recommendation Summary

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

2.1.1 Documents for Sealing (Cont.)

Item Summary

There is one item being presented to Council's meeting of 26 September 2022 for signing and sealing as follows:

1. A letter of recognition to Anthony Sorani, Infrastructure Services & Planning for 10 years of service to the Greater Dandenong City Council.

Recommendation

That the listed documents be signed and sealed.

2.2 DOCUMENTS FOR TABLING

2.2.1 Petitions and Joint Letters

File Id:	qA228025
Responsible Officer:	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 26 September 2022.

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.

2.2.1 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 6 (including cover)

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

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	• Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
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If the details of the attachment are unclear please contact Governance on 8571 1000.

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
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2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - August 2022

File Id:	qA280444
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Planning Declared Area Delegated Decisions – August 2022

1. Report Summary

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in August 2022.

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

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

2. Recommendation

That the items be received and noted.

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - August 2022 (Cont.)

STATUTORY PLANNING APPLICATIONS

**PLANNING DECISIONS ISSUED BY PLANNING MINISTER'S
DELEGATE – AUGUST 2022**

ATTACHMENT 1

**PLANNING DECLARED AREA
DELEGATED DECISIONS
AUGUST 2022**

PAGES 2 (including cover)

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

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - August 2022 (Cont.)

City of Greater Dandenong

PDA Delegated Decisions Issued 01/08/2022 to 31/08/2022

Application ID	PropertyAddress	Applicant	Description	Notes	Authority	Decision	Decision Notified	Ward
PDA14/0001.04	229 Thomas Street DANDENONG VIC 3175	Glory Architecture	AMENDMENT TO: Buildings and works associated with the construction of an extension to the existing building, use of buildings for the purpose of accommodation (serviced apartments) and a reduction to the car parking requirements, a waiver of the loading requirements and the display of internally illuminated signage (6 Storey)	Change use of first floor from office to accommodation	Delegate	AmendPerm	05/08/2022	Dandenong
Total :							1	

01/09/2022

1

LNICHO

2.3.2 Planning Delegated Decisions Issued - August 2022

File Id:	qA280
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Planning Delegated Decisions Issued - August 2022 Att1

1. Report Summary

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in August 2022.

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

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

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

2. Recommendation

That the items be received and noted.

2.3.2 Planning Delegated Decisions Issued - August 2022 (Cont.)

STATUTORY PLANNING APPLICATIONS

**PLANNING DELEGATED DECISIONS ISSUED -
AUGUST 2022**

ATTACHMENT 1

**PLANNING DELEGATED
DECISIONS ISSUED
AUGUST 2022**

PAGES 10 (including cover)

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

2.3.2 Planning Delegated Decisions Issued - August 2022 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 01/08/2022 to 31/08/2022

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLA21/0609	PInAppAnd	No	9-11 Patrona Street DANDENONG VIC 3175	Taha Humanity Association of Victoria	AMENDMENT TO: Use of the land for the purpose of a Place of Assembly, including the preparation (embalming) and temporary storage of deceased persons (PLN17/0106.01). The amendment seeks to alter the endorsed plans and alter the preamble to include buildings and works (retrospective).	Amend endorsed plans to alter approved layout to include building additions	Delegate	AmendPerm	11/08/2022	Dandenong
PLA22/0004	PInAppAnd	No	55 Waterview Close DANDENONG SOUTH VIC 3175	Semal Pty Ltd	AMENDMENT TO: The use of the land for a licensed premise (sale and consumption of liquor within the premises) (PLN06/0628)	Amend permit to include property at 57 Waterview Close and amend Condition 3 to extend the licenced area to include the ground and first floor of both properties	Applicant	Withdrawn	18/08/2022	Dandenong
PLA22/0048	PInAppAnd	No	4 Peter Court DANDENONG VIC 3175	Jova Drafting Consultants	AMENDMENT TO Development of the land for a single storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling (PLN21/0463)	Amend endorsed plans to alter layout of Unit 1	Delegate	AmendPerm	25/08/2022	Clelland
PLA22/0049	PInAppAnd	No	77-79 Pirross Highway DANDENONG SOUTH VIC 3175	CMV Truck and Bus	AMENDMENT TO: Use of the site for Motor Vehicle Sales (Truck and Bus Sales) and Motor Repairs (Service Centre); Construct buildings and works; and creation of access to a road in a Road Zone Category 1 (PLA20/0307) (original permit number 98/628) The amendment seeks to alter the endorsed plans.	Amend endorsed plans to reduce setback from eastern boundary of service canopy and other minor amendments to site plan	Delegate	AmendPerm	30/08/2022	Dandenong
EANTOS					1				01/09/2022	

2.3.2 Planning Delegated Decisions Issued - August 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN17/0385.01	PInAppAnd	No	92 Corrigan Road NOBLE PARK VIC 3174	O.C. Designs	The permit allows: Use land for the purpose of a Warehouse (food storage). It is proposed to amend the hours of operation allowed by Condition 3 of the permit and the car parking layout of the site. The hours of operation permitted by Condition 3 are as follows: 8am to 6pm, 7 days. The proposed amended hours of operation are as follows: 7am to 9pm, 7 days a week. Use and development of the land for a rooming house	Amend permit Condition 3 relating to operating hours	Applicant	Withdrawn	09/08/2022	Springvale North
PLN20/0421	PInApp	No	7 Pau Street NOBLE PARK VIC 3174	SJ Design		General Residential 1 Zone, 681sqm, rooming house 18 rooms	Applicant	Withdrawn	09/08/2022	Yarraman
PLN21/0304	PInApp	No	1 Alma Court SPRINGVALE VIC 3171	Nepean Planning	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 594sqm	Delegate	PlanPermit	15/08/2022	Springvale Central
PLN21/0500	PInApp	No	24 Kitchen Road DANDENONG SOUTH VIC 3175	S Kroyherr	The use of the land for Materials Recycling and a Reduction to the Car Parking Rate	Industrial 1 Zone, car dismantling facility	Delegate	NOD	15/08/2022	Dandenong
PLN21/0599	PInApp	No	14/792-806 Heatherton Road SPRINGVALE SOUTH VIC 3172	Mckenzie Consultants	Use of the land for the sale and consumption of liquor, to display business identification signage and a reduction in car parking requirements	Mixed Use Zone, 46 patrons, business identification sign	Delegate	PlanPermit	10/08/2022	Springvale South
EANTOS					2				01/09/2022	

2.3.2 Planning Delegated Decisions Issued - August 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0600	PtnApp	No	212 Railway Parade NOBLE PARK VIC 3174	Purman Pty Ltd	Use and development of the land for one (1) single storey residential building (community care accommodation)	General Residential 1 Zone, community care accommodation	Delegate	NOD	19/08/2022	Yarraman
PLN21/0616	PtnApp	No	525-527 Hammond Road DANDENONG SOUTH VIC 3175	P A Plastics Pty Ltd	AMENDMENT RECEIVED Subdivision of the land into three (3) lots and to create a restriction (SPEAR) SEE CHILD PROCESS	Industrial	Delegate	PlanPermit	01/08/2022	Dandenong
PLN21/0625	PtnApp	No	884 Princes Highway SPRINGVALE VIC 3171	Dhian Group Pty Ltd	Use of the land for the sale and consumption of liquor (Café & Restaurant Liquor License) in association with a restaurant and construct buildings and works and display business identification signage	General Residential 1 Zone	Delegate	PlanPermit	26/08/2022	Springvale North
PLN21/0691	PtnApp	No	18 Purdy Avenue DANDENONG VIC 3175	UrbanArc Planning Pty Ltd	Development of the land for a double storey dwelling to the rear of an existing single storey dwelling	General Residential 1 Zone, 857sqm	Delegate	PlanPermit	23/08/2022	Yarraman
PLN22/0030	PtnApp	No	1/64 Bennet Street DANDENONG VIC 3175	Urban Solutions	Development for the land for twelve warehouses	No response to further information request	Delegate	Lapsed	08/08/2022	Dandenong
PLN22/0051	PtnApp	No	4 Esk Court DANDENONG VIC 3175	P Damangir	Development of the land for three (3) dwellings (two (2) double storey dwellings and one (1) single storey dwelling to the rear)	General Residential 1 Zone, 931sqm	Delegate	NOD	03/08/2022	Cleeland
EANTOS					3				01/09/2022	

2.3.2 Planning Delegated Decisions Issued - August 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0053	PtnApp	No	12 Lewis Street SPRINGVALE VIC 3171	ABS Design & Construction Services	Development of the land for one (1) double storey dwelling to the rear of an existing single storey dwelling, and alterations and additions to the existing dwelling	General Residential 1 Zone, 598sqm	Delegate	PlanPermit	25/08/2022	Springvale North
PLN22/0057	PtnApp	No	70 Menzies Avenue DANDENONG NORTH VIC 3175	Skill Design Pty Ltd	Development of the land for four (4) double storey dwellings	General Residential 1 Zone, 1025sqm	Delegate	PlanPermit	10/08/2022	Cleland
PLN22/0054	PtnApp	No	33 Wilma Avenue DANDENONG VIC 3175	FM Dray	The development of the land for seven (7) dwellings (six (6) double storey dwellings and one (1) single storey dwelling)	General Residential 1 Zone, 1781sqm	Delegate	PlanPermit	11/08/2022	Yarraman
PLN22/0091	PtnApp	No	1 McHale Court DANDENONG VIC 3175	V Vuotic	Development of the land for two (2) single storey dwellings	No response to further information request	Delegate	Lapsed	09/08/2022	Cleland
PLN22/0108	PtnApp	No	1190-1192 Heatherston Road NOBLE PARK VIC 3174	J Tran	Development of the land for three (3) double storey dwellings and alteration to a road in a Transport Zone 2	Proposal fails to meet the objectives of Clauses 15 (Built Environment and Heritage), 15.01-2S (Building Design), 15.01-5S (Neighbourhood character), 21.05 (Built Form), 55.02-1 (Neighbourhood Character Objectives), 22.09-3.1 (Residential Development & Neighbourhood Character Policy), 22.09-3.3 Incremental Change Areas, 32.08 (General Residential Zone), 55, 52.06 and Clause 65	Delegate	Refusal	29/08/2022	Yarraman
EANTOS					4				01/09/2022	

2.3.2 Planning Delegated Decisions Issued - August 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0115	PtnApp	No	73 Jamieson Way DANDENONG SOUTH VIC 3175	Dale Grant Building Design	The construction of a building (warehouse) and a reduction in the car parking requirement under Clause 52.06 of the Greater Dandenong Planning Scheme	Industrial 1 Zone, 6818sqm, Warehouse with ancillary office and hard stand and a reduction in the car parking requirement	Delegate	PlanPermit	11/08/2022	Dandenong
PLN22/0123	PtnApp	No	145 Abbots Road DANDENONG SOUTH VIC 3175	ABCO Constructions	Development of the land for a cooling tower and extension	Industrial 1 Zone, warehouse alteration to install furnace, cooling tower and x-ray room	Delegate	PlanPermit	12/08/2022	Dandenong
PLN22/0128	PtnApp	No	1/453-455 Hammond Road DANDENONG SOUTH VIC 3175	T Bergmann	Construction of buildings and works comprising of hardstand and a pipe bridge	Industrial 1 Zone	Delegate	PlanPermit	17/08/2022	Dandenong
PLN22/0161	PtnApp	No	12 Monerrey Road DANDENONG SOUTH VIC 3175	Lattice Makers	Native Vegetation Removal	Industrial 1 Zone	Delegate	NoRequire	29/08/2022	Dandenong
PLN22/0166	PtnApp	No	1145-1147 Heatherston Road NOBLE PARK VIC 3174	Better Design Architecture	Development of the land for two double storey dwellings and to create or alter access to a Transport Zone 2	No response to further information request	Delegate	Lapsed	29/08/2022	Springvale North
PLN22/0179	PtnApp	No	757 Taylors Road DANDENONG SOUTH VIC 3175	Mainfreight Logistics Pty Ltd	To display signage (internally illuminated, business identification, major promotion, high wall, panel, sky sign, bunting signs, pole signs)	Industrial 1 Zone	Delegate	PlanPermit	02/08/2022	Dandenong
EANTOS					5				01/09/2022	

2.3.2 Planning Delegated Decisions Issued - August 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0193	PInApp	No	226 Bangholme Road BANGHOLME VIC 3175	Spire Australia Pty Ltd	Removal of an Easement (Instrument 2578663) SPEAR	Industrial	Applicant	Withdrawn	19/08/2022	Keysborough South
PLN22/0194	PInApp	No	226 Bangholme Road BANGHOLME VIC 3175	Spire Australia Pty Ltd	Removal of an Easement (E-1 Instrument E461765) SPEAR	Industrial	Applicant	Withdrawn	19/08/2022	Keysborough South
PLN22/0208	PInApp	No	55 Keys Road KEYSBOROUGH VIC 3173	Lantrak Pty Ltd	Earthworks	No response to further information request	Delegate	Lapsed	15/08/2022	Keysborough South
PLN22/0212	PInApp/Vic	Yes	97 Greens Road DANDENONG SOUTH VIC 3175	Gordon Greens Road Pty Ltd	Buildings and works (temporary ancillary office) and a reduction of the car parking requirement VICSMART	Industrial 1 Zone, temporary office and reduction of 6 car parking spaces	Delegate	PlanPermit	25/08/2022	Dandenong
PLN22/0221	PInApp	No	47 Indian Drive KEYSBOROUGH VIC 3173	AJP Town Planning	Use of the land for car sales	Industrial 1 Zone, motor vehicle sales and lease hire	Delegate	PlanPermit	30/08/2022	Keysborough South
PLN22/0228	PInApp	No	58-62 Berends Drive DANDENONG SOUTH VIC 3175	Jova Drafting Consultants	Buildings and works (shed)	Industrial 2 Zone, construction of shed	Delegate	PlanPermit	23/08/2022	Dandenong
EANTOS					6				01/09/2022	

2.3.2 Planning Delegated Decisions Issued - August 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0238	PInApp	No	15-19 Zilla Court DANDENONG SOUTH VIC 3175	Fleximake Pty Ltd	Buildings and works (Loading bay shelter)	No response to further information request	Delegate	Lapsed	17/08/2022	Dandenong
PLN22/0250	PInApp	No	2 Flynn Street SPRINGVALE VIC 3171	JREdwards Land Surveyors	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	26/08/2022	Springvale North
PLN22/0272	PInApp	No	Dandenong Market 16-46 Cleland Street DANDENONG VIC 3175	City of Greater Dandenong	Buildings and Works (Warehouse Extension) DECLARED AREA	No response to further information request	Delegate	Lapsed	29/08/2022	Cleland
PLN22/0274	PInApp	No	1/5 Jolly Street DANDENONG VIC 3175	R Lomas	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	15/08/2022	Yarraman
PLN22/0284	PInApp	No	28 Union Grove SPRINGVALE VIC 3171	S Chley	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	12/08/2022	Springvale Central
PLN22/0291	PInApp	No	2 Naxos Way KEYSBOROUGH VIC 3173	Nilsson Noel & Holmes (Surveyors) Pty Ltd	Subdivision of the land into four (4) lots SPEAR	Industrial	Delegate	PlanPermit	18/08/2022	Keysborough South
EANTOS					7				01/09/2022	

2.3.2 Planning Delegated Decisions Issued - August 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0294	PtnApp	No	14 Whitworth Avenue SPRINGVALE VIC 3171	Whitworth Parsons Pty Ltd	Subdivision of the land into five (5) lots SPEAR	Residential	Delegate	PlanPermit	12/08/2022	Springvale North
PLN22/0297	PtnApp	No	29 Joy Parade NOBLE PARK VIC 3174	Calvin Raven Pty Ltd	Subdivision of the land into nine (9) lots SPEAR	Residential	Delegate	PlanPermit	16/08/2022	Noble Park
PLN22/0305	PtnApp	No	2 Bessmer Street SPRINGVALE VIC 3171	Nobellus Land Surveyors Pty Ltd	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	26/08/2022	Springvale North
PLN22/0311	PtnApp	No	7 Robert Street DANDENONG VIC 3175	Ken Su Kiam Lay & Anna Lay	Subdivision of the land into four (4) lots SPEAR	Residential	Delegate	PlanPermit	29/08/2022	Cleland
PLN22/0312	PtnApp/Vic	Yes	31 Regent Avenue SPRINGVALE VIC 3171	TM Nguyen	Subdivision of the land into two (2) lots SPEAR VICSMART	Residential	Delegate	PlanPermit	26/08/2022	Springvale Central
PLN22/0313	PtnApp	No	1-5 Scott Street DANDENONG VIC 3175	Squareback Planning Pty Ltd	To display internally illuminated signage DECLARED AREA	Comprehensive Development Zone 2, 2 x signage internally illuminated	Delegate	PlanPermit	29/08/2022	Dandenong
EANTOS					8				01/09/2022	

2.3.2 Planning Delegated Decisions Issued - August 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0329	PtnApp	No	3 Kemp Street SPRINGVALE VIC 3171	Nobelius Land Surveyors Pty Ltd	Subdivision of the land for three (3) lots SPEAR	Residential	Delegate	PlanPermit	24/08/2022	Springvale North
PLN22/0330	PtnApp	No	1/12-18 Kingsclere Avenue KEYSBOROUGH VIC 3173	S Gulati	Buildings and Works (Alterations to a Shop)	Permit is not required for the purpose of internal alterations of an existing building under Clause 62.02-2	Delegate	NoRequire	10/08/2022	Keysborough
PLN22/0341	PtnAppVc	Yes	1F MacKay Street SPRINGVALE SOUTH VIC 3172	Williv Architecture Pty Ltd (Darwin Wirawan)	Display business identification signage VICSMART	Permit is not required for the purpose of displaying business identification signage under Clause 52.05-11	Delegate	NoRequire	02/08/2022	Springvale South
PLN22/0355	PtnAppVc	Yes	1/39 Grace Street SPRINGVALE VIC 3171	R D Carter and Associates	Subdivision of the land into two (2) lots SPEAR VICSMART	Residential	Delegate	PlanPermit	17/08/2022	Springvale North
PLN22/0367	PtnAppVc	Yes	13-17 Manning Drive NOBLE PARK NORTH VIC 3174	Cotter Reid Architects	Buildings and works for extensions to an existing education centre VICSMART	General Residential 1 Zone	Delegate	PlanPermit	12/08/2022	Noble Park North
EANTOS					9				01/09/2022	

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106)

File Id:	8920115
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Assessed Plans – Att 1 Location of Objectors – Att 2 Clause 22 Assessment - Att 3 Clause 52.06 Assessment - Att 4 Clause 55 Assessment – Att 5

Application Summary

Applicant:	Nevzet Delibajric
Proposal:	Development of the land for three (3) double storey dwellings
Zone:	General Residential Zone, Schedule 1
Overlay:	No overlays apply to the site.
Ward:	Cleeland

This application has been brought to a Council meeting as it has received three (3) objections.

The application proposes the development of the land for three (3) double storey dwellings.

A permit is required pursuant to:

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

Objectors Summary

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

- Privacy/ overlooking concerns
- Noise impacts regarding vehicles using the proposed driveway
- Visual bulk
- Overshadowing
- Overshadowing of solar panels
- Traffic and on street parking impacts in Nicole Avenue

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

- Neighbourhood character
- A preference for single storey construction

Assessment Summary

The proposal has been assessed against the relevant requirements of the Greater Dandenong Planning Scheme and is considered appropriate for the site. The subject site is well suited for a medium density development, given its location within the General Residential Zone, Schedule 1 and the Incremental Change area within Clause 22.09. The proposal seeks to provide a multi-dwelling development which is generally consistent with the emerging pattern of development and the surrounding neighbourhood character.

It is noted that the development complies with most of the design principles of the applicable neighbourhood character policy as has been demonstrated in the attachments and outlined in this report.

The development is generally compliant with Clause 55, responding to site context and site circumstances, whilst respecting the existing and preferred neighbourhood character envisaged by Clause 22.09.

Recommendation Summary

As assessed, the proposal is generally consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme. All grounds of objection have been considered, and Council 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. As such, it is recommended by the officers 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.

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Subject Site and Surrounds

Subject Site

- The subject site is a rectangular shaped allotment located on the western side of Boyd Street, within a residential area of Dandenong North.
- The lot has a frontage of 15.24 metres connecting to Boyd Street, a depth of 45.72 metres and an overall site area of 696 square metres.
- The subject site is currently a vacant lot. Previously, the subject site featured a single dwelling which was recently demolished.
- Access to the site is via a single width crossover to Boyd Street located adjacent the southern boundary.
- There is no vegetation on the site.
- The subject site is not affected by any easements.
- An electricity pole is located within the road reserve to the front of the site.

Surrounding Area

- The subject site is located within an established residential area of Dandenong North.
- The Nicole Avenue shops are located about 118.4 metres west of the subject site.
- Existing development within the immediate area consists of a mixture of single and double storey dwellings, with numerous multi dwelling developments of between two and six dwellings on a site provided.
- Older housing stock is slowly being replaced with multi-dwelling developments, predominantly double storey in height.
- The Dandenong Activity Centre is located approximately 1.55kms to the south of the site.
- The following residential properties abut the site;
 - To the northern side boundary, the subject site abuts a single storey dwelling.
 - To the southern side boundary, the subject site abuts two separate lots both of which contain single storey dwellings.
 - To the western rear boundary, the subject site abuts a single storey dwelling.

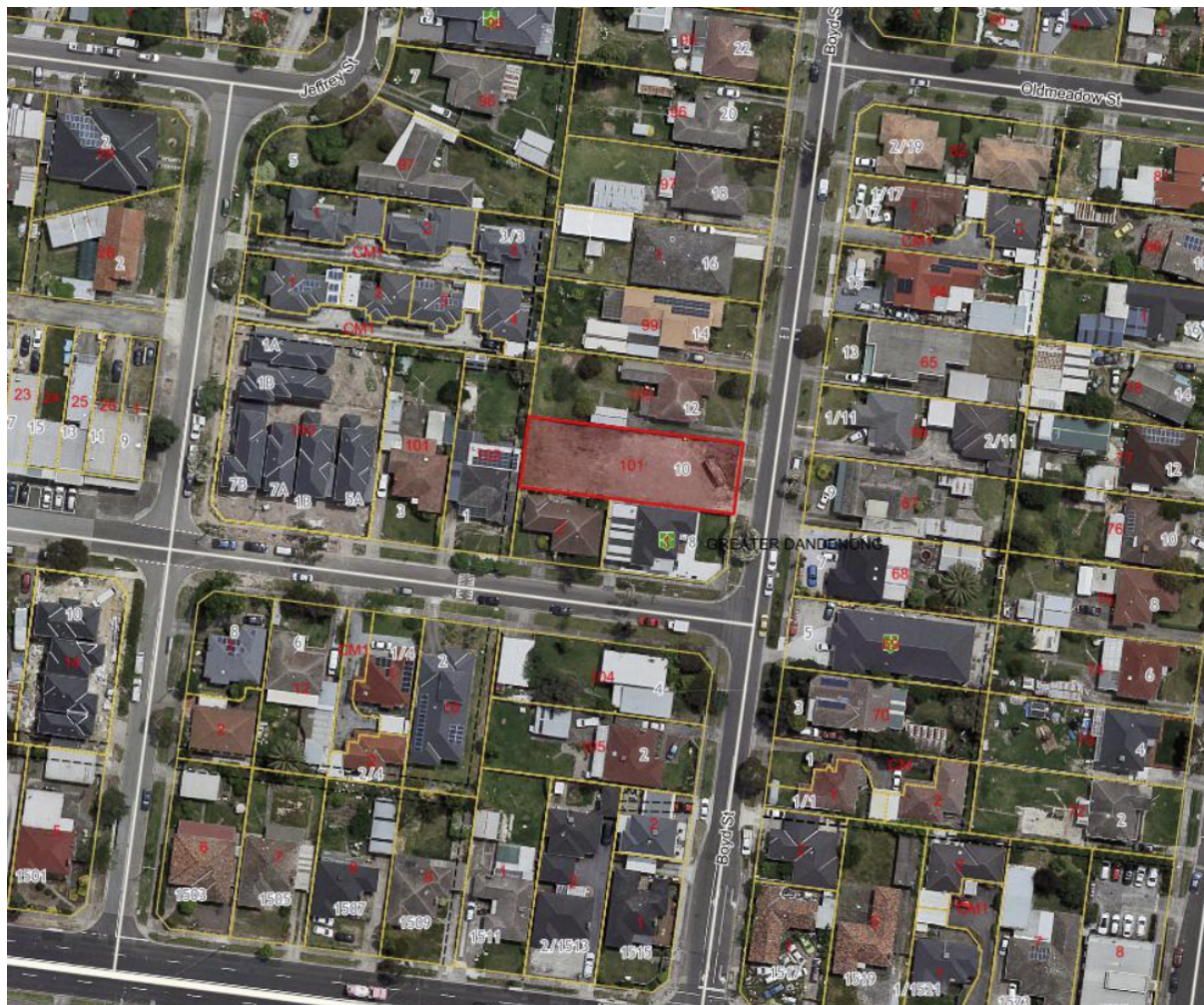
2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Locality Plan



An aerial map of the site and surrounding properties is provided below (October 2021):

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)



Background

Previous Applications

Council has previously considered a proposal for the development of three (3) double storey dwellings (PLN21/0420) on the subject site, which was refused under delegation on 20 January 2022.

The grounds of refusal for the previous proposal related to the bulk and built form of the double storey dwellings, internal amenity, overshadowing and site design.

The current proposal directly addresses the failed response of the previous proposal (PLN21/0420). The proposal presents an amended design, in particular the rear double storey dwelling (Dwelling 3) by altering the layout of the ground floor and the removal of the third bedroom on the upper floor. Furthermore, the new design responds effectively to Standard B21 Overshadowing, by increasing the setbacks of Dwelling 3's first floor level to preserve the sensitive interfaces to the west and south of the subject site.

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Proposal

The application proposes the development of three (3) double storey dwellings.

The dwellings are sited in a linear configuration with a single width crossover and accessway running along the southern boundary providing common access to all dwellings. All three dwellings are attached at ground level.

Dwelling 1 and 2 provide at ground floor level a living room, dining area, kitchen and one (1) powder room. At first floor level, Dwellings 1 and 2 contain three (3) bedrooms, with the main bedroom each featuring an en-suite and walk in robe and an additional bathroom, with varied floorplan.

Dwelling 3 at ground floor level provides living room, dining area, kitchen, laundry and powder room. At first floor level, Dwelling 3 features two (2) bedrooms with a shared bathroom.

The details of the proposal are as follows:

Type of proposal	Multi Dwellings
Number of dwellings	Three (3)
Levels	All double storey
Height	The proposed development would have a maximum building height of 7.605 metres.
Orientated to	Boyd Street for Dwelling 1 and the internal common driveway for Dwellings 2 and 3.
External Materials	Face brick and render on the ground floor Render finish on the first floor
Minimum setbacks (encompasses all dwellings)	North: 0m South: 0m East (frontage): 7.6m West (rear): 1m
No. of bedrooms	Dwelling 1: Three (3) bedrooms Dwelling 2: Three (3) bedrooms Dwelling 3: Two (2) bedrooms

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Open space type	<p>Each dwelling would be provided with a minimum of 50sqm of private open space with one part comprising secluded private open space with a minimum area of 30sqm and a minimum dimension of 5m.</p> <p>The areas of private open spaces for the dwellings are as follow (in square metres):</p> <table><tr><td></td><td>Ground floor private open space (sqm)</td><td>Ground floor secluded private open space (sqm)</td></tr><tr><td>Dwelling 1</td><td>(inclusive of the front setback) 86 square metres of private open space within the front setback, with a setback from the street of 7.600 metres.</td><td>46.5 square metres with a minimum dimension of 5 metres.</td></tr><tr><td>Dwelling 2</td><td>50.61 square metres</td><td>39.61 square metres with a minimum dimension of 5 metres</td></tr><tr><td>Dwelling 3</td><td>50.58 square metres</td><td>30 square metres with a minimum dimension of 5 metres</td></tr></table>		Ground floor private open space (sqm)	Ground floor secluded private open space (sqm)	Dwelling 1	(inclusive of the front setback) 86 square metres of private open space within the front setback, with a setback from the street of 7.600 metres.	46.5 square metres with a minimum dimension of 5 metres.	Dwelling 2	50.61 square metres	39.61 square metres with a minimum dimension of 5 metres	Dwelling 3	50.58 square metres	30 square metres with a minimum dimension of 5 metres
	Ground floor private open space (sqm)	Ground floor secluded private open space (sqm)											
Dwelling 1	(inclusive of the front setback) 86 square metres of private open space within the front setback, with a setback from the street of 7.600 metres.	46.5 square metres with a minimum dimension of 5 metres.											
Dwelling 2	50.61 square metres	39.61 square metres with a minimum dimension of 5 metres											
Dwelling 3	50.58 square metres	30 square metres with a minimum dimension of 5 metres											
Number of Car Parking spaces required	A total of five (5) car parking spaces provided.												
Type of car parking	<p>One (1) car parking space is required for each one or two bedroom dwelling and two (2) car parking spaces are required for each three or more bedroom dwelling.</p> <p>A total of five (5) car parking spaces are required.</p> <p>The proposal would provide one (1) car space for each two-bedroom dwelling and two (2) car spaces to each three-bedroom dwelling with at least one (1) under cover car space, in the form of a double car garage for Dwellings 1 and 2 and a single car garage for Dwelling 3.</p> <p>The number of car spaces provided complies with Clause 52.06 (Car parking).</p>												

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Access	Access is provided via the existing single width crossover and accessway along the southern boundary of the site.
Front Fence	A 0.65 metre horizontal timber fence is proposed.
Garden Area required	246.9 square metres or 35%
Garden Area provided	247.4 sqm or 35.5%

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:

- Pursuant of Clause 32.08-6 to construct two or more dwellings on a lot.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a General Residential Zone, Schedule 1 as is the surrounding area.

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

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport
- To allow educational, recreational, religious, community and 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 exceeds 650 square metres.

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

- Standard B6 (Minimum street setback) – As per B6 or 7.5 metres, whichever is lesser;
- Standard B9 (Permeability) – Minimum of 30%;
- Standard B13 (Landscaping) – 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees;
- Standard B28 (Private open space) – An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling, with a minimum area of 30 square metres, 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;
- Standard B32 (Front fence height) Maximum 1.5 metre height in streets in a Transport Zone 2, 1.2 metre maximum height for other streets.

Overlay Controls

No overlays affect the subject site or surrounding area.

State Planning Policy Framework

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

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

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

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

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

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

These objectives are reinforced by a number of sub-clauses, including **Clause 16.01-1S (Housing Supply)**, which seeks to facilitate well-located, integrated and diverse housing that meets community needs, and **Clause 16.01-2S (Housing affordability)** which seeks to deliver more affordable housing closer to jobs, transport and services.

Clause 16.01-1R (Housing supply – Metropolitan Melbourne), includes several strategies to manage the supply of new housing including increased housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs, public transport; as well as a strategy that allows 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.

Local Planning Policy Framework

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

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

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

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 – Contains the following relevant objectives and strategies:

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

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

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

- 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:

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

- 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.

Particular Provisions

Clause 52.06 – Carparking

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 outlines the requirements for the number of car spaces for dwellings, noting that a dwelling with one (1) or two (2) bedrooms requires one (1) car space. A dwelling with three (3) or more bedrooms require two (2) car spaces to each dwelling. The site is not within the Principle Public Transport Network area map.

A total of five (5) car parking spaces are required for the proposal.

The proposal would provide two (2) car spaces for both Dwelling 1 and 2 given both dwellings feature three (3) bedrooms with at least one (1) under cover car space. One (1) car space is provided for Dwelling 3 which includes two (2) bedrooms.

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

No visitor car space is required or provided.

Therefore, the number of car spaces provided for the residents comply with the conditions of Clause 52.06 – Car Parking.

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

Clause 55 – Two or more dwellings on a lot:

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 Clause 55 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 specified a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

An assessment against Clause 55 is included as Attachment 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.

Proposed Planning Scheme Amendments

There are no proposed planning scheme amendments relevant to this proposal.

Restrictive Covenants

There are no restrictive covenants which apply to the land.

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Community Vision 2040 and Council Plan 2021-25 – 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

External

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

Internal

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

Department	Response
Civil Development	No objections, subject to conditions on permit.
Transport Planning	No objections, subject to conditions on permit.
Bushland & Garden	No objections, subject to conditions on permit.
ESD/Sustainability	No objections, subject to conditions on permit.

Advertising

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

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

The notification has been carried out correctly.

Council has received three (3) objections to date.

The location of the objectors is shown in Attachment 2.

Consultation

A consultative meeting was not held as less than four (4) objections were received.

Summary of Grounds of Submissions/Objections

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

- **Privacy / Overlooking concerns**

Clause 55.04-6 (Overlooking objective) Standard B22 requires habitable room windows, balconies, terraces, decks or patios, to be designed to avoid direct views into existing/adjoining secluded private open space areas (SPOS) and existing habitable room windows.

The first-floor habitable windows facing the north and west side and rear boundaries have been provided with either a sill height a minimum of 1.7 metres above the finished floor level, or fixed obscure glazing to at least 1.7 metres above the finished floor level to prevent overlooking to adjoining properties. To the south, the staircase windows to Dwelling 1 are not screened, however this is justified given they service a non-habitable room, and do not have direct views into adjoining secluded private open space.

The proposal complies with the Standard B22 requirements and objectives of Clause 55.04-6 – Overlooking.

- **Noise impacts regarding vehicles using the proposed driveway**

Residential noise is regulated by The Environment Protection (Residential Noise) Regulations 2018.

- **Neighbourhood Character**

Concerns were raised by two objectors that the proposed development was not in keeping with the existing neighbourhood character.

The proposed three (3) double storey dwellings are considered to be in keeping with the local policy of Clause 22.09 Residential Development and Neighbourhood Character for a 696 square metre site located within an Incremental Change Area, which supports medium density development. The site has excellent walkability and connectivity to services, public transport and community facilities.

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

There is an emerging composition of multi-unit developments in the area, some of which are at the same density as that proposed, with double storey-built form considered suitable for the area, provided it respects the local character of the area.

As the proposal has accommodated each dwelling with an appropriate response to areas of open space, setbacks and landscaping, it is considered that the subject site is suitable for this type of development and the proposal is not an overdevelopment of the site and respects the preferred neighbourhood character.

- **Visual Bulk**

The size and scale of the development is consistent with the preferred neighbourhood character set out in Clause 22.09, specifically addressing Bulk and Built Form Objective of Clause 22.09-3.3 Design Principles for Incremental Change Areas – General Residential Zone and Clause 55.04-1 Side and Rear Setbacks Objective, Standard B17. The setback of Dwelling 3's first floor level of 4 metres from the north is reasonable given the short 5 metre length of built form of the north elevation.

The setback of Dwelling 3's first floor level from the west is justifiable as it does not negatively impact the sensitive interfaces of the adjoining property by proposing an increased setback transitioning to 4.4 metres to respond to the adjoining private open space. Furthermore, the proposal retains an open spine of private open space for Dwelling 3, allowing space to the north for landscaping along the boundary.

- **Traffic and on-street parking impacts in Nicole Avenue**

The proposal complies with Clause 52.06 - Car parking of the Greater Dandenong Planning Scheme. Clause 52.06 requires five (5) car parking spaces to be provided for the development, and five (5) have been provided.

Access to the site is considered reasonable, utilising the existing single width crossover located adjacent the southern boundary for common access to the development, thereby retaining the existing level of on street parking.

The proposal was referred to Council's Traffic Engineers who raised no objection to the proposal.

It is therefore considered that the proposal will not result in unacceptable traffic and parking issues.

- **Overshadowing**

Concern has been raised regarding overshadowing from the proposed development to the existing dwelling adjoining the site.

The requirements for Overshadowing are at Clause 55.04-5 (Overshadowing open space objectives) Standard B21.

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

The applicant has provided overshadowing diagrams that responds generally to the requirements of Standard B21 – Overshadowing Open Space Objective. The secluded private open space of the existing dwelling to the west (No. 1 Nicole Avenue) would receive at least 75% sunlight to the secluded private open space areas for the minimum of five (5) hours between 9 am and 3 pm on 22 September, meeting the Standard. The overshadowing to the south of the subject site (No. 2/8 Boyd Street) results in a minor variation to the Standard, however given the minor nature of this, it is considered acceptable in this instance. This is further discussed in the Assessment below.

A further concern raised in an objection was the overshadowing of Dwelling 3 negatively affecting the solar access to existing solar panels of the adjoining property to the west. The shadow diagram shows shadowing of the solar panels in this particular area only at 9am, therefore the development will not significantly impede on the solar access of the solar panels.

Assessment

The subject site is located within an established residential area, well suited to medium density development, with close proximity to public spaces, community facilities and public transport. The proposal seeks to reduce pressure on the urban fringe by providing three (3) dwellings, where previously one (1) existed through the redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated.

As required by the relevant provisions of the Planning Scheme, the proposed development has been assessed against the following:

- Clause 22.09 (full assessment attached as attachment 3)
- Clause 52.06 (full assessment attached as attachment 4)
- Clause 55 (full assessment attached as attachment 5) as well as Schedule 1 to the General Residential Zone

Use

As outlined in Clause 32.08-2 - General Residential Zone, a dwelling is listed as a Section 1 use, and a planning permit is not required for the use of the proposal. However, a planning permit is required for the development of the land for three (3) dwellings, which is discussed below.

Development

Planning Policy Framework / Local Planning Policy Framework

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

- Clause 22.09 Residential Development and Neighbourhood Character;
- Clause 52.06 Car parking; and
- Clause 55 Two or more dwellings on a lot.

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

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 incremental change area by providing a medium density housing typology.

The proposal is of a satisfactory urban design, with physical recession, articulation, varied use of materials and textures.

In addition, the overall layout allows space for compliant private and secluded private open space and acceptable landscaping treatments such as a significant canopy trees and shrubbery plantings within well-proportioned setback areas to allow growth to maturity.

In relation to the subject site, the proposal is located in an area identified as an Incremental Change Area, with similar multi-unit developments found within the surrounding General Residential Zone. These sites, including No. 26 Boyd Street (120 metres to the north) contain three (3) dwellings of similar scale and massing, and No.5-7 Nicole Street (less than 100 metres to the west) which features a multi-unit development of six (6) double storey dwellings.

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

Clause 22.09 Assessment – Residential Development and Neighbourhood Character Policy

An assessment against the design principles of Clause 22.09 is included at Attachment 3 of this report. This proposal provides a design response which is consistent with the preferred character envisaged by Clause 22.09. The principles that warrant further discussion are as follows:

Design Principle for Incremental Change Area

Bulk and Built Form

Relevant Design Principles:

Residential Development in the GRZ1 and GRZ2 should:

- Provide separation between dwellings at the upper level;
- Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private open space;
- Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of a lot.

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Within the GRZ1 and GRZ2, the rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.

Two storey dwellings to the rear of a lot in the GRZ1 and GRZ2 may be considered where:

- The visual impact of the building bulk does not adversely affect the identified future character of the area; overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;
- The building bulk does not adversely effect the planting and future growth of canopy trees to maturity;
- Sufficient side and rear boundary landscaping can be provided to screen adjoining properties;
- Upper storey components are well-recessed from adjoining sensitive interfaces.

The first floors of each dwelling are not attached, allowing a transition from the upper levels of each dwelling to the ground floor below, maintaining the preferred character of the area.

The proposed two storey dwelling at the rear of the lot is considered appropriate due to the following:

- The upper storey of dwelling 3 is well recessed from the ground floor, and well setback from the adjoining properties. To the north, the proposal has a setback of 4 metres to respond to the sensitive interface of the secluded private open space of the existing property. To the west, the setback is 3.3 metres opposite the built form of the existing dwelling and transitions to an increased setback of 4.400 metres to respect the secluded private open space of No. 1 Nicole Avenue.
- The two storey dwellings would not result in visual bulk to the surrounding developments or the streets, due to the high level of articulation and varied materials and finishes resulting in a well-articulated design.
- The proposed development complies with the standards of Overlooking and Overshadowing, in accordance with Clause 55 (*full assessment included as Attachment 5*). The habitable room windows of Dwelling 2 and 3 facing north, south and west are provided with fixed obscure glazing up to 1.7 metres above the finished floor level or are highlight windows with a sill height a minimum of 1.7 metres above the finished floor level.
- The proposed development would have adequate space for canopy trees, including space for future canopy tree spread.
- The landscape plan shows that there would be substantial landscaping along the front, side and rear boundaries.

Clause 55 Assessment – Two or More Dwellings on a lot

The proposal generally complies with and responds well to the Objectives of Clause 55 – Two or More Dwellings on a lot. The standards that warrant further consideration are discussed as follows:

Clause 55.04 -5 Overshadowing open space objective – Standard B21

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

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

The secluded private open space of the dwelling to the south has 22.7 square metres and a minimum dimension of 1.8 metres of sunlight, at 1pm.

At 3pm, the secluded private open space of the dwelling to the south has 19.6 square metres and a minimum dimension of 1.8 metres.

This non-compliance of Standard B21 is considered acceptable as the primary reason for the shadowing of this area of secluded private open space is the existing fence (which does not change as a result of this proposal). It is acknowledged that there is a small increase in overshadowing of this area at 1pm and 3pm from the proposed single storey garage to Dwelling 3, however this is very minor and would have limited impact on the use of this area. In addition, there is a remaining area of private open space to the front of the existing dwelling to the south, which is not impacted by overshadowing.

Clause 52.06 Assessment – Car Parking

The table at Clause 52.06 (Car Parking – Number of car spaces required under Table 1) sets out the car parking requirements that applies to the use of land for dwellings as follows:

- One (1) car parking space to each one (1) or two (2) bedroom dwellings; and
- Two (2) car parking spaces to each three (3) or more bedroom dwelling.

The proposal would provide two (2) car spaces to each three-bedroom dwelling, and one (1) car space to the two-bedroom dwelling. A total of five (5) car spaces are provided for the residents.

As such, the number of car spaces provided for the residents comply with Clause 52.06 (Car parking). The proposal generally complies with the Design Standard of Clause 52.06-9, and a full Clause 52.06 assessment is attached to this report at Attachment 3. The standards that warrant further consideration are discussed as follows:

Design Standard 1 – Accessways

The standard requires the accessway must have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane, and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

The ground floor plan shows positioning of mail boxes within the corner splay area at the entrance of the driveway. It is recommended that the mail boxes could be positioned outside of the corner splay area, or be annotated as no higher than 900mm in height, as a condition to the permit.

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 22.06 – Environmentally Sustainable Development

The proposal complies with the requirements of Clause 22.06, by providing a Sustainable Design Assessment (SDA), a Built Environment Sustainability Scorecard (BESS) and a Stormwater Calculation completed by qualified professionals.

The provided BESS score complies with a score of 52% for best practice encompassing the full life of the build and identified methods used for the best environmental performance outcome. The proposal has included the necessary rainwater tanks for water collection and sufficient stormwater design, sufficient energy star ratings for fixtures, heating and cooling systems and the addition of double-glazed habitable room windows.

The referral response from Council's ESD team identified that the submitted plans should be amended to include the following:

- Annotation of rainwater tank end use (toilet flushing and laundry)
- Annotation of provision of double glazing to all habitable room windows.
- Marked up location demonstrating adequate space for third bin (garden/food waste) as per Sustainable Design Assessment and BESS Credit Waste 2.1.
- Any other changes required by updates to the Sustainable Design Assessment.

BESS Information Summary Dwelling Type: Residential		Project Overall Score: 52%		
		Fail	Best Practice	Design Excellence
		(<49%)	(50-69%)	(>70%)
BESS Category	Score	Initiatives		
Management	0%			
		No initiatives		
Water	66%			
		Rainwater tank capacity of 2,000L per dwelling connected to:		
		<ul style="list-style-type: none"> • Toilet flushing, laundry 		
		High WELS star rated water fittings, fixtures and appliances		
		Potable water consumption reduced by 41% compared to same building following minimum standards		
Energy	50%	Requires update		

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

		Preliminary energy ratings to be undertaken
		High efficiency gas instantaneous domestic hot water system
		Estimated greenhouse gas emissions reduced by 62% compared to same building following minimum standards
Stormwater	100%	
		Stormwater design meets industry best practice requirements through incorporation of rainwater collection and re-use and site permeability
Indoor Environment Quality	60%	
		Design is oriented north
		Double glazing to all habitable room windows
Transport	50%	
		Space for bicycle parking in each dwelling garage
Waste	50%	
		FOGO waste collections bins enables organic waste disposal (pending confirmation)
Urban Ecology	37%	
		20% of the site is vegetated
Innovation	0%	
		No initiatives

Conclusion

The proposal is consistent with the provisions of the Greater Dandenong Planning Scheme, including the zoning requirements of Clause 32.08, local policy direction, application of Clauses 22.09, Clause 52.06 and Clause 55, and the decision guidelines of Clause 65.

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Recommendation

That Council resolves to issue a Notice of Decision to grant a planning permit in respect of the land known and described as 10 Boyd Street, DANDENONG VIC 3175 (Lot 10 LP 12679) for the purpose of the development of the land for three (3) double storey dwellings, in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and 3 copies must be provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**
 - 1.1. Annotation of rainwater tank end use (toilet flushing and laundry)**
 - 1.2. Annotation of provision of double glazing to all habitable room windows**
 - 1.3. Marked up location demonstrating adequate space for third bin (garden/food waste) as per SDA and BESS Credit Waste 2.1**
 - 1.4. An annotation on the plans stating, "Letterboxes and all other structures (including visually obstructive fencing and landscaping) must 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 the Greater Dandenong Planning Scheme Clause 52.06-9."**
 - 1.5. Landscape plans in accordance with Condition 2**
 - 1.6. Any other measures in accordance with the revised SDA as per Condition 5**
- 2. Before the approved development starts, and before any trees or vegetation are removed, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and 3 copies must be provided. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:**
 - 2.1. Plans to accord with Condition 1 of this permit;**

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

- 2.2.** The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;
- 2.3.** Details of the proposed layout, type and height of fencing;
- 2.4.** Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;
- 2.5.** A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;
- 2.6.** At least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling and within the front yard;
- 2.7.** Any paving or deck areas within the secluded open space area of the proposed dwelling on a permeable base;
- 2.8.** Landscaping designs must use tree species from the Medium- or Large-tree categories of the City of Greater Dandenong's Tree Selection and Planting guidelines.
- 3.** Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.
- 4.** Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.
- 5.** Prior to the endorsement of plans, the applicant is to submit a revised Sustainable Design Assessment (SDA) to the satisfaction of the Responsible Authority. The revised SDA must be in accordance with the design initiatives, commitments and assessment tool inputs pertained in the SDA (prepared by Frater Consulting, dated 22/10/21) but modified to include:

 - 5.1.** Completion of a preliminary energy rating (NatHERS) assessment. The assessment must demonstrate each dwelling can achieve an energy rating beyond 6-stars with the ratings, including preliminary certificates, included in the appendix of the SDA

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

5.2. Revised assessment using the Built Environment Sustainability Scorecard (BESS) that includes:

- **Selection of Management Credit 4.1**
- **Revised energy section in accordance with the preliminary sample energy ratings.**

- 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. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 8. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority.**
- 9. 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.**

A drainage plan approval fee is to be paid to Council prior to the issue of approved drainage plans.

- 10. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority.**

Note any redundant vehicle crossing will need to be removed and reinstate with kerb in accordance with Council Standards.

Vehicle crossing will need to be removed and reinstate with kerb in accordance with Council Standards. Also, the developer will need to obtain a Vehicle Crossing Permit from Council.

- 11. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 12. 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.**
- 13. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

- 14. 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.**
- 15. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**

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

- 16. Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.**

- 17. This permit will expire if:**

17.1.	The development or any stage of it does not start within two (2) years of the date of this permit, or
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17.2.	The development or any stage of it is not completed within four (4) years of the date of this permit
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Before the permit expires or within six (6) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

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

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

Permit Notes

- A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.**
- Approval of any retention system within the property boundary is required by the relevant building surveyor.**

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

- **Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.**
- **As this is an established site, the proposed internal drainage should be connected to the existing legal point of discharge. The applicant may apply for local drainage information, if available; otherwise on site verification should be undertaken by the applicant.**
- **A Vehicle Crossing Permit must be obtained from Council for all vehicular crossings prior to construction of the crossings. You may be required to apply for a Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.**
- **No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.**

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

- **An application must be made with Council's Parks Department for the street tree removal. The street tree must only be removed by or under the supervision of the Council. Prior to removal of the tree the replacement cost must be paid to Council.**
- **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.**

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 10 BOYD STREET, DANDENONG
NORTH (PLANNING APPLICATION NO. PLN22/0106)**

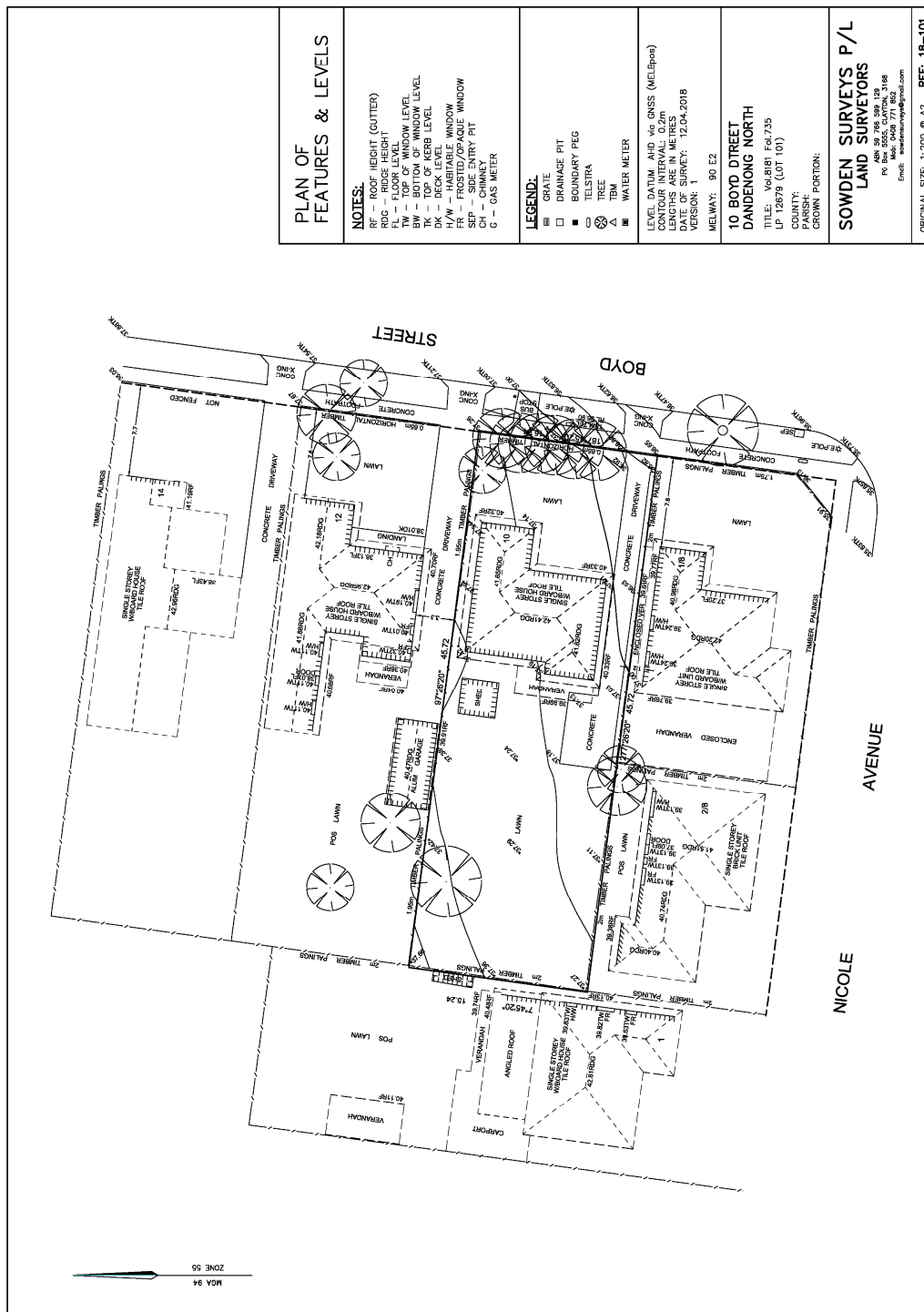
ATTACHMENT 1

ASSESSED PLANS

PAGES 9 (including cover)

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)



2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

OPPORTUNITIES FOR THE DEVELOPMENT

- The site is ideal for new, diverse, and innovative uses.
- Close proximity to community facilities, public transport, and major roads.
- Neighbourhood, primary schools and secondary schools.
- The proposed site will have an effect on the surrounding area, as the surrounding area consists of urban land.
- Primary use of all of the proposed site will be orientated to receive north sunlight.

CONSTRAINTS

- The proposed site has a dwelling which will be removed.
- No drainage constraints, local services available.
- After all the information has been collected and considered, the site is suitable for the proposed development.

STREET CHARACTER

- Major roads in the area are well established with a high level of traffic.
- Major roads in the area are well established with a high level of traffic.
- Major roads in the area are well established with a high level of traffic.

No.	Description	Status	Date	By	For
1	Site plan	Submitted	21/09/22	PLN22/0106	21/09/22
2	Site plan	Submitted	21/09/22	PLN22/0106	21/09/22
3	Site plan	Submitted	21/09/22	PLN22/0106	21/09/22
4	Site plan	Submitted	21/09/22	PLN22/0106	21/09/22
5	Site plan	Submitted	21/09/22	PLN22/0106	21/09/22
6	Site plan	Submitted	21/09/22	PLN22/0106	21/09/22
7	Site plan	Submitted	21/09/22	PLN22/0106	21/09/22
8	Site plan	Submitted	21/09/22	PLN22/0106	21/09/22
9	Site plan	Submitted	21/09/22	PLN22/0106	21/09/22
10	Site plan	Submitted	21/09/22	PLN22/0106	21/09/22

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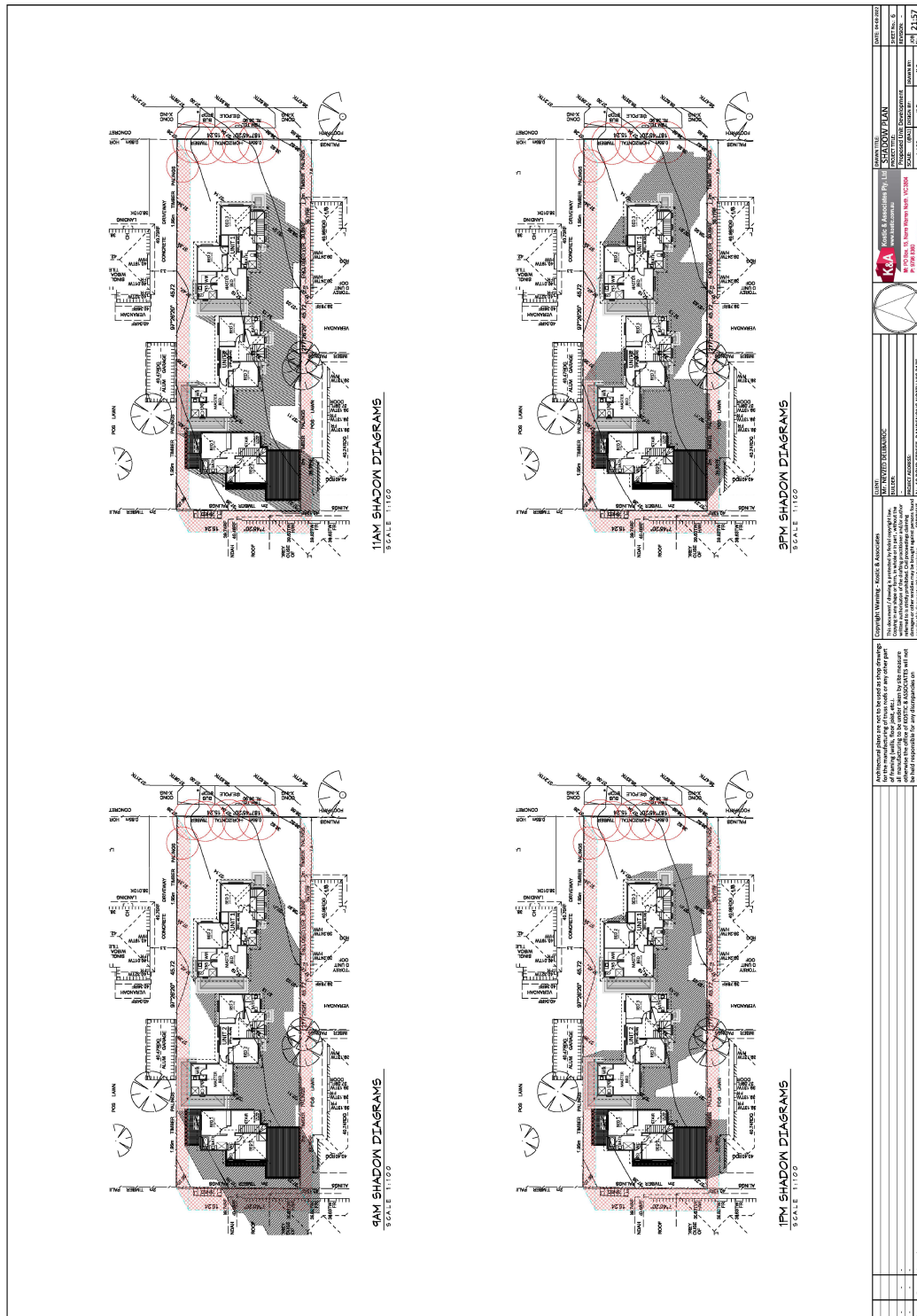
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[illegible]

The figure contains several architectural drawings for a proposed dwelling:

- Floor Plans:**
 - GROUND FLOOR:** Shows a layout with a central living area, kitchen, and dining area. Dimensions include 3.30m, 5.58m, 1.85m, 50.67m, and 38.04m. The total area is 97.20m².
 - FIRST FLOOR:** Shows a layout with a living area, kitchen, and dining area. Dimensions include 3.30m, 5.58m, 1.85m, 50.67m, and 38.04m. The total area is 97.20m².
- Elevations:**
 - NORTH ELEVATION:** Scale 1:100. Shows the front facade with a central entrance and a large window. Dimensions include 3.30m, 5.58m, 1.85m, 50.67m, and 38.04m.
 - SOUTH ELEVATION:** Scale 1:100. Shows the rear facade with a central entrance and a large window. Dimensions include 3.30m, 5.58m, 1.85m, 50.67m, and 38.04m.
 - EAST ELEVATION:** Scale 1:100. Shows the side facade with a central entrance and a large window. Dimensions include 3.30m, 5.58m, 1.85m, 50.67m, and 38.04m.
 - WEST ELEVATION:** Scale 1:100. Shows the side facade with a central entrance and a large window. Dimensions include 3.30m, 5.58m, 1.85m, 50.67m, and 38.04m.
- PROPOSED DWELLING COLOUR & MATERIAL SCHEDULE:**
 - GROUND FLOOR WALL: BRICK PIER, DARK BROWN COLOUR
 - FIRST FLOOR WALLS: DARK BROWN COLOUR
 - ROOF: SELECTED TILE ROOF, DARK BROWN COLOUR
 - CEILING: SELECTED COLOUR, DARK BROWN COLOUR
 - WINDOWS: SELECTED COLOUR, DARK BROWN COLOUR
 - GAUGE ROLLER DOOR: SELECTED COLOUR, DARK BROWN COLOUR
 - CONCRETE DRIVEWAY: SELECTED COLOUR, DARK BROWN COLOUR
 - GROUND FLOOR WALL: SELECTED FACE BRICK RENDER, DARK BROWN COLOUR
- Site Information:**
 - GARDEN AREA:** 20% of 97.20m² = 19.44m²
 - THE SUBJECT SITE IS:** 20% of 97.20m² = 19.44m²
 - THE TOTAL GARDEN AREA:** 20% of 97.20m² = 19.44m²
 - PROPOSED DEVELOPMENT:** 25% of 97.20m² = 24.30m²

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)



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2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 10 BOYD STREET, DANDENONG
(PLANNING APPLICATION NO. PLN22/0106)**

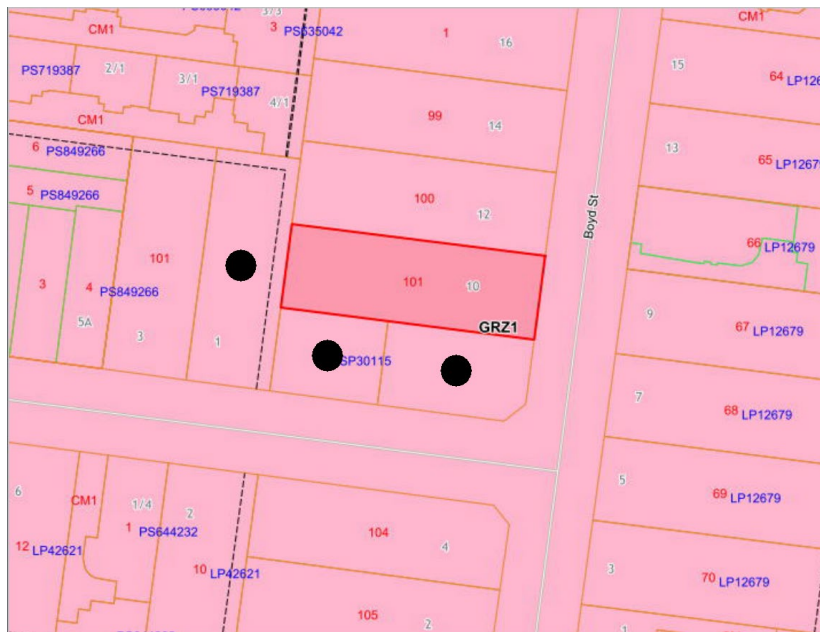
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)



Subject Site:



Location of Objectors:



2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 10 BOYD STREET, DANDENONG
NORTH (PLANNING APPLICATION NO. PLN22/0106)**

ATTACHMENT 3

CLAUSE 22 ASSESSMENT

PAGES 9 (including cover)

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Assessment Table for Clause 22

Clause 22.09-3.1 Design Principles for all residential developments

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	✓ Principle met
	Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.	✓ Principle met
	Use semi-transparent fences to the street frontage.	✓ Principle met
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	✓ Principle met
	Ensure that all main entrances are visible and easily identifiable from the street.	✓ Principle met
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	✓ Principle met
Landscaping	Residential development should:	
	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	✓ Principle met
	Provide substantial, high quality landscaping along vehicular accessways.	✓ Principle met
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	✓ Principle met
	Planting trees that are common to and perform well in the area.	✓ Principle met
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	✓ Principle met
	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	✓ Principle met

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

	Ensure that landscaping also addresses the Safety Design Principles.	✓ Principle met
	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	✓ Principle met
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	✓ Principle met
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ Principle met
	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	✓ Principle met The proposal utilises the existing single width crossover for common access for the development.
Car parking	On-site car parking should be: <ul style="list-style-type: none"> Well integrated into the design of the building, Generally hidden from view or appropriately screened where necessary, Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level. 	✓ Principle met
	Where car parking is located within the front setback it should be: <ul style="list-style-type: none"> Fully located within the site boundary; and Capable of fully accommodating a vehicle between a garage or carport and the site boundary. 	✓ Principle met
	Developments with basement car parking should consider flooding concerns where applicable.	N/A
	Residential developments should:	
	Provide a front setback with fence design and height in keeping with the predominant street pattern.	✓ Principle met The proposed front fence is 0.65 metres in height.
Setbacks, front boundary and width	Maintain the apparent frontage width pattern.	✓ Principle met
	Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.	✓ Principle met

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	✓ Principle met The proposed front fence is 0.65 metres in height.
Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.	✓ Principle met
	Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.	✓ Principle met
	Private open space should be positioned to maximise solar access.	✓ Principle met POS for the development is located on the north side of the site.
	Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	✓ Principle met The proposal shows minor cantilevering of the first floor level over the ground floor secluded private open space of each dwelling. The secluded private open spaces still have suitable solar access given the positioning to the north, and do not show to have any significant overshadowing as a result of the first floor levels.
	Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.	✓ Principle met The secluded private open spaces still have suitable solar access given the positioning to the north, and do not show to have any significant overshadowing as a result of the first floor levels on the shadow diagrams.
Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: <ul style="list-style-type: none"> • Using similarly proportioned roof forms, windows, doors, and verandahs, and • Maintaining the proportion of wall space to windows and door openings. Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	✓ Principle met
	The development of new dwellings to the rear of existing retained dwellings is discouraged where: <ul style="list-style-type: none"> • The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or • The retention of the existing dwelling detracts from the identified future character. 	N/A –Balconies are not included within the design. N/A – the existing dwelling is not proposed to be retained.

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

	On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by: <ul style="list-style-type: none"> • Not exceeding the height of the neighbouring significant building; • Minimising the visibility of higher sections of the new building; and • Setting higher sections back at least the depth of one room from the frontage. 	N/A
Site Design	Residential development should: <p>Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.</p> <p>The setback of Dwelling 3 is considered responsive to the adjoining properties, with the proposal showing increased setbacks from the previous design. The 4 metre setback to the north is considered appropriate, as well as the setback of 4 metres to the west which faces a private open space. Furthermore, there is room for screening to the placed in the secluded private open space of Dwelling 3.</p> <p>The overshadowing is justifiable in areas to the south of the site, in particular in the private open space of the adjoining property at No. 2/8 Nicole Avenue, which still has access to a front private open space which is not affected by Overshadowing.</p> <p>The overshadowing to the west only interrupts solar access to a small portion of the solar panels of the existing property to the west at 9am.</p>	<p>✓ Principle met</p> <p>The proposal responds to the sensitive interfaces of the adjoining properties through increased setbacks to the north and west of Dwelling 3.</p> <p>✓ Principle met</p>
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	✓ Principle met

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

	Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.	<p>✓ Principle met</p> <p>The setbacks proposed in Dwelling 3 respond to the existing residential interfaces of adjoining properties. The setback of 4 metres to the north responds to the private open space of the existing property, and is sufficient for the length of visual bulk of 5 metres of the north elevation. The transitioning of increased setback to 4 metres from the west responds to the private open space to the adjoining property.</p>
	Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.	<p>✓ Principle met</p>
	Provide suitable storage provisions for the management of operational waste	<p>✓ Principle met</p>
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	<p>✓ Principle met</p>
Materials & Finishes	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	<p>✓ Principle met</p>
	Avoid the use of commercial or industrial style building materials and finishes.	<p>✓ Principle met</p>
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces, and excessive repetitive use of materials.	<p>✓ Principle met</p>
	Use a consistent simple palette of materials, colours, finishes and architectural detailing.	<p>✓ Principle met</p>
Domestic services normal to a dwelling and Building services	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	<p>✓ Principle met</p>
	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:	
	Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.	<p>✓ Principle met</p>

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

	Be designed to avoid the location of domestic and building services: <ul style="list-style-type: none"> • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. 	✓ Principle met
Internal Amenity	Residential development should: <ul style="list-style-type: none"> Ensure that dwelling layouts have connectivity between the main living area and private open space. 	✓ Principle met
	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ Principle met
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	✓ Principle met
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	✓ Principle met
		<p>The internal amenity provided to each dwelling is appropriate with respect to the layout, size and accessibility for the future residents for the ground floor level kitchen, dining and living areas.</p> <p>The improvements to the ground floor layout of Dwelling 3 from the previous proposal are appropriate for a 2 bedroom dwelling.</p> <p>Dwelling 1 and 2 also propose adequate ground living space, sufficient for a 3 bedroom dwelling.</p>

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)

Standard (Summarised)		Standard Met/Standard Not Met/NA
Title & Objective		
Preferred housing type	The preferred housing type for the Incremental Change Area is medium density.	✓ Principle met
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	✓ Principle met All dwellings are double storey with a maximum height of 7.605 metres.
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties	✓ Principle met
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	✓ Principle met Car access within the front setback is limited to the single width driveway which provides common access to the development.
Private open space	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.	✓ Principle met SPOS is located to the side and rear of the dwellings within the development.
Bulk & Built Form	Residential development should:	
	Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;	✓ Principle met The proposal provides appropriate double storey construction with a modest height of 7.605 metres.
	Provide separation between dwellings at the upper level;	✓ Principle met Whilst the dwellings are attached at ground floor level, separation is provided between the dwellings at first floor level with separation of 1.950 metres.
	Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;	✓ Principle met The first floor of Dwelling 3 is setback 3.3 metres from the rear boundary, thereby limiting the impact of the first floor in the rear space. To the sides, the first floor of Dwelling 3 is setback 4 metres from the northern boundary and 3.13 metres from the southern boundary, thereby limiting the impact to adjoining properties in relation to bulk and built form.

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

	<p>Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.</p> <p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • Upper storey components are well recessed from adjoining sensitive interfaces. <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.</p>	<p>✗ Principle not met</p> <p>Whilst it is noted that Dwelling 3 is double storey, as detailed above, appropriate setbacks are provided to limit the impacts of the built form on adjoining properties.</p> <p>✓ Principle met</p> <p>The proposed double storey to the rear (Dwelling 3) is acceptable in this context given the design of the proposal.</p> <p>The setbacks of Dwelling 3, particularly the north and west setbacks, respond to the sensitive interfaces of the existing properties. The dwelling is recessed from the private open space of the existing property to the north to a distance of 4 metres. To the west, the first-floor transitions to an increased length of 4 metres to respond to the location of the private open space on the adjoining property.</p> <p>The impacts to the adjoining properties as a result of overshadowing is limited, with impacts to adjoining solar panels being at only 9 am, and impacts to the overshadowing of the adjoining property to the south SPOS a minimal increase to the overshadowing which already occurs as a result of the existing boundary fencing.</p> <p>Furthermore the existing property to the south will still have access to the private open space at the front setback, which will not be affected by Dwelling 3.</p> <p>✓ Principle met</p>
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Note: Other requirements also apply. These can be found at the schedule to the applicable zone.

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATIONS – NO. 10 BOYD STREET, DANDENONG
NORTH (PLANNING APPLICATION NO. PLN22/0106)**

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 7 (including cover)

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Assessment Table - Clause 52

Clause 52.06-9 Design standards for car parking

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

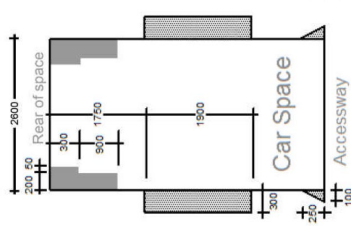
Design Standards	Assessment	Requirement met/Requirement not met/N/A
Design standard 1 - Accessways	Accessways must:	✓ Standard met
	• Be at least 3 metres wide.	✓ Standard met
	• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	N/A
	• 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.	✓ Standard met
	• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	✓ Standard met
	• If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction.	N/A
	• Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone.	✗ Standard not met
	• Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	Condition to be placed on permit from Transport Planning. "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."
	If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.	N/A
	If entry to the car space is from a road, the width of the accessway may include the road.	N/A

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Design standard 2 – Car parking spaces	<p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p>Table 2: Minimum dimensions of car parking spaces and accessways</p> <table><tr><th>Angle of car parking spaces to access way</th><th>Accessway width</th><th>Car space width</th><th>Car space length</th></tr><tr><td>Parallel</td><td>3.6 m</td><td>2.3 m</td><td>6.7 m</td></tr><tr><td>45°</td><td>3.5 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>60°</td><td>4.9 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td rowspan="4">90°</td><td>6.4 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>5.8 m</td><td>2.8 m</td><td>4.9 m</td></tr><tr><td>5.2 m</td><td>3.0 m</td><td>4.9 m</td></tr><tr><td>4.8 m</td><td>3.2 m</td><td>4.9 m</td></tr></table> <p><i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i></p>	Angle of car parking spaces to access way	Accessway width	Car space width	Car space length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m	5.8 m	2.8 m	4.9 m	5.2 m	3.0 m	4.9 m	4.8 m	3.2 m	4.9 m	✓ Standard met
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																												
Parallel	3.6 m	2.3 m	6.7 m																												
45°	3.5 m	2.6 m	4.9 m																												
60°	4.9 m	2.6 m	4.9 m																												
90°	6.4 m	2.6 m	4.9 m																												
	5.8 m	2.8 m	4.9 m																												
	5.2 m	3.0 m	4.9 m																												
	4.8 m	3.2 m	4.9 m																												

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Design standard 3: Gradients	Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	N/A													
	Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.	N/A													
	<div>Table 3: Ramp gradients</div> <table><thead><tr><th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr></thead><tbody><tr><td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr><tr><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr><tr><td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr><tr><td>longer than 20 metres</td><td>1:5 (20%)</td></tr></tbody></table>	Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	
	Type of car park	Length of ramp	Maximum grade												
Public car parks	20 metres or less	1:5 (20%)													
	longer than 20 metres	1:6 (16.7%)													
Private or residential car parks	20 metres or less	1:4 (25%)													
	longer than 20 metres	1:5 (20%)													
Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.	N/A														
Design standard 4: Mechanical parking	Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.	N/A													
	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none">At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.The design and operation is to the satisfaction of the responsible authority.	N/A													
		N/A													
		N/A													
Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ Standard met													
	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ Standard met													
	Design of car parks must take into account their use as entry points to the site.	✓ Standard met													

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

	Design of new internal streets in developments must maximise on street parking opportunities.	✓ Standard met
Design standard 6: Safety	Car parking must be well lit and clearly signed.	✓ Standard met
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Standard met
	Pedestrian access to car parking areas from the street must be convenient.	✓ Standard met
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	✓ Standard met
	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ Standard met
Design standard 7: Landscaping	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ Standard met
	Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	✓ Standard met

Clause 52.06-10 Decision guidelines

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

Design Guidelines	Assessment	Requirement met/Requirement not met/NA
Design guidelines	<ul style="list-style-type: none"> The role and function of nearby roads and the ease and safety with which vehicles gain access to the site. The ease and safety with which vehicles access and circulate within the parking area. The provision for pedestrian movement within and around the parking area. The provision of parking facilities for cyclists and disabled people. The protection and enhancement of the streetscape. The provision of landscaping for screening and shade. The measures proposed to enhance the security of people using the parking area particularly at night. 	Requirement met.

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

	<ul style="list-style-type: none"> • The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians. • The workability and allocation of spaces of any mechanical parking arrangement. • The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters. • The type and size of vehicle likely to use the parking area. • Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation. • The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier. • Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled). • The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings. • Any other matter specified in a schedule to the Parking Overlay. 	
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2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 10 BOYD STREET, DANDENONG
NORTH (PLANNING APPLICATION NO. PLN22/0106)**

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 31 (including cover)

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Assessment Table - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)

Clause 55.02-1 Neighbourhood character objectives

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

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.02-2 Residential policy objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the PPF and the LPPF, including the MSS and local planning policies.	Standard met ✓ Standard met
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.	

Clause 55.02-3 Dwelling diversity objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	N/A – Development is for three (3) dwellings only.
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.02-4 Infrastructure objectives

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

Clause 55.02-5 Integration with the street objective

Title & Objective		Standard (Summarised)	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 front Boyd Street and Dwellings 2 and 3 are oriented to face the common driveway.
		High fencing in front of dwellings should be avoided if practicable.	✓ Standard met 0.65m high front fencing is proposed.
		Development next to existing public open space should be laid out to complement the open space.	✓ Standard met
Decision Guidelines		Any relevant urban design objective, policy or statement set out in this scheme.	
		The design response.	

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Objective	To integrate the layout of development with the street.
Clause 55.03-1 Street setback objective	
Title & Objective	Standard (Summarised)
Standard B6	<p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> • At least the distance specified in a schedule to the zone, or • If no distance is specified in a schedule to the zone, the distance specified in Table B1. <p>Porches, pergolas, and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard</p> <p><u>RGZ & GRZ3: 5 metres or as per Table B1, whichever is the lesser.</u></p> <p><u>GRZ 1 & 2: 7.5 metres or as per Table B1, whichever is the lesser.</u></p> <p><u>NRZ: As per Table B1.</u></p>
	<p>Standard Met/Standard Not Met/NA</p> <p>✓ Standard met</p> <p>The dwelling to the north is setback 7.6 metres and the dwelling to the south is setback 7.6 metres.</p> <p>Therefore, the front setback requirement is 7.5 metres pursuant to the requirements of the Schedule.</p> <p>A front setback of 7.6 metres from the street is proposed, which complies with the standard.</p>

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Table B1 Street setback			
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting 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 Transport Zone 2 and 4 metres for other streets.	Not applicable	
The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the setback of the front wall of the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</p> <p>Front walls of new development fronting the side street or a corner allotment should be set back from the side street or corner allotment the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>		
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.		
	The design response.		
	Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.		
	The visual impact of the building when viewed from the street and from adjoining properties.		
Objective	The value of retaining vegetation within the front setback.		
	To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.		

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.03-2 Building height objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B7	The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. <u>RGZ: 13.5 metres discretionary maximum (refer Clause 32.07-8 for details)</u> <u>GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)</u> <u>NRZ: 9 metres / 2 storeys mandatory maximum (refer Clause 32.09-9)</u>	✓ Standard met Maximum height of the dwellings is 7.605 metres. The proposal complies with the GRZ maximum building height.
	If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.	N/A
	Changes of building height between existing buildings and new buildings should be graduated.	✓ Standard met
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.	
	The design response.	
	The effect of the slope of the site on the height of the building.	
	The relationship between the proposed building height and the height of existing adjacent buildings.	
Objective	The visual impact of the building when viewed from the street and from adjoining properties.	
	To ensure that the height of buildings respects the existing or preferred neighbourhood character	

Clause 55.03-3 Site coverage objective

Title & Objective		Standard (Summarised)	Standard Met/Standard Not Met/NA
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2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Standard B8	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> The maximum site coverage specified in a schedule to the zone, or If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p><u>RGZ1: 70%</u> <u>RGZ2: 70%</u></p> <p><u>GRZ1: 60% (none specified)</u> <u>GRZ2: 60% (none specified)</u> <u>GRZ3: 70%</u> <u>NRZ1: 50%</u></p>	<p>✓ Standard met Site coverage at 38.99%, therefore complies with the standard.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development or the features of the site.</p> <p>The site coverage of adjacent properties</p> <p>The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</p>	
Objective	To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.03-4 Permeability and stormwater management objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B9	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> The minimum areas specified in a schedule to the zone, or If no minimum is specified in a schedule to the zone, 20 per cent of the site. <p>RGZ1: 20% RGZ2: 20% (none specified)</p> <p>GRZ1: 30% GRZ2: 20% (none specified) GRZ3: 20% (none specified)</p> <p>NRZ1: 40%</p> <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. 	<p>Standard met</p> <p>Permeability proposed at 38.04%, therefore complies with standard.</p>
Decision Guidelines	<p>The design response.</p> <p>The capacity of the site to incorporate stormwater retention and reuse.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p> <p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</p> <p>Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.</p>	
Objectives	<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater</p>	

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.03-5 Energy efficiency objectives (Does not apply to an apartment development)		
Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B10	Buildings should be: <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 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. 	<p>✓ Standard met The shadow diagrams of Dwelling 3's first floor shows overshadowing to the solar panels at No. 1 Nicole Avenue at 9am.</p> <p>Due to the impact being only at 9am, the impact is minimal and will not have a detrimental impact of solar access to the adjoining property.</p>
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ Standard met Proposal shows living areas and POS having northern solar access, therefore complies with standard.
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ Standard met
Decision Guidelines	The design response.	
	The size, orientation and slope of the lot.	
	The existing amount of solar access to abutting properties.	
	The availability of solar access to north-facing windows on the site.	
	The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.	
	Whether the existing rooftop solar energy system on an adjoining lot is appropriately located	
	The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.	
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.	

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.03-6 Open space objective (Does not apply to an apartment development)		
Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B11	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable. 	N/A – No public or communal open space provided in proposal.
Decision Guidelines	<p>Any relevant plan or policy for open space in the PPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p>	
Objective	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.03-7 Safety objective

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.03-8 Landscaping objectives (Does not apply to an apartment development)		Standard Met/Standard Not Met/NA
Title & Objective	Standard (Summarised)	
Standard B13	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p><u>All schedules to all residential zones:</u></p> <p><i>"70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."</i></p>	<p>✓ Standard met</p> <p>✓ Standard met</p> <p>✓ Standard met</p> <p>✓ Standard met</p> <p>✓ Standard met</p> <p>79.5% of the front setback is dedicated to landscaping</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any relevant plan or policy for landscape design in the PPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p> <p>The location and size of gardens and the predominant plant types in the neighbourhood.</p> <p>The health of any trees to be removed.</p> <p>Whether a tree was removed to gain a development advantage.</p>	
Objectives	<p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p>	

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

	To encourage the retention of mature vegetation on the site.	
Clause 55.03-9 Access objective		
Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B14	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>Standard met Width of accessway is 21% of the street frontage</p> <p>Standard met Only one (1) crossover is utilised for access to the proposal.</p> <p>Standard met The crossover utilised for the development is existing and therefore there is no impact to on-street parking as a result of the proposal.</p> <p>N/A – Boyd Street is not a road in a Transport Zone 2 or 3.</p> <p>Standard met</p>
Decision Guidelines	<p>The design response.</p> <p>The impact on neighbourhood character.</p> <p>The reduction of on-street car parking spaces.</p> <p>The effect on any significant vegetation on the site and footpath.</p>	
Objectives	To ensure the number and design of vehicle crossovers respects the neighbourhood character.	

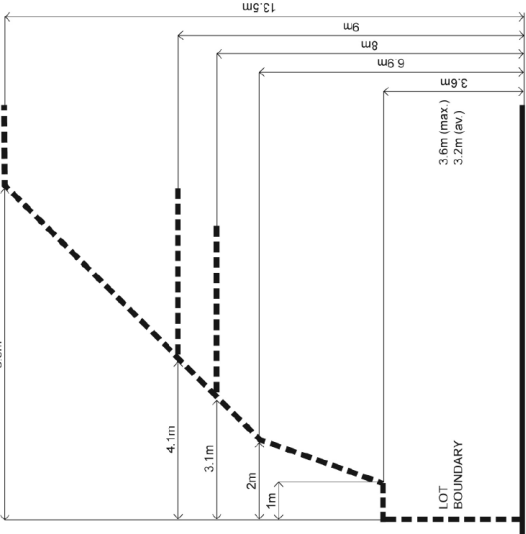
2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.03-10 Parking location objectives

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.04-1 Side and rear setbacks objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<p>Standard B17</p>		
	<p>A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone, or <p>NRZ1: "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres."</p> <ul style="list-style-type: none"> If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Diagram B1 Side and rear setbacks</p> 	<p>Standard met</p> <p>North setback</p> <p>Ground floor required: 0-1 metres Proposed: 1.01 metres First floor required: 1.642 metres Proposed: 1.8 metres</p> <p>South setback</p> <p>Ground floor required: 0-1 metres Proposed: 4.3 metres First floor required: 1.73 metres Proposed: 3.13 metres</p> <p>West setback</p> <p>Ground floor required: 0-1 metres Proposed: 1 metre First floor required: 1.56 metres Proposed: 3.3 metres</p>
	<p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p>	

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

	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.	
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.	
	Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.	
	Whether the wall abuts a side or rear lane.	
Objectives	To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	

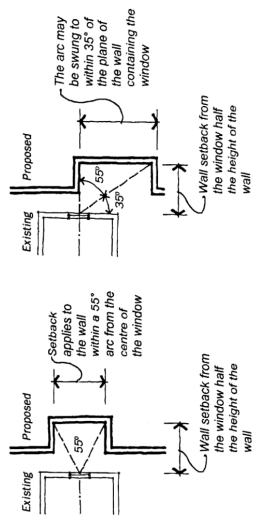
2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.04-2 Walls on boundaries objective

Standard (Summarised)		Standard Met/Standard Not Met/NA
Title & Objective Standard B18	A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:	Standard met Walls on boundary for Dwelling 2 (North side boundary) and Dwelling 3 (South side boundary) comply with the standard.
	<ul style="list-style-type: none"> For a length of more than the distance specified in the schedule to the zone; or If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. 	<p>Wall on boundary for Dwelling 2 (North side boundary): Allowable length for wall on boundary: 18.8 metres The proposed length for wall on boundary: 6.7 metres</p> <p>Wall on boundary for Dwelling 3 (south side boundary): Allowable length for wall on boundary: 18.8 metres The proposed length for wall on boundary: 6.4</p>
	A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.	Standard met
	A building on a boundary includes a building set back up to 200mm from a boundary.	Standard met
Decision Guidelines	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
	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.	

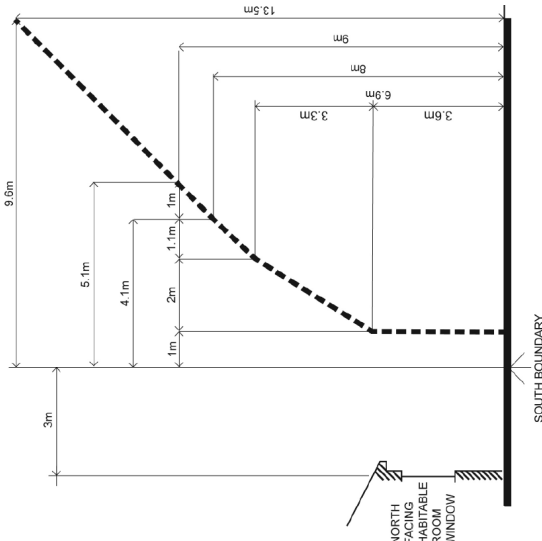
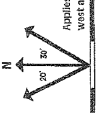
2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

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

Clause 55.04-3 Daylight to existing windows objective		
Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B19	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Diagram B2 Daylight to existing windows</p> 	<p>✓ Standard met</p> <p>✓ Standard met</p>
Decision Guidelines	<p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p> <p>The design response.</p> <p>The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.</p> <p>The impact on the amenity of existing dwellings.</p>	
Objective	To allow adequate daylight into existing habitable room windows.	

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.04-4 North-facing windows objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B20	<p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</p> <p>Diagram B3 North-facing windows</p>  <p>Diagram B3 North-facing windows</p> <p>3m 1m 1.1m 2m 4.1m 5.1m 9.6m 1.3m 9m 6m 3.6m 3.3m 6.9m</p> <p>NORTH FACING HABITABLE ROOM WINDOW</p> <p>SOUTH BOUNDARY</p> <p>Applies where existing NEW is between 20° and 30° to the north</p>	<p>Standard met</p> <p>✓ Standard met</p>
	<p>A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p>  <p>Applies where existing NEW is between 20° and 30° to the north</p>	
Decision Guidelines	<p>The design response.</p> <p>Existing sunlight to the north-facing habitable room window of the existing dwelling.</p>	

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

	The impact on the amenity of existing dwellings.	
Objective	To allow adequate solar access to existing north-facing habitable room windows.	
Clause 55.04-5 Overshadowing open space objective		
Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B21	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept.	<p>★ Standard not met</p> <p>The secluded private open space of the dwelling to the south has 22.7 square metres and a minimum dimension of 1.8 metres of sunlight, at 1pm.</p> <p>At 3pm, the secluded private open space of the existing dwelling to the north has 19.6 square metres and a minimum dimension of 1.8 metres.</p> <p>This is justifiable as there is a remaining area of private open space to the front of the existing dwelling which is not impacted by overshadowing. The overshadowing cast by the proposal is not an effect of the double storey dwelling, rather is a consequence of the proximity of the dwelling 3 s garage, which is single storey.</p>
Decision Guidelines	If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	✓ Standard met
	The design response.	
	The impact on the amenity of existing dwellings.	
	Existing sunlight penetration to the secluded private open space of the existing dwelling.	
	The time of day that sunlight will be available to the secluded private open space of the existing dwelling.	
Objective	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.	Due to the other areas on the property at No. 2/8 Boyd Street utilised for private open space, it is considered that the minimal increase in overshadowing as a result of the proposal is considered acceptable.

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.04-6 Overlooking objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<p>Standard B22</p>	<p>A habitable room window, balcony, terrace, deck, or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>Diagram B4 Overlooking open space</p> <p>Diagram B4 Overlooking open space</p>	<p>Standard met</p> <p>All habitable room windows to the north, south and west are either:</p> <ul style="list-style-type: none"> • Highlight windows with a sill height a minimum of 1.7 metres above the finished floor level; or • Are provided with fixed obscure glazing to a height of 1.7 metres above the finished floor level.
	<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	<p>Standard met</p> <p>As above.</p>

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

	Obscure glazing in any part of the window below 1.7 metres above floor level may be operable provided that there are no direct views as specified in this standard.	✓ Standard met
	Screens used to obscure a view should be: <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed, and durable. • Designed and coloured to blend in with the development. 	✓ Standard met
	The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	✓ Standard met
Decision Guidelines	The design response. The impact on the amenity of the secluded private open space or habitable room window. The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings. The internal daylight to and amenity of the proposed dwelling or residential building. To limit views into existing secluded private open space and habitable room windows.	
Objective		

Clause 55.04-7 Internal views objective

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.04-8 Noise impacts objectives (Does not apply to an apartment development)

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B24	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Standard met
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account of noise sources on immediately adjacent properties.	✓ Standard met There are no noise sources apparent on adjoining properties.
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ Standard met
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 (Does not apply to an apartment development)

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.05-2 Dwelling entry objective (Does not apply to an apartment development)

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

Clause 55.05-3 Daylight to new windows objective

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.05-4 Private open space objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA												
Standard B28	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p><u>RGZ1: None specified</u></p> <p><u>RGZ2: "As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from a living room."</u></p> <p><u>GRZ1: "An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</u></p> <p><u>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</u></p> <p><u>GRZ2: "As per the B28 40 sq m requirement, with the 25 sq m of secluded private open space at ground level having a minimum dimension of 5 metres; or</u></p> <p><u>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</u></p> <p><u>GRZ3: "As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</u></p> <p><u>NRZ1: "An area of 60 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 40 square metres with a minimum dimension of 5 metres and convenient access from a living room; or</u></p> <p><u>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</u></p>	<p>Standard met</p> <p>All SPOS and POS complies with GRZ1 requirements.</p> <table border="1"> <tr> <th></th><th>Ground floor private open space (sqm)</th><th>Ground floor secluded private open space (sqm)</th></tr> <tr> <td>Dwelling 1</td><td>(inclusive of the front setback) 86 square metres of private open space within the front setback, with a setback from the street of 7.600 metres.</td><td>46.5 square metres with a minimum dimension of 5 metres.</td></tr> <tr> <td>Dwelling 2</td><td>50.61 square metres</td><td>39.61 square metres with a minimum dimension of 5 metres</td></tr> <tr> <td>Dwelling 3</td><td>50.58 square metres</td><td>30 square metres with a minimum dimension of 5 metres</td></tr> </table>		Ground floor private open space (sqm)	Ground floor secluded private open space (sqm)	Dwelling 1	(inclusive of the front setback) 86 square metres of private open space within the front setback, with a setback from the street of 7.600 metres.	46.5 square metres with a minimum dimension of 5 metres.	Dwelling 2	50.61 square metres	39.61 square metres with a minimum dimension of 5 metres	Dwelling 3	50.58 square metres	30 square metres with a minimum dimension of 5 metres
	Ground floor private open space (sqm)	Ground floor secluded private open space (sqm)												
Dwelling 1	(inclusive of the front setback) 86 square metres of private open space within the front setback, with a setback from the street of 7.600 metres.	46.5 square metres with a minimum dimension of 5 metres.												
Dwelling 2	50.61 square metres	39.61 square metres with a minimum dimension of 5 metres												
Dwelling 3	50.58 square metres	30 square metres with a minimum dimension of 5 metres												

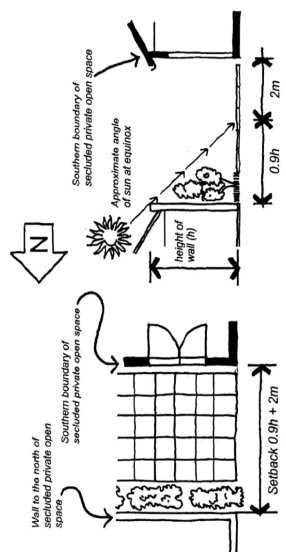
2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

	<p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	(RGZ1 only) N/A
Decision Guidelines	<p>The design response.</p> <p>The useability of the private open space, including its size and accessibility.</p> <p>The availability of and access to public or communal open space.</p> <p>The orientation of the lot to the street and the sun.</p>	
Objective	To provide adequate private open space for the reasonable recreation and service needs of residents.	

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.05-5 Solar access to open space objective

Title & Objective		Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B29	The private open space should be located on the north side of the dwelling or residential building, if appropriate.		✓ Standard met All POS is located to the north side of dwellings, therefore complies with standard.
	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. Diagram B5 Solar access to open space		✓ Standard met
Decision Guidelines		The design response. The useability and amenity of the secluded private open space based on the sunlight it will receive.	
Objective		To allow solar access into the secluded private open space of new dwellings and residential buildings.	



Clause 55.05-6 Storage objective (Does not apply to an apartment development)

Title & Objective		Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B30	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.		✓ Standard met Each dwelling has 6m ³ of storage space, therefore complies with standard
	To provide adequate storage facilities for each dwelling.		

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.06-1 Design detail objective

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

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.06-2 Front fences objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA						
Standard B32	<p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none">• The maximum height specified in a schedule to the zone, or <p>All schedules to all residential zones:</p> <p>“Maximum 1.5 metre height in streets in Transport Road Zone 2</p> <p>1.2 metre maximum height for other streets”</p> <ul style="list-style-type: none">• If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table B3 Maximum front fence height</p> <table><tr><th>Street Context</th><th>Maximum front fence height</th></tr><tr><td>Streets in a Transport Zone 2</td><td>2 metres</td></tr><tr><td>Other streets</td><td>1.5 metres</td></tr></table>	Street Context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other streets	1.5 metres	<p>✓ Standard met</p> <p>✓ Standard met</p> <p>Front fence height at 0.65 metres, therefore complies with standard.</p>
Street Context	Maximum front fence height							
Streets in a Transport Zone 2	2 metres							
Other streets	1.5 metres							
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The setback, height and appearance of front fences on adjacent properties.</p> <p>The extent to which slope and retaining walls reduce the effective height of the front fence.</p> <p>Whether the fence is needed to minimise noise intrusion.</p>							
Objective	<p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>							

2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

Clause 55.06-3 Common property objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B33	Developments should clearly delineate public, communal, and private areas. Common property, where provided, should be functional and capable of efficient management.	Standard met Common property is limited to the common driveway. Standard met
Objectives	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive, and easily maintained. To avoid future management difficulties in areas of common ownership.	

Clause 55.06-4 Site services objectives

Title & Objective	Standard (Summarised)	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. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post.	Standard met Standard met Standard met Standard met
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.	

3 QUESTION TIME - PUBLIC

Question Time at Council meetings provides an opportunity for members of the public in the gallery to address questions to the Councillors, Delegates and/or officers of the Greater Dandenong City Council. Questions must comply with s. 4.5.8 of Council's Governance Rules.

QUESTIONS FROM THE GALLERY

Questions are limited to a maximum of three (3) questions per individual. Where time constraints deem it likely that not all questions can be answered within the time allowed for Question Time, the Mayor at his/her discretion may determine only the first question may be presented verbally with others deferred to be managed in the same manner as public questions not verbally presented. Priority will be given to questions that relate to items on the Council Agenda for that meeting. Questions including any preamble should not exceed 300 words.

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

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

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

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

- i) does not relate to a matter of the type described in section 3(1) of the *Local Government Act 2020* (confidential information);
- ii) does not relate to a matter in respect of which Council or a Delegated Committee has no power to act;
- iii) is not defamatory, indecent, abusive or objectionable in language or substance, and is not asked to embarrass a Councillor, Delegated Member or Council officer; and
- iv) is not repetitive of a question already asked or answered (whether at the same or an earlier meeting).

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

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

3 QUESTION TIME - PUBLIC (Cont.)

- e) The Chairperson shall call on members of the gallery who have submitted an accepted question to ask their question verbally if they wish.
- f) The Chairperson, Chief Executive Officer or delegate may then direct that question to be answered by a nominated Councillor or member of Council staff.
- g) No debate on, or discussion of, a question or an answer will be permitted other than for the purposes of clarification.
- h) A Councillor, Delegated Committee Member or member of Council staff nominated to answer a question may:
 - i) seek clarification of the question from the person who submitted it;
 - ii) seek the assistance of another person in answering the question; and
 - iii) defer answering the question, so that the answer may be researched and a written response be provided within ten (10) working days following the Meeting (the question thereby being taken on notice).
- i) Question time for verbal presentations is limited in duration to not more than twenty (20) minutes. If it appears likely that this time is to be exceeded then a resolution from Council will be required to extend that time if it is deemed appropriate to complete this item.
- j) The text of each question asked and the response will be recorded in the minutes of the Meeting.

4 OFFICERS' REPORTS - PART TWO

4.1 FINANCE & BUDGET

4.1.1 Guarantor of South East Leisure Pty Ltd Finance Lease

File Id:

Responsible Officer:

Executive Manager Finance & Information
Technology

Attachments:

1. Report Summary

South East Leisure Pty Ltd (SEL) is a wholly owned subsidiary of Council established on 7 July 2021 and commencing operations on 1 July 2022.

Council is currently constructing a gymnasium and group fitness rooms to enhance Noble Park Aquatic Centre (NPAC). It is estimated that the project will reach practical completion by November/December 2022. Council requested that SEL procure the equipment for the gym and group fitness rooms based on the final feasibility study specifications.

Council has recently received a request from SEL for Council to act as a guarantor on the finance lease of equipment required for NPAC. The value of the finance lease is estimated at \$625,853 (inclusive of GST) over a 5-year term subject to final interest rate and brokerage costs.

Given that SEL has only recently commenced operations from 1 July 2022, limited financial information on the operations of SEL over the past three years is not able to be provided to the underwriter and for SEL to secure the finance lease as stand alone. Council, serving as a guarantor, will improve the risk profile of the deal (and the pricing).

2. Recommendation Summary

This report recommends that Council endorses serving as a guarantor for the finance lease facility in favour of South East Leisure Pty Ltd and delegates the authority to the Chief Executive Officer to approve and sign the Bank Guarantee and Indemnity documents.

4.1.1 Guarantor of South East Leisure Pty Ltd Finance Lease (Cont.)

3. Background

3.1 South East Leisure Pty Ltd

On 8 February 2021, Council resolved to form a proprietary company limited by shares entitled South East Leisure Pty Ltd (SEL) for the purposes of managing four of Council's major leisure facilities.

The facilities are known as:

- Dandenong Oasis (Oasis),
- Noble Park Aquatic Centre (NPAC),
- Springers Leisure Centre (Springers) and
- Dandenong Stadium.

Subsequently, on 15 June 2021, Council endorsed the Constitution and Management Services Agreement for SEL. The YMCA concluded its contract to manage Oasis, NPAC and Springers on 30 June 2022.

SEL is a wholly owned subsidiary of Council, and its operations are fully consolidated into Council's Annual Financial Statements. SEL is a subsidiary over which Council has control as it is exposed to, or has rights to, variable returns from its involvement with SEL and has the ability to affect those returns through its power to direct the activities of the SEL.

3.2 NPAC and Gymnasium Equipment

Council is currently constructing a gymnasium and group fitness rooms to enhance NPAC. It is estimated that the project will reach practical completion by November/December 2022. In March 2020, a final NPAC Gymnasium Feasibility Study was conducted. Within this study, a gym floor layout was created, along with equipment specifications that suitably catered for the space and a range of program offerings. In this study a quote was sourced from NovoFit, and a figure of \$118,824 per year ex-GST (\$594,000 over five years) was allocated to equipment leases for the purposes of financial projections for the project.

3.3 SEL and Procurement Considerations for NPAC Equipment

When SEL was established, Council requested that SEL procure the equipment for the gym and group fitness rooms based on the feasibility study specifications. A detailed report on the selection and assurance on the probity and transparency of the process for NPAC gym equipment was provided by SEL. Several reputable suppliers of gym equipment were evaluated by SEL with established evaluation criteria and each proposal assessed. Evaluation criteria for the proposals included equipment quality and servicing, associated technology, user experience, occupational, health and safety management, environmental management, ability to meet timeframes and value for money. Site visits were also conducted.

4.1.1 Guarantor of South East Leisure Pty Ltd Finance Lease (Cont.)

Several cost options were explored including purchasing the equipment outright versus leasing. The results of the preferred supplier were approved and reviewed by the SEL Board. The preferred procurement assessment by SEL is to lease the equipment over a period of five years at an estimated cost of \$625,853.30. The final amount is subject to brokerage fees and the final interest rate which can only be locked in 21 days out from delivery date.

Given that SEL has not been operating the facilities for long and the amount of the finance lease, SEL management have been advised by National Australia Bank (the underwriter) that Council would be required to serve as guarantor for SEL to secure the finance lease. It would also improve the risk profile of SEL to obtain a better deal and pricing.

Due to the continuing increases in interest rates, SEL management is committed to securing the finance lease as soon as possible to avoid further increases which are currently expected to add as much as \$12,000 to the annual repayments over the five-year period. As such, SEL is seeking Council's support with the finance lease to enable the execution of contracts to progress and the timely delivery of equipment for the facility opening.

SEL has provided for the annual lease payments in its annual budget. Under the Management Services Agreement, Council is currently forecast to pay SEL a management fee which is provided for in Council's Annual Budget 2022-23.

3.4 Chief Executive Officer Delegation

The current Chief Executive Officer's delegation is limited to goods and services up to the value of \$500,000. The estimated amount of the guarantee facility is \$623,853.30 and is subject to final interest rate and brokerage fees.

This report proposes that Council delegates authority to the Chief Executive Officer to enable the acceptance of a guarantee facility and the execution of the guarantee and indemnity documents on behalf of Council.

4. Proposal

It is proposed that Council supports serving as guarantor for the finance lease at an estimated value of \$625,853 (including GST) undertaken by South East Leisure Pty Ltd for a five-year period and delegates authority to the Chief Executive Officer to sign and seal the associated Guarantee and Indemnity documentation. The final amount is subject to final interest rate and brokerage fee costs.

5. Financial Implications

Serving as a guarantor has no direct financial implications on Council. It is a contingent liability that does not impact on loan ratios or liquidity. SEL have also budgeted for the annual lease payments. The main financial consideration is the prudent management of financial risk which has been addressed in the above considerations.

4.1.1 Guarantor of South East Leisure Pty Ltd Finance Lease (Cont.)

6. Consultation

Council was advised of the requirement to purchase/lease gymnasium equipment as part of the NAPC Gymnasium Feasibility Study. There have also been discussions between Council staff members and SEL regarding the procurement options, process and outcomes. The SEL Board have also reviewed and approved the preferred supplier.

7. Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Great Dandenong is a home to all.
It's a city where you can enjoy and embrace life through celebration and equal opportunity.
We harmonise the community by valuing multiculturalism and the individual.
Our community is healthy, vibrant, innovative and creative.
Our growing city is committed to environmental sustainability.
Welcome to our exciting and peaceful community.*

7.1 Community Vision 2040

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Education, training, entrepreneurship and employment opportunities
- Sustainable environment
- Mind, Body and Spirit.

7.2 Council Plan 2021-25

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 strategic objectives:

- A socially connected, safe and healthy city
- A city of accessible, vibrant centres and neighbourhoods
- A Council that demonstrates leadership and a commitment to investing in the community.

8. 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 proposal complies with the overarching governance principles in that:

- a. decisions pertaining to, and actions taken, in relation to Council serving as a guarantor to SEL undertaking a finance lease are made in accordance with the relevant law;

4.1.1 Guarantor of South East Leisure Pty Ltd Finance Lease (Cont.)

- b. priority has been given to achieving the best outcomes for the municipality's major leisure centres and the community, including future generations;
- c. the ongoing viability of Council's leisure centres will be ensured by granting the guarantee of the finance lease for the provision of equipment at Noble Park Aquatic Centre which is well placed to act for the benefit of Council and the community in accordance with the Management Services Agreement; and
- d. the transparency of Council decisions, actions and information, and compliance with the requirements of the *Local Government Act 2020* in relation to Council serving as a guarantor of the finance lease facility undertaken by SEL is ensured by this Council report.

Also, in giving effect to the overarching governance principles above, Council has also considered the following supporting principles (with Act references):

- a. the community engagement principles (section 56);
- b. the public transparency principles (section 58);
- c. the strategic planning principles (section 89);
- d. the financial management principles (section 101);
- e. the service performance principles (section 106).

9. 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 *Charter of Human Rights and Responsibilities Act 2006* has been considered in the preparation of this report but is not relevant to its contents.

10. 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 report is purely administrative in its nature and does not have the potential to influence broader social norms and gender roles.

11. 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.

4.1.1 Guarantor of South East Leisure Pty Ltd Finance Lease (Cont.)

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 but are not relevant to its contents.

12. Related Council Policies, Strategies or Frameworks

Under the Management Services Agreement dated September 2021 with South East Leisure Pty Ltd, Council established SEL for the purposes of managing and providing services in respect of the assets and facilities of Council at the four named leisure centres mentioned previously. Management Services are aligned to the key Council objectives and strategies including those set out in the:

- Council Plan;
- Make Your Move Greater Dandenong Physical Activity Strategy 2020 – 2030;
- City of Greater Dandenong Aquatic Strategy 2019; and
- Financial Management Policy.

13. Conclusion

That Council endorses to serve as guarantor of the finance lease facility to be undertaken by South East Leisure Pty Ltd and delegates authority to the Chief Executive Officer to accept the guarantee at an estimated amount of \$623,853.30 (subject to final interest rate and brokerage fees) and execute the guarantee and indemnity documents on behalf of Council.

14. Recommendation

That Council:

- 1. endorses serving as guarantor for the finance lease facility undertaken by South East Leisure Pty Ltd for Noble Park Aquatic Centre equipment; and**
- 2. delegates authority and power to the Chief Executive Officer to accept the guarantee at an amount of \$625,853.30 plus any interest rate movements subject to market forces and brokerage fees and to execute any and all documentation giving effect to the acceptance of the Guarantee.**

4.2 OTHER

4.2.1 Draft Minutes of Arts Advisory Board Meeting - 16 August 2022

File Id:

Responsible Officer:

Director Community Services

Attachments:

Draft Minutes of the Arts Advisory Board Meeting
on 16 August 2022

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 Arts Advisory Board Meeting provided in Attachment 1 to this report be noted and endorsed by Council.

4.2.1 Draft Minutes of Arts Advisory Board Meeting - 16 August 2022 (Cont.)

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 Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Great Dandenong is a home to all.
It's a city where you can enjoy and embrace life through celebration and equal opportunity.
We harmonise the community by valuing multiculturalism and the individual.
Our community is healthy, vibrant, innovative and creative.
Our growing city is committed to environmental sustainability.
Welcome to our exciting and peaceful community.*

4.1 Community Vision 2040

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Safe and peaceful community
- Education, training, entrepreneurship and employment opportunities
- Sustainable environment
- Embrace diversity and multiculturalism
- Mind, Body and Spirit
- Art and Culture.

4.2 Council Plan 2021-25

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 strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts

4.2.1 Draft Minutes of Arts Advisory Board Meeting - 16 August 2022 (Cont.)

- A city of accessible, vibrant centres and neighbourhoods
- A green city committed to a sustainable future
- A city that supports entrepreneurship, quality education and employment outcomes
- A Council that demonstrates leadership and a commitment to investing in the community.

5. 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 Arts Advisory Board 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).

6. 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.

7. 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.

4.2.1 Draft Minutes of Arts Advisory Board Meeting - 16 August 2022 (Cont.)

8. 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.

9. Recommendation

That Council notes the draft Minutes for the Arts Advisory Board meeting as provided in Attachment 1 to this report.

4.2.1 Draft Minutes of Arts Advisory Board Meeting - 16 August 2022 (Cont.)

OTHER

DRAFT MINUTES OF ARTS ADVISORY BOARD MEETING

ATTACHMENT 1

**DRAFT MINUTES OF THE ARTS
ADVISORY BOARD MEETING ON 16
AUGUST 2022**

PAGES 5 (including cover)

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

4.2.1 Draft Minutes of Arts Advisory Board Meeting - 16 August 2022 (Cont.)

Advisory Committee or Reference Group Name: Arts Advisory Board Meeting

Date of Meeting: 16 August 2022

Time of Meeting: 6pm-8pm

Meeting Location: Walker Street Gallery and Arts Centre, 1-9 Walker St, Dandenong
And via Teams

Attendees:

Roh Singh (Chair) (RS), Mish Eisen (ME), Oz Malik (OM), Acting Manager Community Arts, Culture and Library Services (City of Greater Dandenong [CGD]), Coordinator Drum Theatre (CGD), Cr Rhonda Garad (CGD) (in part), Coordinator Arts and Cultural Development (CGD)

Apologies:

Minutes: *Coordinator Arts and Cultural Development (CGD)*

Item No.	Item	Action	Action By
1	Acknowledgement of Country "We acknowledge the traditional owners and custodians of this land, the Bunurong People, and pay respects to their Elders past, present and emerging. We recognise and respect their continuing connections to Climate, Culture and Country and we also pay our respects and acknowledge all Aboriginal peoples and their Elders present here today, in acknowledging their journey."		
2	Conflicts of Interest No conflicts of interest declared in relation to the agenda.		
3	Other Business: LGBTQ+ Visual Representation (item brought forward in agenda) Cr Garad noted that a community member has prompted a discussion about visual representation in Greater Dandenong of the LGBTQ+ community. Discussion held around visual representation of the LGBTQ+ community and how this might be better supported through the arts and the future of 'The Home of Earthly Delights' mural on external walls of Walker Street Gallery and Arts Centre. Council officer updated Board members on the lifespan of <i>The Home of Earthly Delights</i> (due to expire December 2022) and discussions planned with the artists to extend the agreement due to the good condition of the artwork.		

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

4.2.1 Draft Minutes of Arts Advisory Board Meeting - 16 August 2022 (Cont.)

	<p>Previous and current initiatives (Council and community run) were discussed noting:</p> <ul style="list-style-type: none"> • The importance of working with local LGBTQ+ artists to understand how they want to share, connect and what they want to see as representation of their community. • Consideration of barriers of some community members to participate, particularly young CALD community and other minority groups. • How to create safe ways to show support. • Consideration of potential barriers in the community accessing grants. <p>Consider connecting with Pride Week (17 February – 5 March 2023) to make support and visibility more accessible as it is part of a national celebration.</p> <p>Noted that there is a Council Working Group who are also looking more broadly at the topic of LGBTQ+ visual representation in the municipality.</p>		
4	<p>Introductions, Apologies, Staffing Updates</p> <p>Update given on key CGD staffing changes and current acting arrangements with regard to the roles of Acting Manager Community Arts and Cultural Services, Acting Director Community Services, Venue Operations Leader (Drum) and CEO recruitment.</p>		
5	<p>Review of Minutes</p> <p>Arts Advisory Board Meeting on 17 May 2022.</p> <p>Moved: Oz Malik</p> <p>Seconded: Coordinator Drum Theatre</p>		
6	<p>In Situ Project Summary</p> <p>Council officer presented summary of the In Situ Project program from March – July 2022.</p> <p>Board congratulated staff on delivery - especially night-time delivery and participation of established artists in the program. Board also noted the challenges of a large grant with quick turnaround requirement.</p>	<p>Send congratulations to all staff involved in In Situ Project on behalf of Arts Advisory Board.</p>	CGD
7	<p>Creating Out Loud Leadership Program</p> <p>OM presented on a recently participated pilot of the Creating Out Loud Leadership Program run by Dr Kate Power from the University of Queensland.</p> <p>The University of Melbourne are looking to publicly run the program for artists in September now that the pilot has been completed.</p> <p>Discussion held around sharing of information across organisations (including councils). From</p>	<p>Advise the Arts Advisory Board when the Creating Out Loud Program is publicly available to share amongst networks.</p> <p>Obtain permission for official PowerPoint to be circulated to the Arts</p>	<p>OM</p> <p>OM</p>

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

4.2.1 Draft Minutes of Arts Advisory Board Meeting - 16 August 2022 (Cont.)

	CGD's perspective this does occur both formally and informally. The new Arts, Culture and Heritage Strategy looks at supporting networks and developing careers in arts, culture and heritage.	Advisory Board.	
8	<p>Working Group Chair Reports</p> <p><u>Public Art Working Group</u>: No meeting has been held.</p> <p><u>Drum Theatre Working Group</u>: No meeting has been held due to the availability of a chairperson.</p> <p><u>Community Connection Working Group</u>: The Working Group has become somewhat stagnant. Looking at ways to increase connections with the Dandenong community that occur outside of this working group, into the working group.</p> <p>Discussion held around those who have applied for current Arts Advisory Board vacancies and to advise that there is opportunity to participate in working groups if of interest.</p>	Advise unsuccessful Arts Advisory Board nominees of opportunity to join working groups as part of formal notification of applications.	CGD
9	<p>Dandenong New Art (DNA) and former Precinct Energy Plant (PEP) Project Updates</p> <ul style="list-style-type: none"> DNA: Noted article on front page of local paper. Council waiting for updated project timeline - contractual dispute with contractor is currently being resolved. PEP: Draft Business Case currently being reviewed by Council officers. Advised Council has been successful in obtaining \$850,000 from the State Government to progress detailed design phase. 		
10	<p>Facility and Service Updates and Discussion</p> <p><u>The Drum</u>: Looking at actions to deliver against the new Arts, Culture and Heritage Strategy. This includes the challenge of how to support this strategy while delivering a realistic and responsible budget.</p> <p>Sharing of flyers for upcoming programs.</p> <p><u>Walker Street Gallery</u>: Canberra glassworks exhibition has closed, and a new exhibition 'Captured' is launching this week, including programming for the STEAM festival.</p> <p>Continually growing our connections with schools and education through hosting excursions and running in-school residency programs. Shared participation programs running as part of the Children's Festival in September.</p> <p><u>Arts Advisory Board Recruitment update</u>:</p>	New Arts Advisory	CGD

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

4.2.1 Draft Minutes of Arts Advisory Board Meeting - 16 August 2022 (Cont.)

	<p>Applications closed midnight Sunday 14 August. 12 strong nominations received.</p> <p>As per the Terms of Reference, next steps include assessing the nominations against the Selection Criteria and Reference checks.</p>	<p>Board Committee Members report to be tabled at the 10 October 2022 Council meeting for endorsement.</p> <p>Invite new Board members to attend the next meeting in November.</p>	
11	<p>Sector Updates</p> <p>Advised the Board of the National Cultural Policy submission closing dates and key points from Council officer attendance at the 'Town Hall' information session.</p> <p>Noted that Council will make a submission and encouraged all members to consider also making a submission.</p>		
12	<p>Other Business</p> <p>Census Results: Discussion around recent census results for Greater Dandenong and the impact on arts and culture. Also noted that there are other statistics available that are specific to arts participation and engagement that can be utilised as a reference point, however there is difficulty in how this relates on a local level.</p> <p>Board Participation Enquiry: Board discussed a recent enquiry from interstate, that didn't meet participation requirements as part of the Terms of Reference. Board suggested a more local opportunity may be better suited in this instance.</p>	Respond to enquiry.	CGD
13	<p>Next Meeting: Tuesday 22 November 2022 Venue: TBC (Civic Centre or Springvale Community Hub).</p> <p>Discussed future meetings to be moved to the fourth Tuesday of relevant month.</p>	<p>Enquire as to exhibitions at Springvale Community Hub that align with meeting date.</p> <p>Amend future meeting dates to the fourth Tuesday of relevant month.</p>	<p>CGD</p> <p>CGD</p>

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

4.2.2 Draft Minutes of Cultural Heritage Advisory Committee Meeting - 11 August 2022

File Id:

Responsible Officer:

Director Community Services

Attachments:

Draft Minutes of Cultural Heritage Advisory
Committee Meeting on 11 August 2022

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 Cultural Heritage Advisory Committee meeting provided in Attachment 1 to this report be noted and endorsed by Council.

4.2.2 Draft Minutes of Cultural Heritage Advisory Committee Meeting - 11 August 2022 (Cont.)

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).

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There are no financial implications associated with the development and submission of this report.

4. Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

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Our growing city is committed to environmental sustainability.
Welcome to our exciting and peaceful community.*

4.1 Community Vision 2040

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Safe and peaceful community
- Sustainable environment
- Embrace diversity and multiculturalism
- Art and Culture.

4.2 Council Plan 2021-25

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 strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A city of accessible, vibrant centres and neighbourhoods
- A green city committed to a sustainable future.

4.2.2 Draft Minutes of Cultural Heritage Advisory Committee Meeting - 11 August 2022 (Cont.)

5. 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 Cultural Heritage 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).

6. 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.

7. 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.

8. 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.

4.2.2 Draft Minutes of Cultural Heritage Advisory Committee Meeting - 11 August 2022 (Cont.)

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.

9. Recommendation

That Council notes the draft Minutes for the Cultural Heritage Advisory Committee meeting as provided in Attachment 1 to this report.

4.2.2 Draft Minutes of Cultural Heritage Advisory Committee Meeting - 11 August 2022 (Cont.)

OTHER

**DRAFT MINUTES OF CULTURAL HERITAGE ADVISORY
COMMITTEE MEETING**

ATTACHMENT 1

**DRAFT MINUTES OF CULTURAL
HERITAGE ADVISORY COMMITTEE
MEETING ON 11 AUGUST 2022**

PAGES 8 (including cover)

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

4.2.2 Draft Minutes of Cultural Heritage Advisory Committee Meeting - 11 August 2022 (Cont.)

Advisory Committee or Reference Group Name: Cultural Heritage Advisory Committee

Date of Meeting: 11 August 2022

Time of Meeting: 4pm–5.36pm

Meeting Location: Microsoft TEAMS

Attendees: Chris Keys (Chair), Robyn Robie (RR), Gaye Guest (GG), Maryanne McCubbin (MM) (Museums Victoria), Acting Manager Community Arts, Culture and Library Services (City of Greater Dandenong [CGD]), Library Services Senior Coordinator (CGD), Library Technology and Heritage Coordinator (CGD), Cultural Heritage Program Lead (CGD), Community Engagement Officer - Heritage (CGD)

Apologies: Cr Angela Long (CGD), Neil Wanstall

Minutes: Cultural Heritage Team (CGD)

Item No.	Item	Action	Action By
1	Acknowledgement of country <i>"We acknowledge the traditional owners and custodians of this land, the Bunurong People, and pay respects to their Elders past, present and emerging.</i> <i>We recognise and respect their continuing connections to Climate, Culture and Country and we also pay our respects and acknowledge all Aboriginal peoples and their Elders present here today, in acknowledging their journey."</i>		
2	Chair welcome, introductions, and apologies		
3	Review of Minutes from meeting held on 12 May 2022 Minutes moved and seconded. Moved: Chris Keys Seconded: Gaye Guest		
4	Matters arising from Minutes No matters arising from the previous Minutes.		
5	Objectives of the Cultural Heritage Advisory Committee. The Chair referred to the objectives of the Committee.		
6	Vanity Lane update An update from the Placemaking and Revitalisation team was provided on the project: <i>Additional funds for the project were successfully secured in the 2022–23 Capital Improvement Program. Council is still awaiting the demolition of the fire damaged building before progressing.</i>		
7	Masonic Hall Time Capsule Update Council officers thanked MM from Museums Victoria for putting CGD in contact with one of the preservation specialists from Museums Victoria in relation to the best practice advice of packing items into the time		

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

4.2.2 Draft Minutes of Cultural Heritage Advisory Committee Meeting - 11 August 2022 (Cont.)

	capsule. The final packing of the capsule will incorporate this advice. Installation of the time capsule is pending the opening of the gallery.	Provide further updates to the Committee once available.	CGD
8	Dandenong New Art (DNA) Update Council officers provided an update on the project including a review of recent news articles that were published in local media in relation to the gallery upgrade. The project is delayed with the anticipated completion in 2023.	Provide further updates to the Committee once available.	CGD
9	Arts and Cultural Heritage Strategy Update Council officers advised that the Arts, Culture and Heritage Strategy has been endorsed by Council. Council officers are now in the process working through the specifics of the strategy and how key actions can be achieved over the four-year period within the team. Discussion occurred as to whether recent staffing changes would impact the delivery of the strategies, officers confirmed that there is no impact on delivery. The Chair asked the Committee to read the new strategy and see where the Cultural Heritage Advisory Committee can fulfill its role. Discussion around the Committee's support and voices from an advocacy perspective to support the work Council does to deliver the strategy.	Committee to read strategy ahead of proposed discussion of 'How this committee can contribute to the fulfillment of the strategy' at next meeting.	All
10	Historical Society Update Dandenong and District Historical Society (DDHS) updates: <ul style="list-style-type: none"> Historical Society executive meeting was held on Wednesday 10 August to look at priorities with lack of volunteers. There are currently four volunteers on a regular basis. Currently looking at ways to attract volunteers such as universities or through other volunteer groups. Priority to have the DDHS collections available on eHive. To assist to achieve this priority, DDHS will continue to seek and apply for grants for this work to be undertaken. A role to undertake this task would need to be a paid role at least at the beginning to ensure the correct parameters are put in place. DDHS annual lunch to be held on Saturday 27 August. Library Services Senior Coordinator will attend to talk about the new Arts, Culture and Heritage Strategy. DDHS Computer Audit has been completed. Springvale and District Historical Society (SDHS) updates: <ul style="list-style-type: none"> Two new volunteers have been doing an amazing job in sorting the collection and currently in the final stages. SDHS will now be in a position to discuss when and how the collection can be moved. Changes have been made in the way the 		

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

4.2.2 Draft Minutes of Cultural Heritage Advisory Committee Meeting - 11 August 2022 (Cont.)

	<p>collection is housed. Classification of the collection is still underway, with further discussions to be had regarding items for deaccessioning next year.</p> <ul style="list-style-type: none"> • Two SDHS computers have been upgraded with SSD hard drives which has improved performance and computers have been networked. • SDHS Facebook page has been created and currently looking at the creation of a webpage. • SDHS participated in the recent Tea's of the World Exhibition at Springvale Community Hub as part of Open House 2022. • There were also two programmed talks at the Drum Theatre on the history of the building as part of Open House. <p>CGD also noted that there is training being finalised with an external facilitator from Australia Museums and Galleries Association (AMaGA) to be run in October 2022 (dates to be finalised). Two Sessions:</p> <ul style="list-style-type: none"> • Significance Assessments • Caring for Collections training. 		
11	<p>Acquisitions/Collections Policies Council officers reported that the Cultural Heritage Advisory Committee (CHAC) Terms of Reference (TOR) and membership renewal will need to be updated ahead of the establishment of the proposed Collections Management and Development Working Group. Work to update this is underway and needs to be undertaken in a particular order as it has a flow on effect for the establishment of working groups.</p> <p>MM asked if she had actioned and sent through the templates and forms used for de-acquisition from Museums Victoria.</p>	<p>CGD to provide update on review of CHAC TOR at next meeting.</p> <p>CGD to confirm information has been received or follow up with MM.</p>	<p>CGD</p> <p>CGD</p>
12	<p>Update on the History and Heritage Website Council officers reported that updates to the website are currently underway, including changes to the structure of the main heritage page with further changes to be made. Currently the tiles on the heritage main page point to:</p> <ul style="list-style-type: none"> • Heritage Collections link to more information about Collections and our Digital Collections. • Living Treasures. • 25th Anniversary of City of Greater Dandenong. • Heritage Programs and Events. That will list our future heritage exhibitions and events. • Interpretive Signs which includes a number of the heritage interpretation and sign projects undertaken by the Revitalisation team. <p>Upcoming work will see information on the Cultural Heritage Advisory Committee, as well as resources such as the two historical societies and contact information included on the site.</p> <p>The aim of the changes to the website focuses on making the webpages more user friendly and to ensure that future exhibitions also have a digital component included on the website.</p>		

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

4.2.2 Draft Minutes of Cultural Heritage Advisory Committee Meeting - 11 August 2022 (Cont.)

	<p>Heritage Branding: Council officers reported that they are also working on a new heritage logo and branding for our website including templates for exhibitions, online and social media, to be shown to the Committee soon.</p>		
13	<p>Hammond Rd Archive – Feasibility Study Council officers confirmed that the capital bid for small multipurpose space conversion and exploring efficiencies in some areas of storage racking was successful.</p> <p>These works will include conversion of an unused toilet block into a small multipurpose basic storage space, and shelving efficiencies for some areas of the main archive space.</p> <p>The shelving aspect is to specifically look at the DDHS racking/storage of framed pictures. CGD will liaise with Chris Keys/DDHS on the storage aspect of the project and arrange a time to meet with MM.</p>	CGD to arrange an online meeting with MM and CK at the commencement of the project.	CGD
14	<p>Approaching Multicultural Committee to discuss how the Cultural Heritage Advisory Committee could more effectively engage with migrant communities / capturing small collections The Chair reported that this item is to remain on the agenda. Currently historical societies have no resources or time to implement this.</p>		
15	<p>Update on Noble Park Hall Trust GG provided an update, including two public markers that were unveiled (one outside the public hall and one in Mills Reserve).</p> <p>GG reported that she met with Council officers to discuss Noble Park Hall Trust exhibition boards and has provided a digital copy of the boards to CGD. GG is working with CGD officers on potential storage of photographs on eHive. This may be in its own instance or as part of the Historical Societies. Council officers are also providing information on funding opportunities as they arise.</p>		
16	<p>Update on Friends of Historic Keysborough Chapel (FHKC) The Chair reported that FHKC met with Directors on Wednesday 10 August. FHKC are displeased with the Uniting Church and their procrastination in regard to the Chapel. FHKC will start looking at the State Legislation about developers not maintaining heritage buildings.</p>		
17	<p>CGD Reserves Video Project CGD reported that the video content provided by SDHS/Roz Blades had been provided to Council's Media and Communications team. They are currently adding in subtitles which is undertaken from an accessibility point of view for videos shown on the screen.</p> <p>To give more prominence and regular frequency of being played on Council's urban screens, they are creating options where the three videos can also be viewed independently such as:</p>	Update at next meeting.	CGD

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

4.2.2 Draft Minutes of Cultural Heritage Advisory Committee Meeting - 11 August 2022 (Cont.)

	<ul style="list-style-type: none"> • Frederick Wachter Reserve • Rowley Allan Reserve • Tatterson Park. <p>The changes are anticipated to be completed shortly and the videos will then be available as part of Council's urban screen programming.</p> <p>CGD officers congratulated Chris Keys, Roz Blades and the SDHS for working on the project.</p>		
18	<p>Merle Mitchell AM – Memorial Event</p> <p>Council officers reported that work is currently underway for the Merle Mitchell Memorial Event planned to be held at the Springvale Community Hub on Sunday 13 November (with a time to be confirmed).</p> <p>A working group across Council areas is liaising with Jan Trezise, Heather Duggan and Merle's Family.</p> <p>The event will include</p> <ul style="list-style-type: none"> • a commemorative video of footage of Merle • launch of the Spirit of Enterprise Trail Map. <p>Other activities for this day are still being finalised.</p>		
19	<p>Review of the Greater Dandenong Heritage Study 1999</p> <p>CGD reported that the first initial stage of the Heritage Study review is expected to commence in the 2022-23 financial year, with the main review to occur in the 2023-24 financial year. This is subject to a budget bid being successful and the necessary funds being available to undertake this extensive project.</p> <p>Council officers reported that the Cultural Heritage team will be meeting soon to discuss the review of the Heritage Study with Council's Strategic Planning team.</p> <p>GG – advised the Heritage Study needs to be moved to the top of priorities.</p> <p>CGD also confirmed that a heritage study is also listed in the Art, Culture and Heritage Strategy.</p>		
20	<p>Current Heritage Projects/Events</p> <p>Update from Council officers:</p> <ul style="list-style-type: none"> • National Libraries Australia (NLA) Heritage Collections Training: Heritage staff currently working with AMaGA to arrange two training sessions: Caring for Collections and Significance Assessment training. To be held in October, offered to historical societies and local collecting groups. Invites to come out soon. • eHive Statistics Page Views: 1612 page views since the last Cultural Heritage Advisory Committee Meeting on 12 May 2022. <p>Exhibitions and Associated Public Programs:</p> <p>A Floral Muse Exhibition recently closed.</p> <ul style="list-style-type: none"> • The exhibition included two separate public programs: 		

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

4.2.2 Draft Minutes of Cultural Heritage Advisory Committee Meeting - 11 August 2022 (Cont.)

	<ol style="list-style-type: none"> 1. Exhibition talk with Pamela Sutton 2. Exhibition talk with the Curator of the Exhibition from the City of Greater Dandenong Council Officer. <p>The programs were at Heritage Hill, both programs were booked out/well attended, with the number of seats available for the programs having to be increased to meet the number of community booking requests.</p> <p>The 'Then and Now' exhibition will also open soon. The exhibition will have two public programs. More information to follow.</p> <ul style="list-style-type: none"> • Dr Hart, A Man of Duty, installed in May at Benga House currently on display. This includes interpretive display on the history of Benga House. <p>Collection displays: Displays of the heritage collection since last meeting (in addition to exhibitions):</p> <ul style="list-style-type: none"> • Civic and Cultural Heritage Art Collection display: Heritage Hill April/May. • Display photographs, plans and heritage collections: Rose bedroom April/May. • Display photographs, former residents of Laurel Lodge: Laurel Lodge May onwards. <p>Research requests: Approximately 15 requests have been completed by heritage staff since last meeting in May.</p> <p>Events: PROV – 'We Built This City' - Collaborative Interpretation Project. Community Engagement for the project using social media channels Instagram and Facebook. First post reached 5800 people and the second post 4200 people.</p> <p>Work is underway to finalise sites and undertake research for this project. Further updates to be provided as the project progresses. The end result will be temporary heritage interpretation at selected sites and video content telling histories of the sites. The second phase includes a trail map.</p> <p>Australian Heritage Festival: Showed short, archived films from the Australian Centre for the Moving Image (ACMI) and the National Film and Sound Archive (NFSA) on the urban screen in Harmony Square and Springvale Community Hub during April/May as part of the Australian Heritage Festival.</p> <p>Heritage Hill Tours: Busy last few months for Heritage Hill tours with a combination of school and other groups. Since the last meeting, Heritage Hill Education program and tours included: School Tours: 5 Number of students: 119 Other Group Tours: 4 Number of Participants: 68</p>		
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If the details of the attachment are unclear please contact Governance on 8571 1000.

4.2.2 Draft Minutes of Cultural Heritage Advisory Committee Meeting - 11 August 2022 (Cont.)

	<p>The Chair enquired who is leading the tours. CGD reported that Heritage Hill tours are currently prepared and led by the Collection Administration Officer and assisted by the Community Engagement Officer Heritage and a Civic Facilities staff member. The Heritage team have recently also taken on administration for the booking of the tours. Tours have also included a member of the Gardening team on some occasions.</p>		
21	<p>Other Business</p> <p>Little Day Out Event GG – mentioned the upcoming Little Day Out Event scheduled on Sunday 18 September. Discussed if there will be an opportunity to promote heritage programs and activities undertaken by Council or the Historical Societies to be promoted via a flyer.</p> <p>Ballarat off site storage (BOSS) for the State Library of Victoria Library Services Senior Coordinator advised of the recent opportunity to attend the State Library of Victoria off site storage located in Ballarat as part of a Public Libraries Victoria meeting. It was noted that the tour was interesting from a collections and storage perspective and images of the site taken.</p> <p>Current Heritage Projects/Events: The Chair noted in the previous Minutes that she liked the detail provided in the Heritage Projects and Events item, to help show all of the work the team have been currently working on.</p> <p>It is preferred that this format of delivery be continued at future meetings when reporting the Minutes.</p> <p>Springvale and District Historical Society Display (SDHS) Items GG noted the recent Teas of the World display by SDHS at the Springvale Community Hub and asked if displays would continue. RR confirmed that display items would be rotated through as collections begin to be relocated to the Hub.</p> <p>MM also noted that there may be some items from Museums Victoria that are loanable to institutions if interested. These are available via an online process on the Museums Victoria website.</p>	<p>Council officers to investigate promotion of heritage programs and historical societies at Little Day Out event.</p> <p>To continue with the format of reporting projects and events in future Minutes.</p>	<p>CGD</p> <p>CGD</p>
<p>Meeting closed at 5.36pm</p> <p>Next Meeting: 24 November Venue: TBC</p>			

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

4.2.3 Draft Minutes of Positive Ageing Advisory Committee Meeting - 11 August 2022

File Id:

Responsible Officer:

Director Community Services

Attachments:

Draft Minutes of Positive Ageing Advisory
Committee Meeting held on 11 August 2022

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 Positive Ageing Advisory Committee meeting provided in Attachment 1 to this report be noted and endorsed by Council.

4.2.3 Draft Minutes of Positive Ageing Advisory Committee Meeting - 11 August 2022 (Cont.)

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 Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Great Dandenong is a home to all.
It's a city where you can enjoy and embrace life through celebration and equal opportunity.
We harmonise the community by valuing multiculturalism and the individual.
Our community is healthy, vibrant, innovative and creative.
Our growing city is committed to environmental sustainability.
Welcome to our exciting and peaceful community.*

4.1 Community Vision 2040

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Safe and peaceful community
- Sustainable environment
- Embrace diversity and multiculturalism
- Mind, Body and Spirit.

4.2 Council Plan 2021-25

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 strategic objectives:

- A socially connected, safe and healthy city
- A city of accessible, vibrant centres and neighbourhoods
- A green city committed to a sustainable future
- A Council that demonstrates leadership and a commitment to investing in the community.

4.2.3 Draft Minutes of Positive Ageing Advisory Committee Meeting - 11 August 2022 (Cont.)

5. 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 Positive Ageing 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).

6. 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.

7. 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.

8. 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.

4.2.3 Draft Minutes of Positive Ageing Advisory Committee Meeting - 11 August 2022 (Cont.)

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.

9. Recommendation

That Council notes the draft Minutes of the Positive Ageing Advisory Committee meeting as provided in Attachment 1 to this report.

4.2.3 Draft Minutes of Positive Ageing Advisory Committee Meeting - 11 August 2022 (Cont.)

OTHER

**DRAFT MINUTES OF POSITIVE AGEING ADVISORY COMMITTEE
MEETING**

ATTACHMENT 1

**DRAFT MINUTES OF POSITIVE AGEING
ADVISORY COMMITTEE MEETING
HELD ON 11 AUGUST 2022**

PAGES 4 (including cover)

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

4.2.3 Draft Minutes of Positive Ageing Advisory Committee Meeting - 11 August 2022 (Cont.)

Advisory Committee or Reference Group Name: Positive Ageing Advisory Committee (PAAC)

Date of Meeting: 11 August 2022

Time of Meeting: 1.30pm–3.11pm

Meeting Location: Springvale Community Hub
5 Hillcrest Grove, Springvale
Community Rooms 6

Also via Microsoft Teams

Attendees:

Committee: Julie Klok (Chair), Maria Erdeg, Christine Green, Erica Moulang, Lauris Attard, Manager Community Care (City of Greater Dandenong [CGD]), Coordinator Community Access (CGD), Positive Ageing Team Leader (CGD), Business Support Officer – Community Care (CGD) – minute taker

Apologies:

Cr Sophie Tan (CGD), Carol Drummond, Jeff Carlin, Betty Gracias

Minutes:

Item No.	Item	Action	Action By
1.	Welcome & Apologies <ul style="list-style-type: none">Welcome to new members and acknowledgement of CountryApologies noted		
2.	Previous Minutes & Business Arising <p>As the June meeting did not have a quorum there were no formal minutes from the last meeting to confirm.</p>		
3.	Confirmation of new PAAC members and welcome to new members in attendance. Introductions of all PAAC members. Short discussion on the PAAC's Terms Of Reference <p>The Manager Community Care welcomed and thanked the new members of the Committee for their commitment to join the PAAC.</p> <p>The Manager Community Care referred all PAAC members back to the Terms Of Reference (TOR) where it confirms the primary objectives of the PAAC is to provide advice to Council in relation to positive ageing of older people in the community and monitor the implementation of the Positive Ageing Strategy.</p> <p>All members then introduced themselves to the members present outlining their background and interest/reasons for joining the Committee.</p>	Read the PAAC TOR	All PAAC members

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

4.2.3 Draft Minutes of Positive Ageing Advisory Committee Meeting - 11 August 2022 (Cont.)

<p>4.</p>	<p>Update on new Albanese Government's commitments to the Aged Care Reforms and new timelines for implementation</p> <p>A summarised document on the new Albanese Government's aged care reform's and amended timelines for implementation was distributed to the Committee. The new combined In-Home Support Program has now been deferred for implementation until July 2024.</p> <p>The Albanese Government have committed to further consultation on what the best way is to combine all In-Home Care Support programs into one streamlined service. This is in response to significant concerns raised by the sector that the rollout of the new in-home support program was being rushed.</p> <p>Council is currently contracted to provide Commonwealth Home Support Programme (CHSP) entry level support services to our older residents to live independently, and safely at home and Assessment Services for CHSP referrals through the Regional Assessment Service (RAS) Program until 30 June 2023.</p> <p>The Manager Community Care also provided an update on the aged care reforms as they relate to residential aged care that the Albanese Government have identified as their initial key priorities including:</p> <ul style="list-style-type: none"> • Ensuring there is a registered nurse in every aged care facility onsite, 24 hours a day, 7 days a week. • Providing every aged care resident to receive 215 minutes of care per day. • A pay rise for aged care workers • Making it simpler to navigate, with face-to-face support services to find care. • Providing better food for aged care residents. 	<p>Summary document distributed to PAAC members</p> <p>Provide regular updates to PAAC members</p>	<p>Manager Community Care</p> <p>Manager Community Care</p>
<p>5.</p>	<p>Update on Seniors Festival Program and Positive Ageing Newsletter</p> <p>The Positive Ageing Team Leader provided an overview of the events planned for the Seniors Festival in October including:</p> <ul style="list-style-type: none"> • Seniors Afternoon Dance Monday 3 October Springvale Town Hall, 1pm–3.30pm • Safety Exhibition Wednesday 12 October Springvale Town Hall, 10am–2.30pm • Road Safety Tuesday 18 October Tattersson Pavillion, 10am–2.30pm • Senior Expo Wednesday 26 October Springvale Community Hub. 10am–2pm 		

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

4.2.3 Draft Minutes of Positive Ageing Advisory Committee Meeting - 11 August 2022 (Cont.)

	<p>In October, Council will be launching the <i>Friendship Seat</i> program which is aimed at providing seniors out in the community on their own with an option to have a coffee and a chat in a safe, welcoming way at a local café.</p> <p>At this stage, the program will be launched in four cafes in centralised locations in Dandenong, Keysborough, Springvale and Noble Park.</p> <p>The next Positive Ageing newsletter will be released next month with printed copies available at Council's customer service centres and through online subscription via Council's website.</p>	<p>Copies of the Seniors Festival Program, Positive Ageing newsletter and information on new <i>Friendship Seat</i> Program to be distributed to PAAC members once available</p>	<p>Positive Ageing Team Leader</p>
6.	<p>Discussion regarding ongoing impact of COVID/influenza on older person's attendance at social activities/programs</p> <p>Several Senior Clubs are still hesitant to reopen due to the unpredictability of COVID/influenza and the inability to have all members return. Many multicultural groups are also struggling to fill Committee positions with some clubs deciding to windup their clubs.</p>		
7.	<p>Other business:</p> <p>The Manager Community Care advised that Council are in the process of developing a Volunteer Strategy. A consultant has been engaged to assist in strengthening Council's commitment to support and encourage volunteering across the municipality. Various consultations including internal and external focus groups will be held.</p> <p>Committee member advised that following consultation, residents have been successful in scaling back the number of trees to be replaced along Hemmings Street and Weller Street, Dandenong. Council have agreed only 17 trees will be removed from the precinct that were deemed in poor health from the initial proposal of a larger number of trees.</p> <p>Committee member advised she attended various library sessions on technology support with few other people in attendance. The Committee agreed various promotion is required. Coordinator Community Access recommended signing up Council's newsletters to receive updated events available.</p>	<p>Provide further information and request the Committee to be part of consultation process</p>	<p>Manager Community Care</p>
	<p>Next Meeting</p> <ul style="list-style-type: none"> Thursday 13 October 		
<p>Meeting Closed 3.11pm</p>			

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

4.2.4 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings

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 the Councillor Briefing Session & Pre-Council Meeting held 5 and 12 September 2022 respectively.

2. Recommendation Summary

This report recommends that the information contained within it be received and noted.

4.2.4 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings (Cont.)

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 Session & Pre-Council Meeting held 5 and 12 September 2022 respectively.

4. Matters Presented for Discussion

Item		Councillor Briefing Session/Pre-Council Meeting
1.	Community Safety Night Councillors, Council officers and members from Victoria Police discussed issues of safety and concern throughout Greater Dandenong.	Councillor Briefing Session – 5 September 2022
2.	Discussion Councillors and Council officers briefly discussed Agenda items for the Council Meeting held on 12 September 2022.	Pre-Council Meeting – 12 September 2022

5. Apologies

- Cr Bob Milkovic submitted an apology for the Councillor Briefing Session held on 5 September 2022. Cr Sophie Tan did not attend the Councillor Briefing Session held on 5 September 2022.
- Cr Eden Foster submitted an apology for the Pre-Council Meeting held on 12 September 2022. Cr Sophie Tan did not attend the Pre-Council Meeting held on 12 September 2022.

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 LGA2020) in that the transparency of Council actions and information is ensured.

4.2.4 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings (Cont.)

8. Recommendation

That the information contained in this report be received and noted.

4.2.5 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Manager Governance
Attachments:	Correspondence Received 5-16 September 2022

1. 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 5-16 September 2022.

2. Recommendation

That the listed items provided in Attachment 1 for the period 5-16 September 2022 be received and noted.

4.2.5 List of Registered Correspondence to Mayor and Councillors (Cont.)

OTHER

**LIST OF REGISTERED CORRESPONDENCE TO MAYOR AND
COUNCILLORS**

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
5-16 SEPTEMBER 2022**

PAGES 3 (including cover)

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

4.2.5 List of Registered Correspondence to Mayor and Councillors (Cont.)

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 05/09/22 & 16/09/22 - for officer action - total = 4

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Currently Assigned
A request from the Rotary Club of Springvale City to erect the Rotary Club Wheel and Peace Pole at the Springvale Community Hub.	12-Sep-22	12-Sep-22	fa256857	Mayor and Councillors EA
Gabrielle Williams MP - Concerns regarding delivery of the Councils masterplan at Rowley Allan Reserve Keysborough 12-09-2022 15:27:20	12-Sep-22	12-Sep-22	fa256859	Community Services
A letter to the Mayor from a Noble Park resident requesting evidence from the Crown of the United Kingdom of Great Britain and Ireland that Council has the authority to collect rates.	13-Sep-22	14-Sep-22	fa257037	Mayor and Councillors EA
A letter to the Mayor from a Springvale resident stating they do not agree with another recycling bin for glass and requesting a response.	14-Sep-22	16-Sep-22	fa257190	Mayor and Councillors EA

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.

4.2.5 List of Registered Correspondence to Mayor and Councillors (Cont.)

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 05/09/22 & 16/09/22 - for information only - total = 4

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Currently Assigned
An invitation to the Mayor and any of Council's Grants team to events hosted by the Circolo Pensionati di Oakleigh e Clayton.	09-Sep-22	12-Sep-22	A9108235	Mayor and Councillors EA
An invitation from the Australian Local Government Association (ALGA) to the Mayor and Councillors for the 2022 National Local Roads and Transport Congress in Hobart from 2-3 November 2022.	13-Sep-22	13-Sep-22	A9111763	Mayor and Councillors EA
An invitation to the Mayor from Vasda Punjab in Melbourne Multicultural Inc to attend the Diwali Mela 2022 at Springvale City Hall on 16 October 2022.	14-Sep-22	15-Sep-22	A9122594	Mayor and Councillors EA
An email to the Mayor from the President of the Australian Local Government Association regarding motions carried at the 2022 National General Assembly.	15-Sep-22	15-Sep-22		

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.

5 NOTICES OF MOTION

A notice of motion is a notice setting out the text of a motion proposed to be moved at the next relevant meeting. It must be in writing, signed by a Councillor, and be lodged with the Chief Executive Officer in sufficient time for him or her to give each Councillor at least 72 hours notice of such notice.

The guidelines for submitting a notice of motion to a Council meeting are included in the current Governance Rules.

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS

The principle purpose of this item in the Council Meeting Agenda is for Councillors to report on their attendance, observations or important matters arising from their liaison or representation with groups for which the Councillor has been formally appointed by Council. In accordance with the documented 'protocol' that applies to either liaisons or representatives, Councillors should raise matters of importance during this item. Other matters may also be reported.

If a Councillor chooses to speak, the name of the conference/event and the Councillor will be noted in the Minutes for that meeting. If a Councillor requires additional information on the conference/event to be listed in the Minutes, they must submit it in writing to a Governance staff member by 12.00pm the day following this Council Meeting.

Question time is provided to enable Councillors to address questions to members of Council staff. The guidelines for asking questions at a Council meeting are included in the current Governance Rules.

Councillors have a total of 15 minutes each to report on their attendances at meetings, conferences or events and to ask questions of Council staff.

7 URGENT BUSINESS

No business may be admitted as urgent business unless it:

- a. Relates to or arises out of a matter which has arisen since distribution of the Agenda.
- b. Cannot safely or conveniently be deferred until the next ordinary meeting and unless agreed to by a majority of those Councillors present at the meeting.