



**GREATER  
DANDENONG**  
*City of Opportunity*

# **MINUTES**

## **COUNCIL MEETING**

**MONDAY, 26 SEPTEMBER 2022**  
Commencing at 7:00 PM

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

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## **1 MEETING OPENING**

### **1.1 ATTENDANCE**

#### **Apologies**

Nil.

#### **Councillors Present**

Cr Jim Memeti (Chair)

Cr Tim Dark, Cr Lana Formoso, Cr Eden Foster, Cr Rhonda Garad, Cr Angela Long, Cr Richard Lim OAM, Cr Bob Milkovic, Cr Sean O'Reilly, Cr Sophie Tan, Cr Loi Truong.

#### **Officers Present**

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

### **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**

All remained standing as Vaughn Marshall from the Lighthouse Christian Church read the following prayer:

*"Dear Loving and Gracious Heavenly Father, I invite you to lead this Council of the City of Greater Dandenong as they deliberate over the agenda before them this evening.*

*I pray for your wisdom, Holy Spirit, to invade the hearts and minds of every person here, that they would do your will and make decisions that would glorify the name of the one true God.*

*In Jesus' name.*

*Amen"*

### **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.**

#### **MINUTE 570**

Moved by: Cr Angela Long

Seconded by: Cr Rhonda Garad

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

**CARRIED**

## 1.5 DISCLOSURES OF INTEREST

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The Mayor, Cr Jim Memeti disclosed a Direct Material Conflict of Interest of a Non-Pecuniary nature (s. 128 of the *Local Government Act 2020*) in Item No. 2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106), as he and his wife own a property on Boyd Street, Dandenong North. The Mayor, Cr Jim Memeti left the Chamber prior to discussion and voting on this item.

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## **2 OFFICERS' REPORTS - PART ONE**

### **2.1 DOCUMENTS FOR SEALING**

#### **2.1.1 Documents for Sealing**

**File Id:** **A2683601**

**Responsible Officer:** **Manager Governance**

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#### **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.**

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**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.**

**MINUTE 571**

Moved by: Cr Loi Truong  
Seconded by: Cr Eden Foster

**That the listed documents be signed and sealed.**

**CARRIED**

## 2.2 DOCUMENTS FOR TABLING

### 2.2.1 Petitions and Joint Letters

File Id:	qA228025
Responsible Officer:	Manager Governance
Attachments:	Petitions and Joint Letters

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### 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.**

#### **MINUTE 572**

Moved by: Cr Sophie Tan  
Seconded by: Cr Richard Lim OAM

**That this report and Attachment be received and noted.**

**CARRIED**

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**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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**2.2.1 Petitions and Joint Letters (Cont.)**

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## **2.3 STATUTORY PLANNING APPLICATIONS**

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

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

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#### **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.**

#### **MINUTE 573**

Moved by: Cr Richard Lim OAM  
Seconded by: Cr Lana Formoso

**That the items be received and noted.**

**CARRIED**

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**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

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#### **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.**

#### **MINUTE 574**

Moved by: Cr Eden Foster  
Seconded by: Cr Richard Lim OAM

**That the items be received and noted.**

**CARRIED**



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**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	Cleland
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	PA 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	P/nApp	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	P/nApp	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	P/nApp	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	P/nApp/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	P/nApp	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	P/nApp	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	PtnApp	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	PtnApp	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	PtnApp	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	PtnApp	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	PtnApp	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	PtnApp	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 Essener 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	Cleeland
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

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#### **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

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**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.

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**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

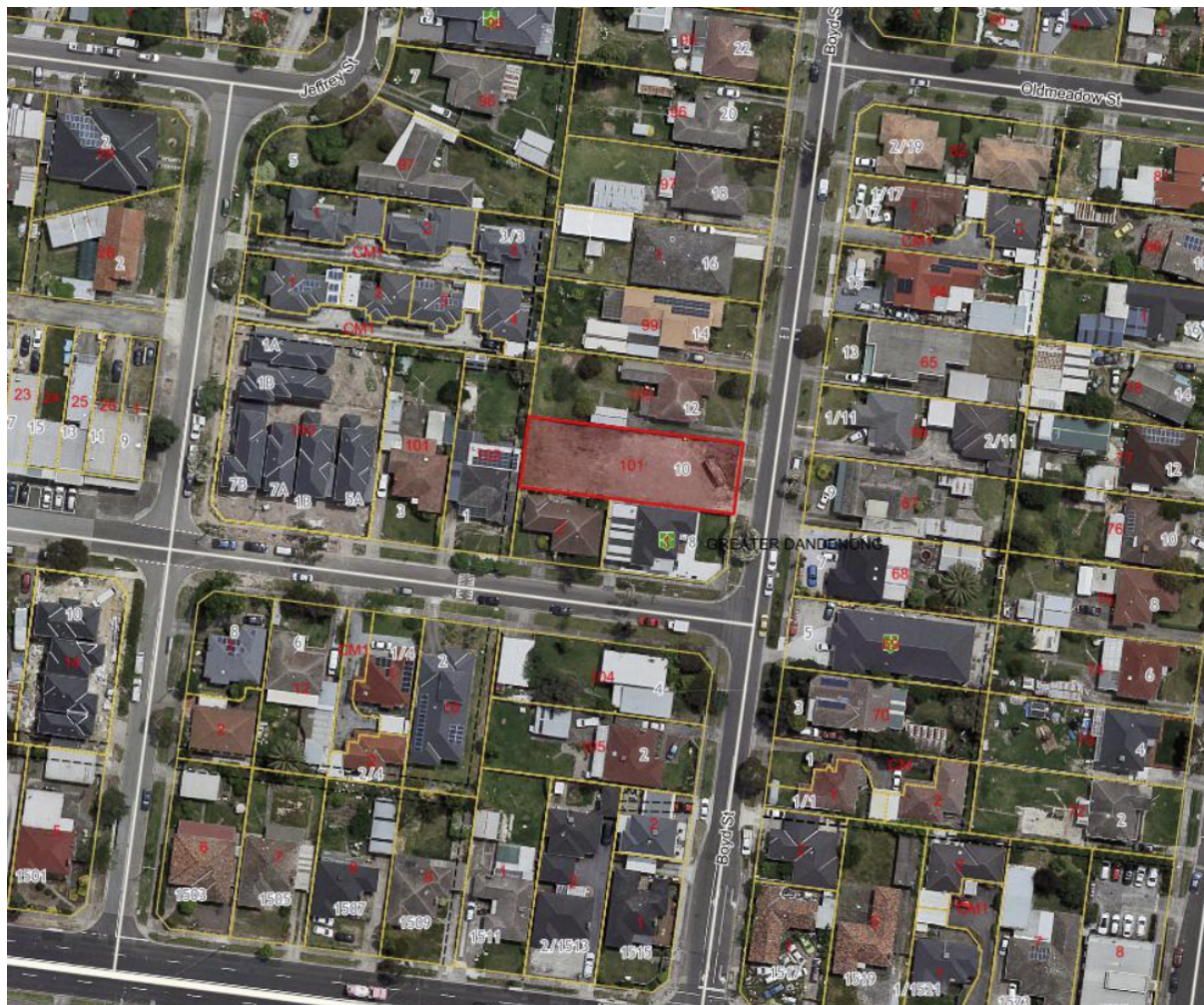


An aerial map of the site and surrounding properties is provided below (October 2021):



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**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.

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**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>														

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**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:

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**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.*

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### 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).

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**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.

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**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:

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**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.



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**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.



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**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:

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**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.*

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**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.*

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**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.

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**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.

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**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**



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**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.

<b>BESS Information Summary</b>  <b>Dwelling Type:</b> <b>Residential</b>		<b>Project Overall Score: 52%</b>		
		<b>Fail</b>	<b>Best Practice</b>	<b>Design Excellence</b>
		<b>(&lt;49%)</b>	<b>(50-69%)</b>	<b>(&gt;70%)</b>
<b>BESS Category</b>	<b>Score</b>	<b>Initiatives</b>		
<b>Management</b>	0%			
		No initiatives		
<b>Water</b>	66%			
		Rainwater tank capacity of 2,000L per dwelling connected to: <ul style="list-style-type: none"><li>• Toilet flushing, laundry</li></ul>		
		High WELS star rated water fittings, fixtures and appliances		
		Potable water consumption reduced by 41% compared to same building following minimum standards		
<b>Energy</b>	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
<b>Stormwater</b>	100%	
		Stormwater design meets industry best practice requirements through incorporation of rainwater collection and re-use and site permeability
<b>Indoor Environment Quality</b>	60%	
		Design is oriented north
		Double glazing to all habitable room windows
<b>Transport</b>	50%	
		Space for bicycle parking in each dwelling garage
<b>Waste</b>	50%	
		FOGO waste collections bins enables organic waste disposal (pending confirmation)
<b>Urban Ecology</b>	37%	
		20% of the site is vegetated
<b>Innovation</b>	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.

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**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;**

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**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

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**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.**

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**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**
  - 17.2. The development or any stage of it is not completed within four (4) years of the date of this permit**

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

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

- 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.**

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**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.**

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

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The Mayor, Cr Jim Memeti disclosed a Direct Material Conflict of Interest of a Non-Pecuniary nature (s. 128 of the *Local Government Act 2020*) in Item No. 2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106), as he and his wife own a property on Boyd Street, Dandenong North. The Mayor, Cr Jim Memeti vacated the Chair and left the Chamber at 7.09 pm prior to discussion and voting on this item.

Deputy Mayor, Cr Eden Foster assumed the Chair.

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Motion deferred by the leave of Council to enable officers to respond to questions posed by Cr Angela Long.

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The Mayor, Cr Jim Memeti returned to the Chamber at 7.09 pm and resumed the Chair.

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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 1**

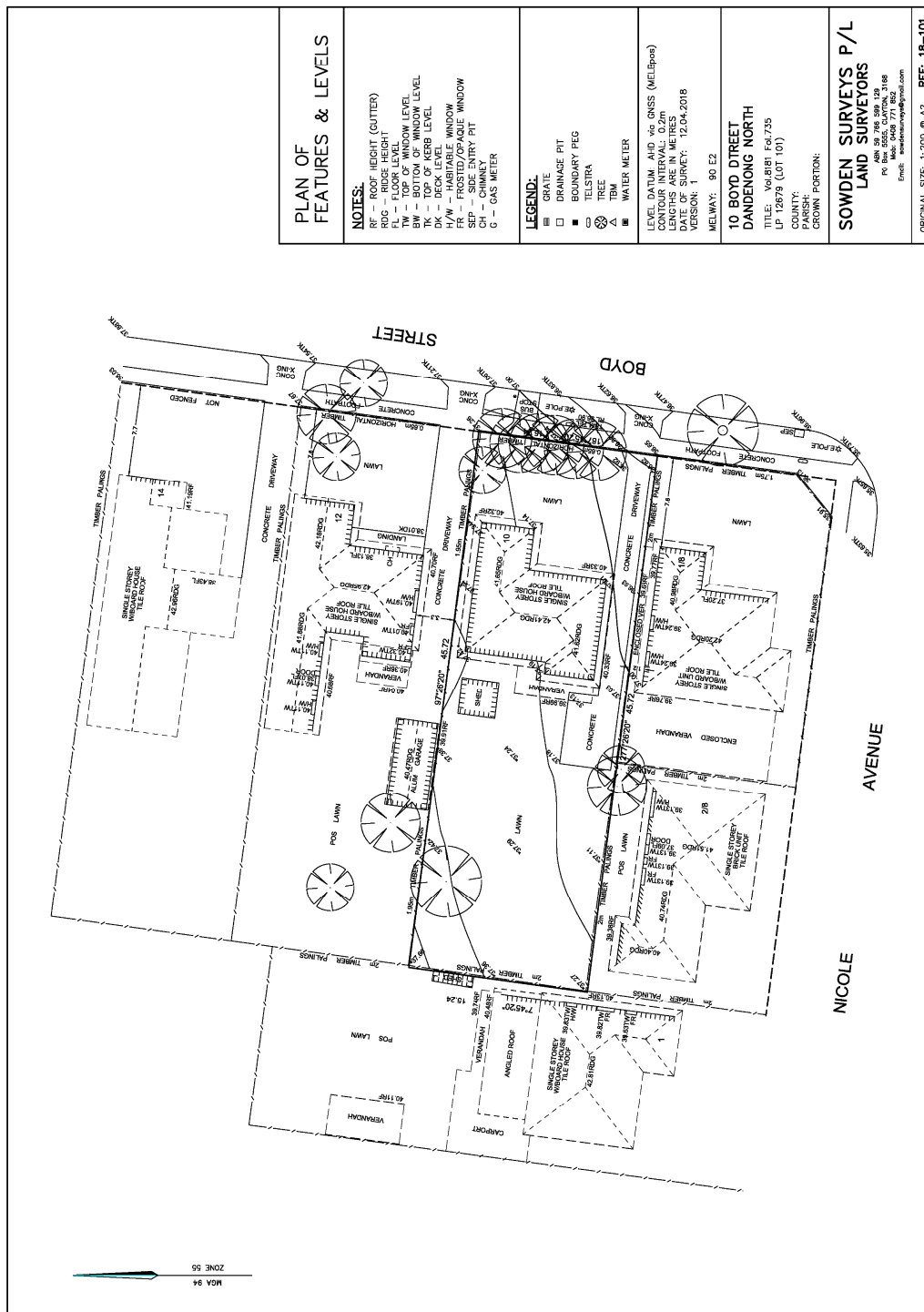
**ASSESSED PLANS**

**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.)



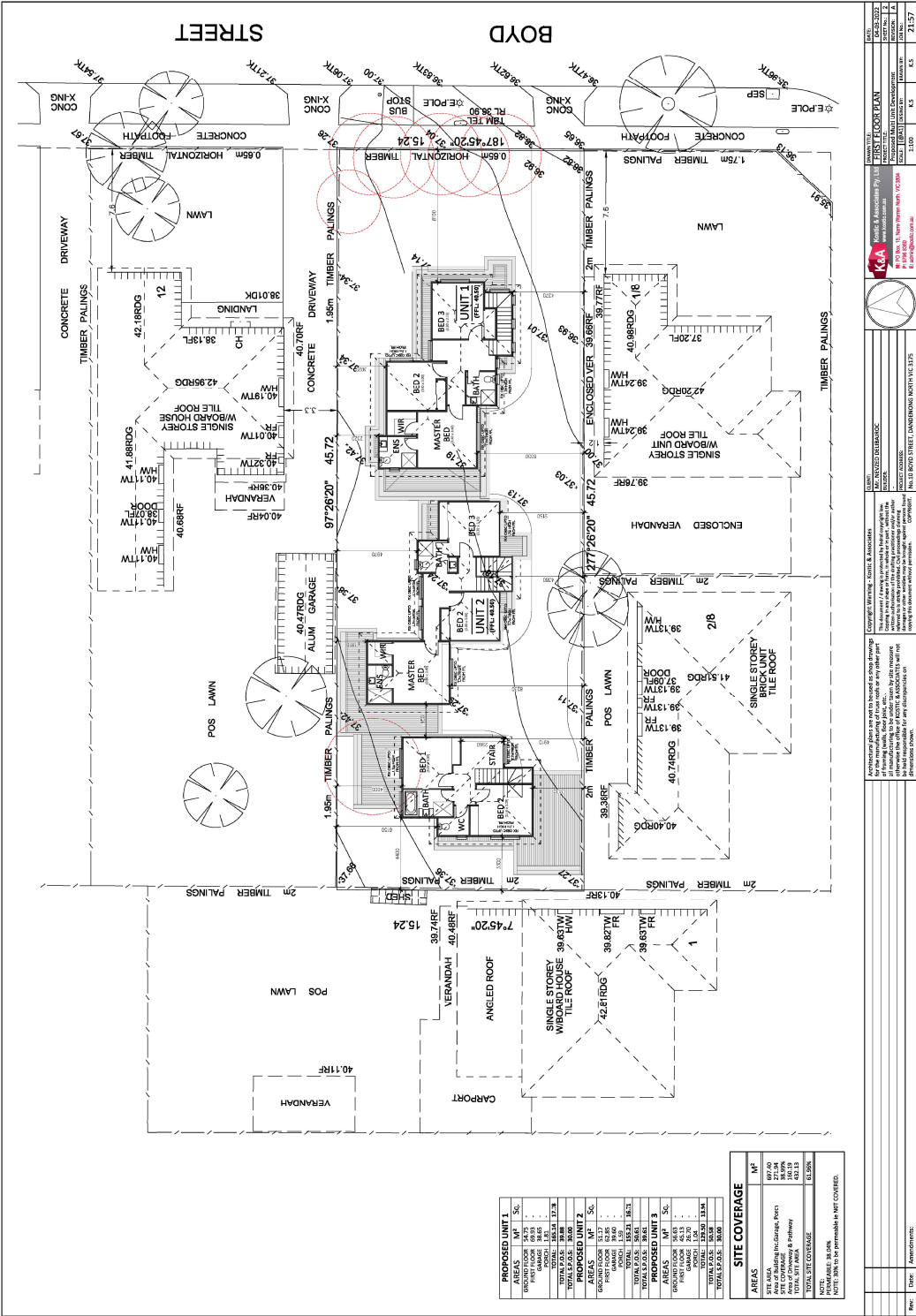
**2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)**



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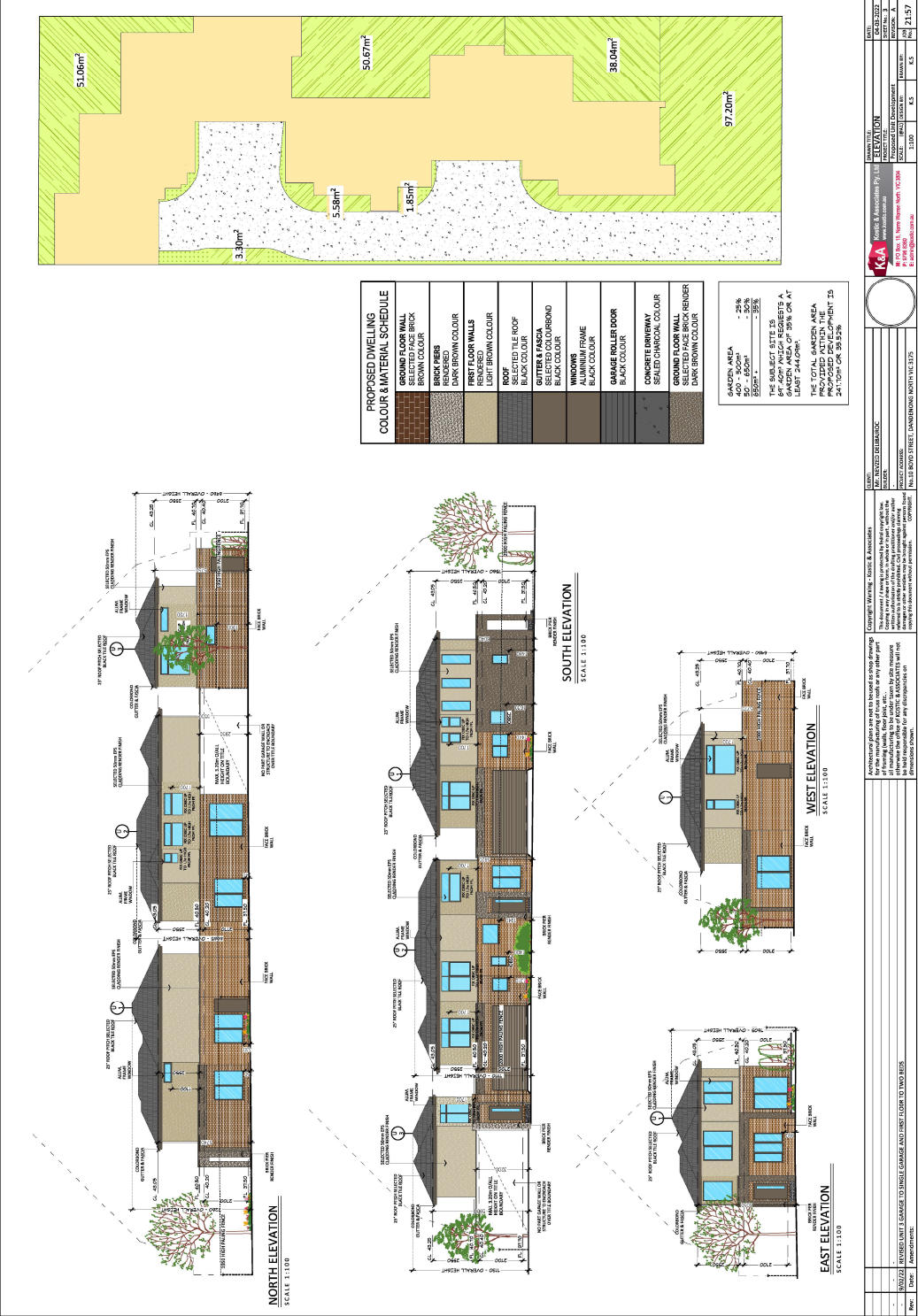
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2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)

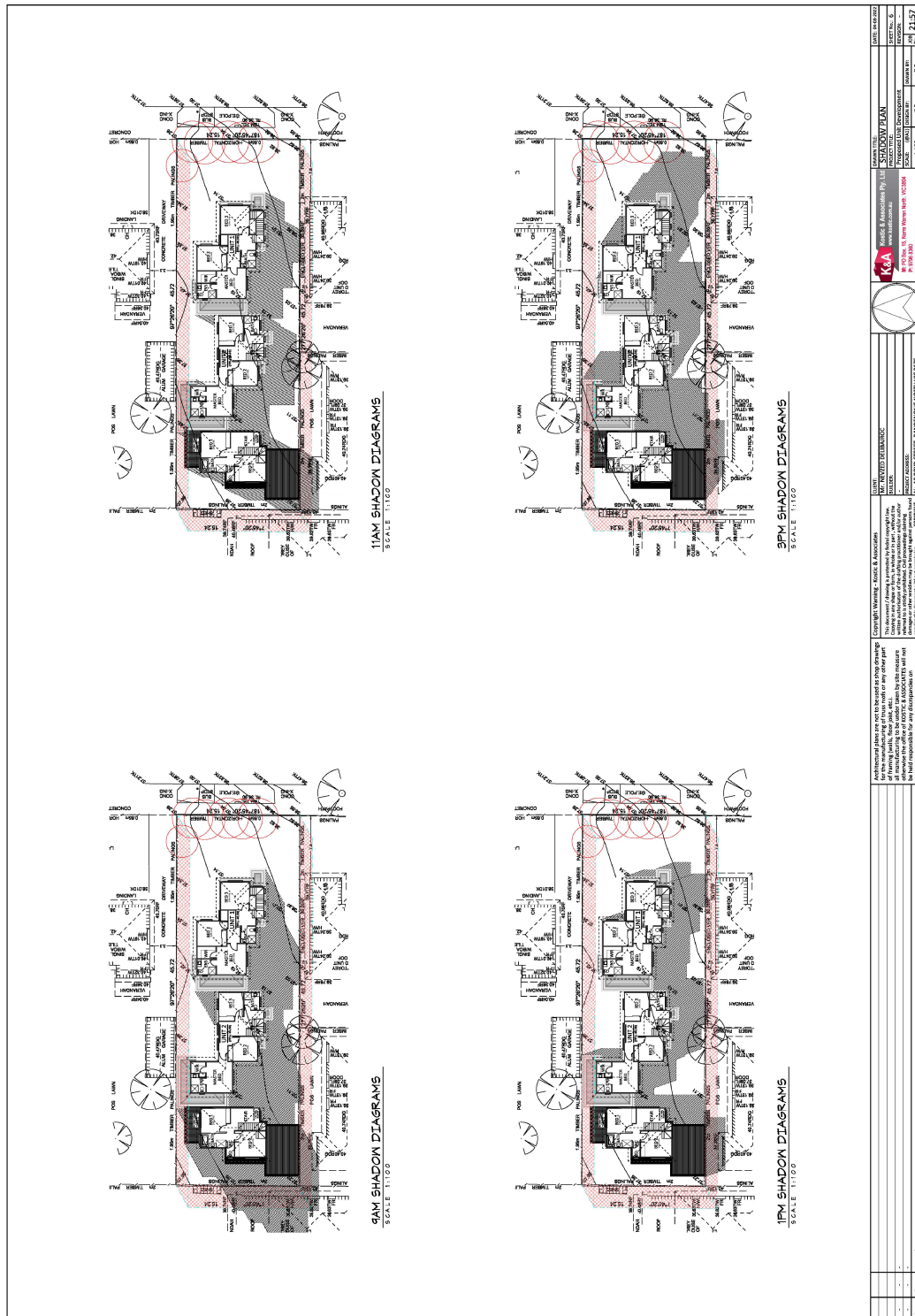




2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)



**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)**

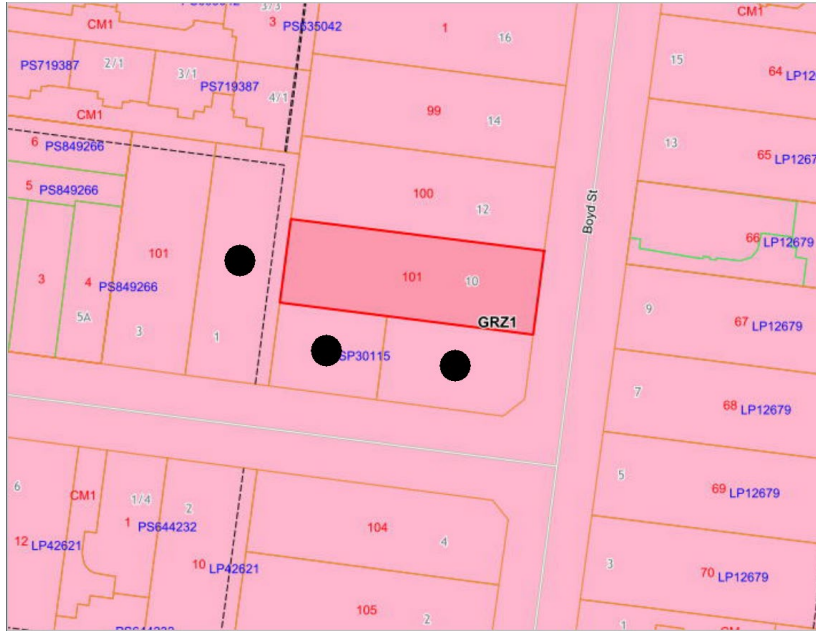
**ATTACHMENT 2**

**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 Objects:



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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 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
<b>Safety</b>	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
<b>Landscaping</b>	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.	✓ <b>Principle met</b>
	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	✓ <b>Principle met</b>
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	✓ <b>Principle met</b>
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ <b>Principle met</b>
	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	✓ <b>Principle met</b> 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"> <li>Well integrated into the design of the building,</li> <li>Generally hidden from view or appropriately screened where necessary,</li> <li>Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level.</li> </ul>	✓ <b>Principle met</b>
	Where car parking is located within the front setback it should be: <ul style="list-style-type: none"> <li>Fully located within the site boundary; and</li> <li>Capable of fully accommodating a vehicle between a garage or carport and the site boundary.</li> </ul>	✓ <b>Principle met</b>
	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.	✓ <b>Principle met</b> The proposed front fence is 0.65 metres in height.
	Maintain the apparent frontage width pattern.	✓ <b>Principle met</b>
Setbacks, front boundary and width	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.	✓ <b>Principle met</b>

*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.	<b>✓ Principle met</b> 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.	<b>✓ Principle met</b>
	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.	<b>✓ Principle met</b>
	Private open space should be positioned to maximise solar access.	<b>✓ Principle met</b> 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.	<b>✓ Principle met</b> 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.	<b>✓ Principle met</b> 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"> <li>• Using similarly proportioned roof forms, windows, doors, and verandahs, and</li> <li>• Maintaining the proportion of wall space to windows and door openings.</li> </ul> Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	<b>✓ Principle met</b>
	The development of new dwellings to the rear of existing retained dwellings is discouraged where: <ul style="list-style-type: none"> <li>• The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or</li> <li>• The retention of the existing dwelling detracts from the identified future character.</li> </ul>	<b>N/A</b> –Balconies are not included within the design.  <b>N/A</b> – 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"> <li>• Not exceeding the height of the neighbouring significant building;</li> <li>• Minimising the visibility of higher sections of the new building; and</li> <li>• Setting higher sections back at least the depth of one room from the frontage.</li> </ul>	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 proposal responds to the sensitive interfaces of the adjoining properties through increased setbacks to the north and west of Dwelling 3.</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>✓ <b>Principle met</b></p> <p>✓ <b>Principle met</b></p>
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	✓ <b>Principle met</b>

*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>✓ <b>Principle met</b> 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>✓ <b>Principle met</b></p>
	Provide suitable storage provisions for the management of operational waste	<p>✓ <b>Principle met</b></p>
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	<p>✓ <b>Principle met</b></p>
Materials & Finishes	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	<p>✓ <b>Principle met</b></p>
	Avoid the use of commercial or industrial style building materials and finishes.	<p>✓ <b>Principle met</b></p>
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces, and excessive repetitive use of materials.	<p>✓ <b>Principle met</b></p>
	Use a consistent simple palette of materials, colours, finishes and architectural detailing.	<p>✓ <b>Principle met</b></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>✓ <b>Principle met</b></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>✓ <b>Principle met</b></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"> <li>• Within secluded private open space areas, including balconies; and</li> <li>• Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.</li> </ul>	✓ <b>Principle met</b>
Internal Amenity	Residential development should: <ul style="list-style-type: none"> <li>Ensure that dwelling layouts have connectivity between the main living area and private open space.</li> </ul>	✓ <b>Principle met</b>
	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ <b>Principle met</b>
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	✓ <b>Principle met</b>
	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.	✓ <b>Principle met</b>
		<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)**

Title & Objective		Standard (Summarised)	Standard Met/Standard Not Met/NA
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><b>✗ Principle not met</b></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>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"> <li>• The visual impact of the building bulk does not adversely affect the identified future character of the area;</li> <li>• Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;</li> <li>• The building bulk does not adversely affect the planting and future growth of canopy trees to maturity;</li> <li>• Sufficient side and rear boundary landscaping can be provided to screen adjoining properties;</li> <li>• Upper storey components are well recessed from adjoining sensitive interfaces.</li> </ul>	<p><b>✓ Principle met</b></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>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.</p>	<p><b>✓ Principle met</b></p>

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

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

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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 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.

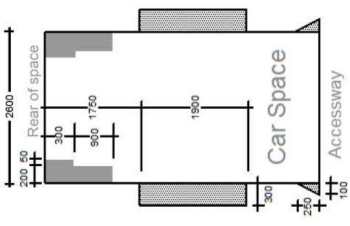
Design Standards	Assessment	Requirement met/Requirement not met/N/A
Design standard 1 - Accessways	Accessways must:	✓ Standard met
	• Be at least 3 metres wide.	✓ Standard met
	• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	N/A
	• 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><b>Table 2: Minimum dimensions of car parking spaces and accessways</b></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																												
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	5.8 m	2.8 m	4.9 m																												
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	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"> <li>• 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.</li> <li>• A structure, which may project into the space if it is at least 2.1 metres above the space.</li> </ul> <p><b>Diagram 1 Clearance to car parking spaces</b></p>  <p>Dimensions in millimetres</p> <p>Clearance required</p> <p>Tree or column permitted</p> <p>Accessway</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														
Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.	N/A														
Design standard 4: Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none"><li>At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.</li><li>Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.</li><li>The design and operation is to the satisfaction of the responsible authority.</li></ul>	N/A													
	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 standard 5: Urban design	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
<b>Design standard 6: Safety</b>	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
<b>Design standard 7: Landscaping</b>	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
<b>Design guidelines</b>	<ul style="list-style-type: none"> <li>The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.</li> <li>The ease and safety with which vehicles access and circulate within the parking area.</li> <li>The provision for pedestrian movement within and around the parking area.</li> <li>The provision of parking facilities for cyclists and disabled people.</li> <li>The protection and enhancement of the streetscape.</li> <li>The provision of landscaping for screening and shade.</li> <li>The measures proposed to enhance the security of people using the parking area particularly at night.</li> </ul>	Requirement met.

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

	<ul style="list-style-type: none"><li>• The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.</li><li>• The workability and allocation of spaces of any mechanical parking arrangement.</li><li>• The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.</li><li>• The type and size of vehicle likely to use the parking area.</li><li>• Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.</li><li>• 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.</li><li>• Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).</li><li>• 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.</li><li>• Any other matter specified in a schedule to the Parking Overlay.</li></ul>	
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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 met	Standard met
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
<b>Standard B2</b>	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
<b>Decision Guidelines</b>	The PPF and the LPPF including the MSS and local planning policies. The design response.	
<b>Objectives</b>	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
<b>Standard B3</b>	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> <li>• Dwellings with a different number of bedrooms.</li> <li>• At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul>	N/A – Development is for three (3) dwellings only.
<b>Objective</b>	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.
<b>Clause 55.03-1 Street setback objective</b>	
<b>Title &amp; Objective</b>	<b>Standard (Summarised)</b>
<b>Standard B6</b>	<p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> <li>At least the distance specified in a schedule to the zone, or</li> <li>If no distance is specified in a schedule to the zone, the distance specified in Table B1.</li> </ul> <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><b><u>RGZ &amp; GRZ3: 5 metres or as per Table B1, whichever is the lesser.</u></b></p> <p><b><u>GRZ 1 &amp; 2: 7.5 metres or as per Table B1, whichever is the lesser.</u></b></p> <p><b><u>NRZ: As per Table B1.</u></b></p>
	<p><b>Standard Met/Standard Not Met/NA</b></p> <p><b>✓ Standard met</b></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.)**

<b>Table B1 Street setback</b>		
<b>Development context</b>	<b>Minimum setback from front street (metres)</b>	<b>Minimum setback from a side street (metres)</b>
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 site should be setback from the side street or the corner site 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>	
<b>Decision Guidelines</b>	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.	
<b>Objective</b>	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. <b><u>RGZ: 13.5 metres discretionary maximum (refer Clause 32.07-8 for details)</u></b> <b><u>GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)</u></b> <b><u>NRZ: 9 metres / 2 storeys mandatory maximum (refer Clause 32.09-9)</u></b>	✓ <b>Standard met</b> 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.	✓ <b>Standard met</b>
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.)**

<b>Standard B8</b>	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> <li>The maximum site coverage specified in a schedule to the zone, or</li> <li>If no maximum site coverage is specified in a schedule to the zone, 60 per cent.</li> </ul> <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>✓ <b>Standard met</b></p> <p>Site coverage at 38.99%, therefore complies with the standard.</p>
<b>Decision Guidelines</b>	<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>	
<b>Objective</b>	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
<b>Standard B9</b>	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> <li>• The minimum areas specified in a schedule to the zone, or</li> <li>• If no minimum is specified in a schedule to the zone, 20 per cent of the site.</li> </ul> <p><b>RGZ1: 20%</b> <b>RGZ2: 20% (none specified)</b> <b>GRZ1: 30%</b> <b>GRZ2: 20% (none specified)</b> <b>GRZ3: 20% (none specified)</b> <b>NRZ1: 40%</b></p> <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> <li>• 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).</li> <li>• Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</li> </ul>	<p><b>Standard met</b> Permeability proposed at 38.04%, therefore complies with standard.</p>
<b>Decision Guidelines</b>	<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>	
<b>Objectives</b>	<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.)**

<b>Clause 55.03-5 Energy efficiency objectives (Does not apply to an apartment development)</b>		
<b>Title &amp; Objective</b>	<b>Standard (Summarised)</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Standard B10</b>	Buildings should be: <ul style="list-style-type: none"> <li>Oriented to make appropriate use of solar energy.</li> <li>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> <li>Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.</li> </ul>	<p>✓ <b>Standard met</b> 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.	✓ <b>Standard met</b> 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.	✓ <b>Standard met</b>
<b>Decision Guidelines</b>	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.	
<b>Objectives</b>	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.)**

<b>Clause 55.03-6 Open space objective (Does not apply to an apartment development)</b>		
<b>Title &amp; Objective</b>	<b>Standard (Summarised)</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Standard B11</b>	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> <li>• Be substantially fronted by dwellings, where appropriate.</li> <li>• Provide outlook for as many dwellings as practicable.</li> <li>• Be designed to protect any natural features on the site.</li> <li>• Be accessible and useable.</li> </ul>	N/A – No public or communal open space provided in proposal.
<b>Decision Guidelines</b>	<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>	
<b>Objective</b>	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
<b>Standard B12</b>	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
<b>Decision Guidelines</b>	The design response.	
<b>Objectives</b>	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.)**

<b>Clause 55.03-8 Landscaping objectives (Does not apply to an apartment development)</b>		Standard Met/Standard Not Met/NA
<b>Title &amp; Objective</b>	<b>Standard (Summarised)</b>	
<b>Standard B13</b>	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>• Protect any predominant landscape features of the neighbourhood.</li> <li>• Take into account the soil type and drainage patterns of the site.</li> <li>• Allow for intended vegetation growth and structural protection of buildings.</li> <li>• In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>• Provide a safe, attractive and functional environment for residents.</li> </ul> <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><b><u>All schedules to all residential zones:</u></b></p> <p><b><i>"70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."</i></b></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>
<b>Decision Guidelines</b>	<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>	
<b>Objectives</b>	<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.	
<b>Clause 55.03-9 Access objective</b>		
<b>Title &amp; Objective</b>	<b>Standard (Summarised)</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Standard B14</b>	The width of accessways or car spaces should not exceed: <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage, or</li> <li>• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul>	<b>✓ Standard met</b> Width of accessway is 21% of the street frontage
	No more than one single-width crossover should be provided for each dwelling fronting a street.	<b>✓ Standard met</b> Only one (1) crossover is utilised for access to the proposal.
	The location of crossovers should maximise retention of on-street car parking spaces.	<b>✓ Standard met</b> The crossover utilised for the development is existing and therefore there is no impact to on-street parking as a result of the proposal.
	The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised.	<b>N/A</b> – Boyd Street is not a road in a Transport Zone 2 or 3.
	Developments must provide for access for service, emergency and delivery vehicles.	<b>✓ Standard met</b>
<b>Decision Guidelines</b>	The design response.	
	The impact on neighbourhood character.	
	The reduction of on-street car parking spaces.	
	The effect on any significant vegetation on the site and footpath.	
<b>Objectives</b>	To ensure the number and design of vehicle crossovers respects the neighbourhood character.	



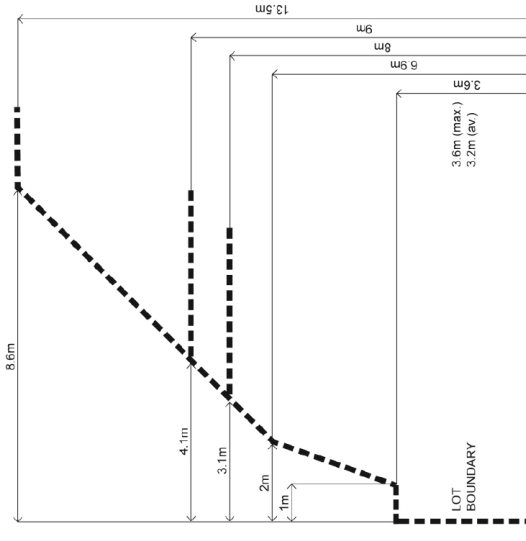
**2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)**

**Clause 55.03-10 Parking location objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B15</b>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings and residential buildings.</li> <li>• Be secure.</li> <li>• Be well ventilated if enclosed.</li> </ul> <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>
<b>Decision Guidelines</b>	The design response.	
<b>Objectives</b>	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
<b>Standard B17</b>	<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"> <li>At least the distance specified in a schedule to the zone, or</li> </ul> <p><b>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."</b></p> <ul style="list-style-type: none"> <li>If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li> </ul> <p><b>Diagram B1 Side and rear setbacks</b></p> 	<p><b>Standard met</b></p> <p><b>North setback</b> Ground floor required: 0-1 metres Proposed: 1.01 metres First floor required: 1.642 metres Proposed: 1.8 metres</p> <p><b>South setback</b> Ground floor required: 0-1 metres Proposed: 4.3 metres First floor required: 1.73 metres Proposed: 3.13 metres</p> <p><b>West setback</b> Ground floor required: 0-1 metres Proposed: 1 metre First floor required: 1.56 metres Proposed: 3.3 metres</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.

**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.	
<b>Decision Guidelines</b>	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.	
<b>Objectives</b>	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.)**

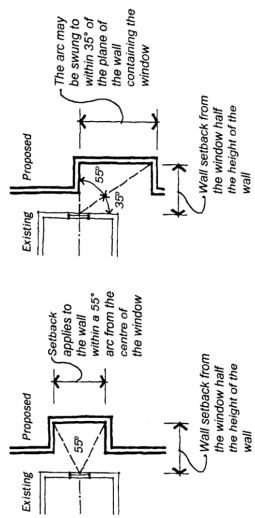
**Clause 55.04-2 Walls on boundaries objective**

Standard (Summarised)		Standard Met/Standard Not Met/NA
<b>Title &amp; Objective</b>  <b>Standard B18</b>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> <li>For a length of more than the distance specified in the schedule to the zone; or</li> <li>If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> <li>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</li> </ul> </li> </ul>	<p><b>Standard met</b></p> <p>Walls on boundary for Dwelling 2 (North side boundary) and Dwelling 3 (South side boundary) comply with the standard.</p> <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>
	<p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p>	<p><b>Standard met</b></p>
	<p>A building on a boundary includes a building set back up to 200mm from a boundary.</p>	
	<p>The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p><b>Standard met</b></p>
<b>Decision Guidelines</b>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p>	
	<p>The design response.</p>	
	<p>The extent to which walls on boundaries are part of the neighbourhood character.</p>	
	<p>The impact on the amenity of existing dwellings.</p>	
	<p>The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</p>	
	<p>The orientation of the boundary that the wall is being built on.</p> <p>The width of the lot.</p>	

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

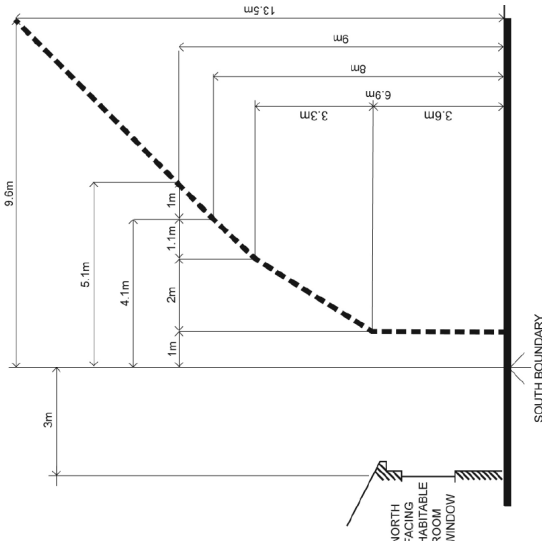
	The extent to which the slope and retaining walls or fences reduce the effective height of the wall.	
	Whether the wall abuts a side or rear lane.	
	The need to increase the wall height to screen a box gutter.	
<b>Objectives</b>	To ensure that the location, length and height of a wall on a boundary respects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

<b>Clause 55.04-3 Daylight to existing windows objective</b>		
<b>Title &amp; Objective</b>	<b>Standard (Summarised)</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Standard B19</b>	<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><b>Diagram B2 Daylight to existing windows</b></p> 	<p>✓ Standard met</p> <p>✓ Standard met</p>
<b>Decision Guidelines</b>	<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>	
<b>Objective</b>	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**

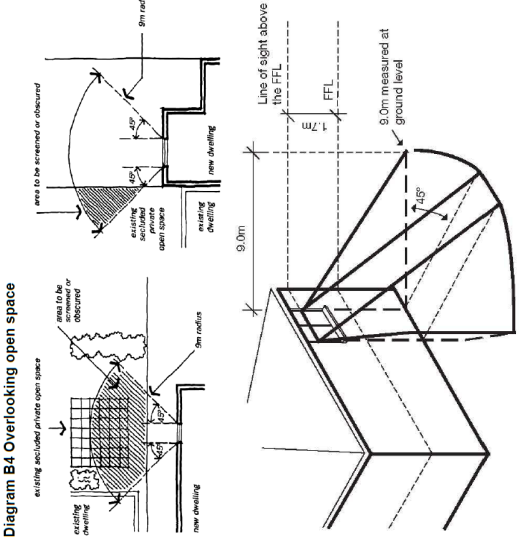
Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B20	<p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height 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><b>Diagram B3 North-facing windows</b></p>  <p><b>Diagram B3 North-facing windows</b></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 horizontal plane.</p>	<p>Standard met</p> <p>✓ Standard met</p>
Decision Guidelines	<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>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.	
<b>Objective</b>	To allow adequate solar access to existing north-facing habitable room windows.	
<b>Clause 55.04-5 Overshadowing open space objective</b>		
<b>Title &amp; Objective</b>	<b>Standard (Summarised)</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Standard B21</b>	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>★ <b>Standard not met</b></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>
<b>Decision Guidelines</b>	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.	✓ <b>Standard met</b>
	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.	
<b>Objective</b>	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><b>Standard B22</b></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><b>Diagram B4 Overlooking open space</b></p>  <p><b>Standard B22</b></p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> <li>• Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>• Have sill heights of at least 1.7 metres above floor level.</li> <li>• Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</li> <li>• Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</li> </ul>	<p><b>Standard met</b></p> <p>All habitable room windows to the north, south and west are either:</p> <ul style="list-style-type: none"> <li>• Highlight windows with a sill height a minimum of 1.7 metres above the finished floor level; or</li> <li>• Are provided with fixed obscure glazing to a height of 1.7 metres above the finished floor level.</li> </ul>	<p><b>Standard met</b></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.	✓ <b>Standard met</b>
	Screens used to obscure a view should be: <ul style="list-style-type: none"> <li>• Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>• Permanent, fixed, and durable.</li> <li>• Designed and coloured to blend in with the development.</li> </ul>	✓ <b>Standard met</b>
	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.	✓ <b>Standard met</b>
<b>Decision Guidelines</b>	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.	
<b>Objective</b>		

**Clause 55.04-7 Internal views objective**

<b>Title &amp; Objective</b>	<b>Standard (Summarised)</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Standard B23</b>	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.	✓ <b>Standard met</b>
<b>Decision Guidelines</b>	The design response.	
<b>Objective</b>	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
<b>Standard B24</b>	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	✓ <b>Standard met</b>
	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.	✓ <b>Standard met</b> 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.	✓ <b>Standard met</b>
<b>Decision Guidelines</b>	The design response.	
<b>Objectives</b>	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
<b>Standard B25</b>	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.	✓ <b>Standard met</b>
<b>Objective</b>	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"> <li>• Be visible and easily identifiable from streets and other public areas.</li> <li>• Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul>	<p>Standard met</p> <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"> <li>• 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</li> <li>• A verandah provided it is open for at least on third of its perimeter, or</li> <li>• A carport provided it has two or more open sides and is open for at least on third of its perimeter.</li> </ul>	<p>Standard met</p> <p>✓ Standard met</p>
Decision Guidelines		<p>The design response.</p> <p>Whether there are other windows in the habitable room which have access to daylight.</p>	
Objective		To allow adequate daylight into new habitable room windows.	

**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><b>Standard met</b></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												

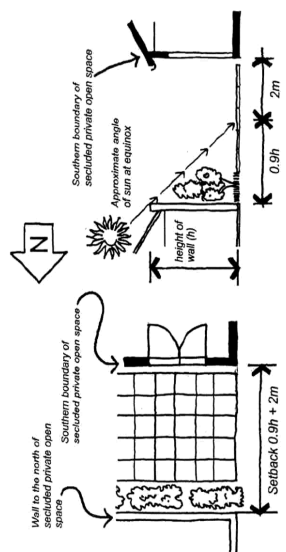
**2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106) (Cont.)**

	<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"> <li>• 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</li> <li>• A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</li> <li>• A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul> <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	(RGZ1 only) N/A
<b>Decision Guidelines</b>	<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>	
<b>Objective</b>	<p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	

**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.		✓ <b>Standard met</b> 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		✓ <b>Standard met</b>
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.		✓ <b>Standard met</b> Each dwelling has 6m <sup>3</sup> 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
<b>Standard B31</b>	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> <li>• Façade articulation and detailing,</li> <li>• Window and door proportions,</li> <li>• Roof form, and</li> <li>• Verandahs, eaves, and parapets,</li> </ul> <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>
<b>Decision Guidelines</b>	<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>	
<b>Objective</b>	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"><li>• The maximum height specified in a schedule to the zone, or</li></ul> <p><b>All schedules to all residential zones:</b></p> <p><b><i>“Maximum 1.5 metre height in streets in Transport Road Zone 2</i></b></p> <p><b><i>1.2 metre maximum height for other streets”</i></b></p> <ul style="list-style-type: none"><li>• If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.</li></ul> <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>✓ <b>Standard met</b></p> <p>✓ <b>Standard met</b></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	To encourage front fence design 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 55.06-3 Common property objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B33</b>	Developments should clearly delineate public, communal, and private areas.  Common property, where provided, should be functional and capable of efficient management.	✓ <b>Standard met</b> Common property is limited to the common driveway.  ✓ <b>Standard met</b>
<b>Objectives</b>	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
<b>Standard B34</b>	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.	✓ <b>Standard met</b>  ✓ <b>Standard met</b>  ✓ <b>Standard met</b>  ✓ <b>Standard met</b>
<b>Decision Guidelines</b>	The design response.	
<b>Objectives</b>	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**

**Adam Murray, Keysborough**

I would like to ask a question in relation to the June 2022 financial report tabled and passed without opposition during the Council Meeting of 12 September 2022. More specifically on page 179 of the Council minutes from that meeting. The Council exposure reported on combined long service and annual leave is almost \$22 million meaning Council must hold in reserve \$22 million for leave entitlement, as does any business. What actions are Council taking to reduce the leave balance down to a more manageable level and freeing up those funds on the balance sheet for community services?

#### **Response**

**Michelle Hansen, Executive Manager Finance and Information Technology**

Whilst Council's leave provisions are just under \$22 million at 30 June 2022, I just want to note that 60% of that balance relates to long service leave, which is a long-term employee benefit. Funds held for the leave provisions are restricted in use and can only be used for the purposes of meeting annual leave and long service leave obligations. By way of background, Council's higher annual leave balances are a workplace factor that has been negatively impacted since the start of the pandemic in early 2020. The pandemic has created conditions that significantly impacted an employee's ability, willingness and motivation to take leave over the 2020, 2021 and 2022 years. This is a broader workplace issue experienced by many sectors and industries, nationally, especially as we enter the third year of the COVID pandemic.

As conditions surrounding the pandemic have gradually improved, there has been a substantial reduction in the amount of leave proposed to be taken. Several measures have also been implemented to encourage staff to take leave when possible, including a new reporting process that focuses on staff with excess leave and maintained throughout the year, regular COVID briefing updates reminding staff of the importance of taking leave and encouraging staff to do so for ongoing health and wellbeing. And also, educating staff on the ability to cash out a portion of their excess leave in accordance with Enterprise Agreement requirements, and a strong focus on leave plans issued.

#### **Question**

**Adam Murray, Keysborough**

May we have an update on the progress of the Keysborough South Community Hub? Has the tender process slated to be complete by August been finalised and when will construction begin?

#### **Response**

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

I can advise that tenders closed at the end of August 2022 and Council officers are currently reviewing the tenders, hopeful for a Council report to be tabled in the next few months. Based on this timing, it is likely that the construction will now commence in early 2023.

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

**Question**

**Silvia Mastrogiovanni, Dandenong**

At the last Council Meeting I asked about how Council's lobbying for better consultation on the Little India redevelopment was progressing. I thank Council for their work lobbying State Government for Dandenong residents. Following on from the answer to my question at the last meeting.

- (a) Why are the Little India redevelopment consultations only on Tuesdays rather than a variety of days to suit different people's families and work availability?
- (b) Why are the face-to-face meetings only at the Dandenong Civic Centre, a venue that older residents do not like visiting during due to parking issues during the day and safety concerns at night?
- (c) How is Council, via paper copies at their facilities in Dandenong and via their social media promoting this consultation?
- (d) As we are very much a multicultural community, will residents be reached in languages other than English and if so, how?

**Response**

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

I can advise as follows on all of the points.

The Revitalising Central Dandenong project with Capital Alliance is in partnership with Development Victoria. Although face-to-face sessions are being held within a Council facility, Council is not involved in the delivery of these sessions and does not determine the location, date and time of these sessions. The location, dates and times of engagement sessions have been determined by Capital Alliance and Development Victoria.

Council will provide this feedback to Capital Alliance. However, you are also able to do so by visiting <https://www.capitalalliance.com.au/rcd/>. Although face-to-face sessions are being held again within the Council facility, Council officers and Council is not involved in the delivery of these sessions, and we have not determined a location, date and time of these sessions, they have been determined by Capital Alliance and Development Victoria.

Council will be actively promoting these engagement opportunities via its social media platforms and Council's website. With regards to item (d), all website-related content Council shares on behalf of Capital Alliance is able to be easily translated, but we are not the owners of that material. We have passed all of these concerns on to Development Victoria and we are hopeful for a response.

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

**Question**

**Dom Boccari, Keysborough**

As we all know our suburbs have become a developer's playground to build way too many townhouses. Would our Council support and lobby the Victorian State Government to purchase a 4 hectare site at 182 Chapel Road, Keysborough, which is currently for sale across the road from the Keysborough Gardens Primary School?

The site could accommodate a much needed State Government secondary school for our growing suburb with open space which would also accommodate an off-the-road school drop off zone for both primary and secondary schools, which would include a supervised school crossing at the traffic lights. This 4 hectare site should also house a much-needed Keysborough CFA station for our heavily developed suburb and surrounding suburbs. No more homes are needed on this 4 hectare site. We need a secondary school instead. So would the City of Greater Dandenong Council lobby our State Government and listen to the community's needs to get this right? If not, why not?

**Response**

**John Bennie, Chief Executive Officer**

I can advise Mr Boccari that we would most certainly be happy to lobby the State Government on this particular matter. I should say, for the avoidance of any doubt whatsoever, Council is not in a position to be active in the acquisition of the subject land but in accordance with Mr Boccari's request, we can certainly advocate in that direction. The Mayor has agreed that he and I will seek to meet with the local member. I also note in the last week that the Andrews Labor Government has made certain commitments in relation to further investment in the Keysborough Gardens Primary School, should they be re-elected. That is for the primary school and not for the subject land that Mr Boccari refers to.

**Question**

**Tina Congues, Dandenong**

I received a flyer in the mail regarding the upcoming Capital Alliance consultation. However, I live on the edge of the Dandenong declared area. Other Dandenong residents I know have received nothing in their letterbox. That was the problem last time, hardly any Dandenong residents knew about it as hardly any Dandenong residents got letterboxed so it was not a genuine consultation. Why are they making the consultation illegitimate again?

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

**Response**

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

As previously stated, this project has been delivered by Capital Alliance in partnership with Development Victoria. Any mailbox letters and distribution catchment are at the discretion of Capital Alliance and Development Victoria. Within the Revitalising Central Dandenong website, which is again <https://www.capitalalliance.com.au/rcd/>, there is an option to join their mailing list to receive any updates as they become available.

Capital Alliance have also provided an opportunity to list your preferred method of contact as either phone or email, in addition to your mailing address. There is also an opportunity for you to directly provide any feedback on the engagement process via this dedicated website. If these concerns have not already been sent, I can advise that, with regards to issues related to Capital Alliance and Development Victoria, they should also be sent to the local MP for Dandenong as this is a State Government project.

**Question**

**Gaye Guest, Keysborough**

Once upon a time in Dandenong, there was a Councillor who asked Council to be fiscal and work down its debt because of the high amount of money borrowed and the interest being paid. As interests reduced, the discussion around this dissipated. However, that is quickly being reversed by the Reserve Bank of Australia (RBA) and not one Councillor questions this impact on future projects and budgets.

Now residents are being told budgets are blowing out expediently because of many issues. We are no longer living in a fairy tale and every fable ends with a moral, like let's be cautious and tread carefully. Residents are asking, when will these grand plans/Master Plans, be scaled back? Will these plans/footprints, have to be scaled back to fit the budget?

Council seems to be dropping large amounts of our money on items to appease a few. Will these projects go ahead as advertised or will they need to be reconfigured and put on a staggered timeline? Will Council now take a fiscal approach to tenders and reduce projects being considered, and how will this be managed sustainably? Has Council considerably reduced its debt since it was first questioned or are we still carrying the equivalent debt?

**Response**

**John Bennie, Chief Executive Officer**

I can advise Ms Guest that these are legitimate questions and legitimate issues to be raised. Much of what is said is correct. However, a lot of what is said is incorrect. What is incorrect is, not this Council nor any of its Councillors has ever stopped asking important questions about Council's fiscal position. There is not a meeting that I am aware of where the sorts of questions being challenged here are not aired, and Councillors continue to ask those questions and have not backed away from doing that.

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

It is correct that most of the prudential questions that are being asked here are applied by Council officers and in turn Councillors and the Council as a whole. Much has been achieved in this City over many, many years, and much of it has been done by debt financing. Council would not have achieved the significant projects that it has delivered for this community without prudent use of debt and Council continues to seek to ensure that the debt that it carries is within the prudential guidelines that are applicable to a Local Government organisation.

It is appropriate too that any project that is being planned by Council is challenged and questioned and reviewed in terms of its capacity to fit within its long term financial strategy, without impacting on Council's recurrent operational budgets. So again, to Ms Guest, I advise that many of the questions she asks continue to be applied and to be queried within this Council, and the Council continues to move forward in a sound and financially sustainable way.

**Question**

**Matthew Kirwan, Noble Park**

The previous Greater Dandenong Waste and Litter Strategy 2015-20 was implemented in 2015 to 2020. When is the replacement strategy going to be developed and what early public consultation will be involved? Most Councils have in the last 12 months or are currently developing new waste strategies inclusive of the Victorian State Government's 2021 Circular Economy Strategy.

**Response**

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

I can advise that the Greater Dandenong Waste and Litter Strategy 2015-20 is still in effect. We are currently working on an updated strategy for the next five years. Due to COVID-19, a number of significant changes that have been implemented in the waste sector over the past few years, this strategy has continued to change and evolve. As noted, a number of other Councils have also gone through or are going through this process at the moment and there are key items which will need to be included or addressed, such as the implementation of a new State body, Recycling Victoria, the Container Deposit Scheme and Advanced Wastewater Treatment options.

Shortly after the draft strategy was prepared, Council sought an update on the South-East Metropolitan Advanced Waste Processing tender process. In discussions with Councillors, this exercise has since expanded into an Advanced Waste options paper which is currently being finalised for presentation at the Council Briefing Session on 17 October 2022. Once this has occurred, the draft five-year Waste and Litter Strategy can then be finalised for presentation to a Council Briefing Session in early 2023, followed by a public consultation process.

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

**Question**

**Matthew Kirwan, Noble Park**

I have not seen a Council meeting report in the last two years on the future direction of Greater Dandenong's aged care services. Is one coming, and what is the future direction?

**Response**

**Marcus Foster, Acting Director Community Services**

Council continues to monitor policy directions and movement at both the Federal and State Government level, regarding this issue. Since the election, the Commonwealth have received feedback from the sector that further work is necessary on the new model of in-home support services. In response, the Commonwealth has decided to further extend existing Commonwealth Home Support Program contracts for a further 12 months until June 2024, to allow for more consultation into the best model of service.

Council has already participated in consultations on the new model of in-home support, including a specific meeting with the Commonwealth so they could understand the important role local government has played in aged care over many decades. It is essential that Council understands the new Commonwealth direction before determining a path forward, as aged care services are critically important to this Council and its community. This decision must be made carefully and in full understanding of the future program in order to maximise the quality and level of service delivered.

Recent media attention has reported situations where other Councils have decided not to accept the 22-23 contract extension and the transition to other providers has been challenging, in some cases resulting in clients experiencing service delays from their new provider, something that this Council is determined to avoid. It is anticipated that the situation should become clearer in the first half of 2023, at which time reports to Council will resume.

**Question**

**Matthew Kirwan, Noble Park**

Previously, a kiosk-style café was planned for the playground at the Dandenong Market. Is that still planned, and if so, what is the expected timeframe? The indoor playground at the Dandenong Market is always busy with young families and not having a café to service them and retain people for longer, in the general merchandise area and the Market in general, is a wasted business opportunity for a potential café owner but also other store holders.



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

**Response**

**Kylie Sprague, Executive Manager Communications and Customer Service**

The possibility of a café near the playground has long been considered as part of the Market's broader strategic plan. This involves a significant investment in services for the general merchandise hall, particularly water but also for the gas and electricity supply. It was also envisaged that the wall between the GM hall and Market square might come down at some point, which would open that whole area up and remove the barrier between the playground and a number of existing coffee stalls. All those plans require significant funding, which is not currently available, particularly post COVID-19, although all options will continue to be investigated. In the meantime, that space is largely and regularly used for entertainment activations to help draw foot traffic into that area of the market.

**Question**

**Devanesan Nallathamby, Dandenong**

There are two questions from Devanesan Nallathamby but they were almost completely aligned and similar. We will deal with one only and cover both issues. Since the area available for the Dandenong Community Hub has changed and I was not satisfied with the implementation of the initial public consultation, I would like to know whether further consultation with the public shall take place and why the web-page has not been updated?

**Response**

**Marcus Foster, Acting Director Community Services**

Further consultation on the Dandenong Community Hub is due to commence in October of 2022. It is intended that this consultation will include a review of three separate concept design options asking members of the public which they would prefer, and why. As preparations for this consultation are finalised, the project page on the website will be updated accordingly.

**Question**

**Gaye Guest, Keysborough**

When a house is up for sale and maybe sold with a suspected carport that became a wraparound veranda of the exterior of two sides of the house and then was converted into an outside kitchen with walls and window is this legal? If this structure is not legal, what is the process to get it removed? Is it the vendor's responsibility or the buyer's responsibility? Why are our planning laws so loose in the beginning to allow these inferior builds and the Premier was quoted recently saying planning comes under Council's list of responsibility, yet Council says it is bound by State Government laws. So what is the truth? Will this structure remain standing?



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

**Response**

**Jamie Thorley, Acting Director City Planning, Design and Amenity**

It is a really important question. This is an issue that comes up frequently for our building surveying team. Council's investigations have found that currently, there is no legislative requirement for us a council and for property owners to disclose what structures do or do not have permits on a property during the sale. Our advice to all potential property purchasers is to undertake a building and pest inspection and request a property search from your local council where the property is located before entering into a contract of sale. This will also ensure unlawful structures or deficiencies are identified prior to the sale. In relation to the suspected unlawful building work that you've mentioned, if you could provide further details in relation to the property that you raise, we are happy to have an officer investigate.

**Comment**

**Cr Tim Dark**

Just a supplementary on that question. I'm actually familiar with the property because on my previous term of council, this was a matter which was raised by Ms Guest, and the property relates to a property a couple of doors down from her. I know that I did ask and Director Bosman did have a look at this property, and it actually was compliant with the planning scheme, that there is allowed to be a veranda. I believe it's up to 15 square metres without a permit, and that was what basically was constructed, with a kitchenette as a part of that. So I will definitely have the emails and I'll be able to send that on. But I know this has been a longstanding issue, this subject property, with Ms Guest.

**Question**

**Melinda Puglisi, Dandenong**

On 28 March 2022, I asked a question about the Dandenong Council offices underground carpark at Council Meeting and the response was that it would be taken on notice to "give proper consideration to the matter". Six months on, I am yet to receive the courtesy of a response from Mr Bennie. Could this question please be re-asked at the council meeting tonight?

**Response**

**John Bennie, Chief Executive Officer**

In response, I apologised for any discourtesy that might be read in my non-response. I'm aware that a final response was provided and was documented in the minutes of the following meeting, albeit that final response was only a very brief one, and it referred to a marginal additional extension of the closure. So again, I apologise if that has been interpreted as being discourteous. More importantly, and arising from further recent public interest, a two-step plan to re-open the carpark has been initiated.

The carpark was initially closed on the back of an independent safety audit. We have amended that situation to allow the public to access and park in the carpark on the nights of ordinary council meetings. But we have now requested that an independent safety audit be reconducted to confirm that it is now safe to reopen the carpark. That will not take long and should be completed very shortly. As soon as that is done and as soon as tenants who were temporarily allowed to use the carpark in the meantime are relocated, the carpark will be reopened to the public.

## **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:

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#### **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.

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#### **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.

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#### **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.

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#### 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;

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#### **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.

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#### **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.**



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

**MINUTE 575**

Moved by: Cr Tim Dark  
Seconded by: Cr Lana Formoso

**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.**

**CARRIED**



## **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

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#### **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.

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#### **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

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#### **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.

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**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.**

**MINUTE 576**

Moved by: Cr Rhonda Garad  
Seconded by: Cr Eden Foster

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

**CARRIED**

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**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.*

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#### 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	<b>Acknowledgement of Country</b> <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	<b>Conflicts of Interest</b> No conflicts of interest declared in relation to the agenda.		
3	<b>Other Business: LGBTQ+ Visual Representation</b> (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 <i>'The Home of Earthly Delights'</i> 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"> <li>• 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.</li> <li>• Consideration of barriers of some community members to participate, particularly young CALD community and other minority groups.</li> <li>• How to create safe ways to show support.</li> <li>• Consideration of potential barriers in the community accessing grants.</li> </ul> <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><b>Introductions, Apologies, Staffing Updates</b></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><b>Review of Minutes</b></p> <p>Arts Advisory Board Meeting on 17 May 2022.</p> <p>Moved: Oz Malik</p> <p>Seconded: Coordinator Drum Theatre</p>		
6	<p><b>In Situ Project Summary</b></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><b>Creating Out Loud Leadership Program</b></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><b>Working Group Chair Reports</b></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><b>Dandenong New Art (DNA) and former Precinct Energy Plant (PEP) Project Updates</b></p> <ul style="list-style-type: none"> <li>DNA: Noted article on front page of local paper. Council waiting for updated project timeline - contractual dispute with contractor is currently being resolved.</li> <li>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.</li> </ul>		
10	<p><b>Facility and Service Updates and Discussion</b></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.*



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**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><b>Sector Updates</b></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><b>Other Business</b></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>	<p>Respond to enquiry.</p>	<p>CGD</p>
13	<p><b>Next Meeting:</b> 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

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### **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.

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#### **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).

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
- 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.

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#### **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.

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**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.**

**MINUTE 577**

Moved by: Cr Rhonda Garad  
Seconded by: Cr Richard Lim OAM

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

**CARRIED**

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**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	<b>Acknowledgement of country</b> <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	<b>Chair welcome, introductions, and apologies</b>		
3	<b>Review of Minutes from meeting held on 12 May 2022</b> Minutes moved and seconded. Moved: Chris Keys Seconded: Gaye Guest		
4	<b>Matters arising from Minutes</b> No matters arising from the previous Minutes.		
5	<b>Objectives of the Cultural Heritage Advisory Committee.</b> The Chair referred to the objectives of the Committee.		
6	<b>Vanity Lane update</b> 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	<b>Masonic Hall Time Capsule Update</b> 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	<b>Dandenong New Art (DNA) Update</b> 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	<b>Arts and Cultural Heritage Strategy Update</b> 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	<b>Historical Society Update</b> Dandenong and District Historical Society (DDHS) updates: <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>DDHS Computer Audit has been completed.</li> </ul> Springvale and District Historical Society (SDHS) updates: <ul style="list-style-type: none"> <li>Two new volunteers have been doing an amazing job in sorting the collection and currently in the final stages.</li> <li>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</li> </ul>		

*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"> <li>Two SDHS computers have been upgraded with SSD hard drives which has improved performance and computers have been networked.</li> <li>SDHS Facebook page has been created and currently looking at the creation of a webpage.</li> <li>SDHS participated in the recent Tea's of the World Exhibition at Springvale Community Hub as part of Open House 2022.</li> <li>There were also two programmed talks at the Drum Theatre on the history of the building as part of Open House.</li> </ul> <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"> <li>Significance Assessments</li> <li>Caring for Collections training.</li> </ul>		
11	<p><b>Acquisitions/Collections Policies</b> 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><b>Update on the History and Heritage Website</b> 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"> <li><b>Heritage Collections</b> link to more information about Collections and our Digital Collections.</li> <li><b>Living Treasures.</b></li> <li><b>25<sup>th</sup> Anniversary of City of Greater Dandenong.</b></li> <li><b>Heritage Programs and Events.</b> That will list our future heritage exhibitions and events.</li> <li><b>Interpretive Signs</b> which includes a number of the heritage interpretation and sign projects undertaken by the Revitalisation team.</li> </ul> <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><b>Heritage Branding:</b> 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><b>Hammond Rd Archive – Feasibility Study</b> 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><b>Approaching Multicultural Committee to discuss how the Cultural Heritage Advisory Committee could more effectively engage with migrant communities / capturing small collections</b> 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><b>Update on Noble Park Hall Trust</b> 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><b>Update on Friends of Historic Keysborough Chapel (FHKC)</b> 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><b>CGD Reserves Video Project</b> 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"> <li>• Frederick Wachter Reserve</li> <li>• Rowley Allan Reserve</li> <li>• Tatterson Park.</li> </ul> <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><b>Merle Mitchell AM – Memorial Event</b></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"> <li>• a commemorative video of footage of Merle</li> <li>• launch of the Spirit of Enterprise Trail Map.</li> </ul> <p>Other activities for this day are still being finalised.</p>		
19	<p><b>Review of the Greater Dandenong Heritage Study 1999</b></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><b>Current Heritage Projects/Events</b></p> <p>Update from Council officers:</p> <ul style="list-style-type: none"> <li>• <b>National Libraries Australia (NLA) Heritage Collections Training:</b> 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.</li> <li>• <b>eHive Statistics Page Views:</b> 1612 page views since the last Cultural Heritage Advisory Committee Meeting on 12 May 2022.</li> </ul> <p><b>Exhibitions and Associated Public Programs:</b></p> <p><b>A Floral Muse Exhibition</b> recently closed.</p> <ul style="list-style-type: none"> <li>• The exhibition included two separate public programs:</li> </ul>		

*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"><li>1. Exhibition talk with Pamela Sutton</li><li>2. Exhibition talk with the Curator of the Exhibition from the City of Greater Dandenong Council Officer.</li></ol> <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"><li>• 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.</li></ul> <p><b>Collection displays:</b> Displays of the heritage collection since last meeting (in addition to exhibitions):</p> <ul style="list-style-type: none"><li>• Civic and Cultural Heritage Art Collection display: Heritage Hill April/May.</li><li>• Display photographs, plans and heritage collections: Rose bedroom April/May.</li><li>• Display photographs, former residents of Laurel Lodge: Laurel Lodge May onwards.</li></ul> <p><b>Research requests:</b> Approximately 15 requests have been completed by heritage staff since last meeting in May.</p> <p><b>Events:</b> <b>PROV – 'We Built This City' - Collaborative Interpretation Project.</b> 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><b>Australian Heritage Festival:</b> 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><b>Heritage Hill Tours:</b> 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><b>Other Business</b></p> <p><b>Little Day Out Event</b> 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><b>Ballarat off site storage (BOSS) for the State Library of Victoria</b> 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><b>Current Heritage Projects/Events:</b> 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><b>Springvale and District Historical Society Display (SDHS) Items</b> 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><b>Meeting closed at 5.36pm</b></p> <p><b>Next Meeting: 24 November Venue: TBC</b></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

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### **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.

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#### **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.

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#### **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.



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**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.**

**MINUTE 578**

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

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

**CARRIED**

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**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.*

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#### 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.	<b>Welcome &amp; Apologies</b> <ul style="list-style-type: none"><li>Welcome to new members and acknowledgement of Country</li><li>Apologies noted</li></ul>		
2.	<b>Previous Minutes &amp; Business Arising</b> <p>As the June meeting did not have a quorum there were no formal minutes from the last meeting to confirm.</p>		
3.	<b>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</b> <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><b>Update on new Albanese Government's commitments to the Aged Care Reforms and new timelines for implementation</b></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"> <li>• Ensuring there is a registered nurse in every aged care facility onsite, 24 hours a day, 7 days a week.</li> <li>• Providing every aged care resident to receive 215 minutes of care per day.</li> <li>• A pay rise for aged care workers</li> <li>• Making it simpler to navigate, with face-to-face support services to find care.</li> <li>• Providing better food for aged care residents.</li> </ul>	<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><b>Update on Seniors Festival Program and Positive Ageing Newsletter</b></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"> <li>• <b>Seniors Afternoon Dance</b> Monday 3 October Springvale Town Hall, 1pm–3.30pm</li> <li>• <b>Safety Exhibition</b> Wednesday 12 October Springvale Town Hall, 10am–2.30pm</li> <li>• <b>Road Safety</b> Tuesday 18 October Tattersson Pavillion, 10am–2.30pm</li> <li>• <b>Senior Expo</b> Wednesday 26 October Springvale Community Hub. 10am–2pm</li> </ul>		

*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><b>Discussion regarding ongoing impact of COVID/influenza on older person's attendance at social activities/programs</b></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><b>Other business:</b></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><b>Next Meeting</b></p> <ul style="list-style-type: none"> <li>Thursday 13 October</li> </ul>		
<p><b>Meeting Closed 3.11pm</b></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

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### **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.

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

### 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.

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**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.**

**MINUTE 579**

Moved by: Cr Loi Truong  
Seconded by: Cr Eden Foster

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

**CARRIED**



#### **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

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### **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.**

### **MINUTE 580**

Moved by: Cr Rhonda Garad  
Seconded by: Cr Richard Lim OAM

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

**CARRIED**

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**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.)



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.

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

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**This item was deferred at Item 2.3.3 so that officers could seek responses to questions posed by Cr Angela Long and retabled at this stage of the Meeting for consideration.**

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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

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#### **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

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

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

#### **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.

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

- 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.

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

Locality Plan

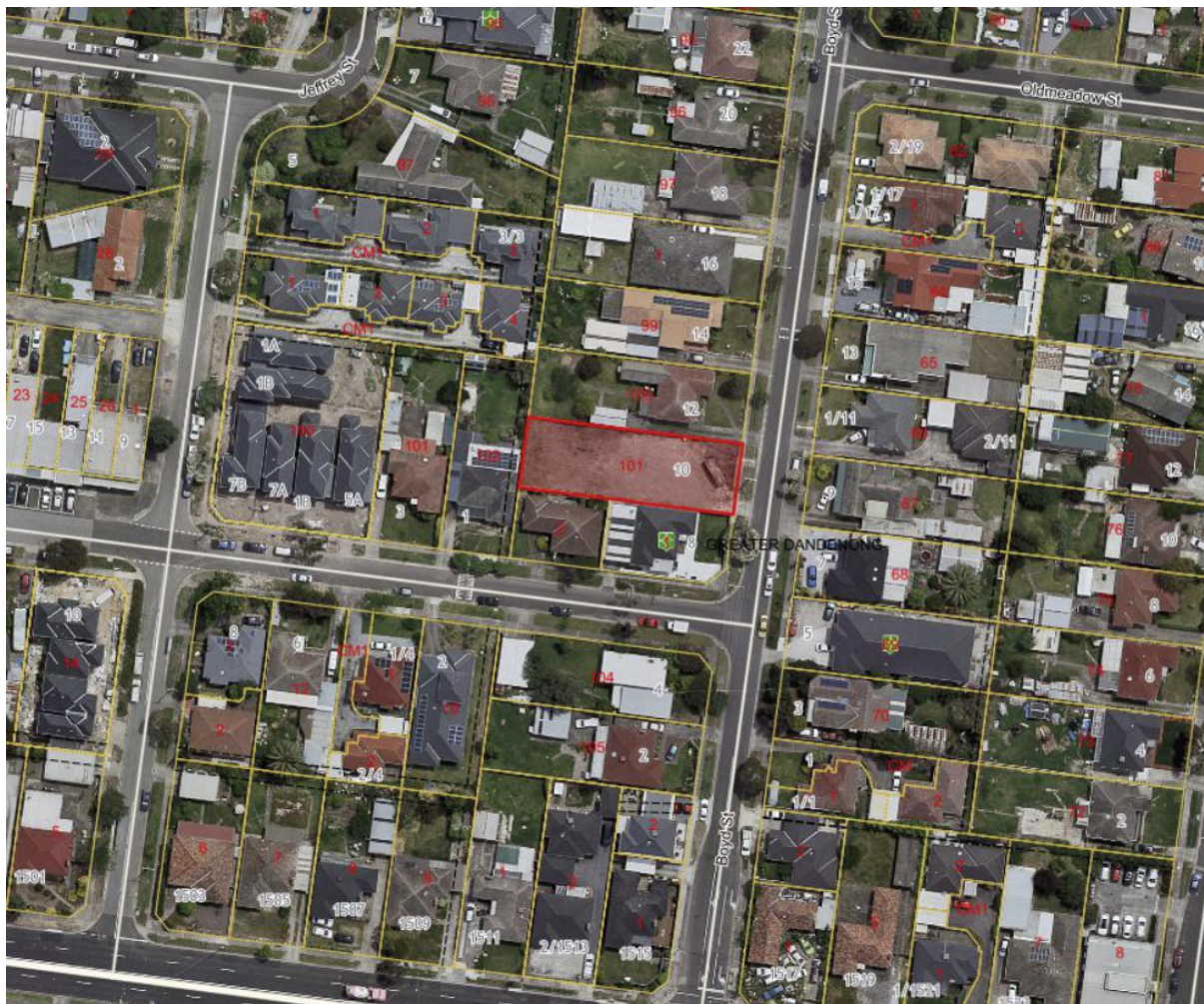


An aerial map of the site and surrounding properties is provided below (October 2021):



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**4.2.6 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.

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**4.2.6 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

**4.2.6 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>												

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**4.2.6 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:



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**4.2.6 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.*

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#### **4.2.6 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).

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**4.2.6 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.

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**4.2.6 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:



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**4.2.6 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.

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**4.2.6 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.

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**4.2.6 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:

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#### 4.2.6 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.*

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**4.2.6 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.*

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**4.2.6 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.

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**4.2.6 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.



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**4.2.6 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**



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**4.2.6 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.

**4.2.6 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.

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

**4.2.6 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
<b>Stormwater</b>	100%	
		Stormwater design meets industry best practice requirements through incorporation of rainwater collection and re-use and site permeability
<b>Indoor Environment Quality</b>	60%	
		Design is oriented north
		Double glazing to all habitable room windows
<b>Transport</b>	50%	
		Space for bicycle parking in each dwelling garage
<b>Waste</b>	50%	
		FOGO waste collections bins enables organic waste disposal (pending confirmation)
<b>Urban Ecology</b>	37%	
		20% of the site is vegetated
<b>Innovation</b>	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.

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**4.2.6 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;**

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**4.2.6 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

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**4.2.6 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.**

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**4.2.6 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**

**17.2. The development or any stage of it is not completed within four (4) years of the date of this permit**

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

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

- 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.**



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**4.2.6 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.**

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**The Mayor, Cr Jim Memeti disclosed a Direct Material Conflict of Interest of a Non-Pecuniary nature (s. 128 of the *Local Government Act 2020*) in Item No. 2.3.3 Town Planning Application - No. 10 Boyd Street, Dandenong North (Planning Application No. PLN22/0106), as he and his wife own a property on Boyd Street, Dandenong North. The Mayor, Cr Jim Memeti vacated the Chair and left the Chamber at 7.38 pm prior to discussion and voting on this item.**

**Deputy Mayor, Cr Eden Foster assumed the Chair.**

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

**MINUTE 581**

Moved by: Cr Bob Milkovic

Seconded by: Cr Tim Dark

**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:**

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  - 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**
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- 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;**

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**4.2.6 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.
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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

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**4.2.6 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.

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**4.2.6 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**
  - 17.2. The development or any stage of it is not completed within four (4) years of the date of this permit**

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

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

- 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.**

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**4.2.6 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.**

**CARRIED**

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

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**For Motion: Cr Tim Dark, Cr Bob Milkovic, Cr Sean O'Reilly, Cr Richard Lim OAM, Cr Sophie Tan, Cr Lana Formoso, Cr Eden Foster.**

**Against Motion: Cr Angela Long, Cr Rhonda Garad, Cr Loi Truong.**

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**The Mayor, Cr Jim Memeti returned to the Chamber at 7.55 pm and resumed the Chair.**

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## **5 NOTICES OF MOTION**

Nil.

## **6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS**

### **Comment**

#### **Cr Tim Dark**

It has been a very busy fortnight for this Council. I know all the Councillors have been very busy with end of the season events for winter sports, the launch of summer sports and all the other events occurring.

On Saturday 17 September 2022, I had the opportunity to attend the Eastland Premier Division Grand Final Day, Noble Park Football Club versus Rowville Football Club. The Noble Park Football Club sits in the Eastern Football League, and to add an even more complexity, the rest are in the Southern Football League.

This was a very well-attended match held on Bayswater Reserve. Noble Park was victorious by a significant mile. Much work was contributed from many local residents, people who had been involved in the football club. For them to be able to achieve a goal of winning the premiership in the Eastern Football League, a league that is significantly harder than the Southern Football League, is a significant achievement for them.

I also had the opportunity to attend the Springvale Football Club presentation night that was held at the Sandown Park Hotel. Congratulations to Chris Thomson and Sean Francis, two young guys who have been admitted as life members of the Springvale Football Club. Not long after I was first elected to Council in 2016, I received an invitation to attend the Springvale Football Club and meet with them. There were many issues with the football club, including structural issues with the leadership. There were issues with embracing change and accommodating the younger generations coming through.

The work that was going on within the growth of the club was coming to an end. For a football club which does not have juniors, to then end up in a position where they were struggling was a significant issue. The younger generations came in, led by Sean Francis, and the executive committee provided guidance to some of the older members. It is now the largest football club in the whole Southern Football League, from Port Melbourne all the way down to Mordialloc Cross, the Springvale Football Club is now known as the powerhouse club. The Southern Football League is paying a lot of attention to it. Also due to the activation they have had with getting girls involved in the sport through netball and the women's football team, the growth that they are experiencing, is absolutely phenomenal. It was good to see the turnout, 186 people attended the event, an extremely well-attended event and dedication there.



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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

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On 16 September 2022, I had the opportunity to attend the Dandenong South Soccer Club presentation night that was held at Alencia Receptions. It is the first time I have been there. I have driven past probably a thousand times and it is a phenomenal venue, and it was an extremely well-attended event. Many families were there to celebrate the achievements. I know there is a video online, Councillor Richard Lim OAM is probably one of the best dancers I have seen in a long time when it comes to Albanian dancing. I am aware that the video has now received over a thousand views. The commentary is not about Councillor Jim Memeti's dancing, not anyone else, but how good Councillor Lim is at dancing. If there is a future after Council and after running a pharmacy, Councillor Lim has certainly got it in the bag.

On Saturday 17 September 2022, I had the opportunity to attend the Keysie Market, and this has been another thing which has been a long time coming. COVID-19 substantially impacted it. I believe Councillor Rhonda Garad is on the organising committee. It had been planned to be outside. Unfortunately, due to Melbourne weather and the way that City of Greater Dandenong Council events always seem to be. We were fortunate enough to be able to go inside the foyer by Springers. I have never seen so many people in one location lining up, seeing what opportunities there were. There were local residents with their crafts, and plenty there for those who had dogs. There were leashes and biscuits and home-made dog treats. Another very well-attended event. I believe from what I saw on Facebook posts, there are going to be future events, but I will let Councillor Rhonda Garad mention that in her report.

**Question**  
**Cr Tim Dark**

Gabrielle Williams MP, local member for Dandenong, attended the Rowley Allen Reserve to have a meeting with the Anchor clubs and tenants. I have raised in the past about the support that Council has in place to do with the infrastructure, and also the delivery of the Master Plan. It has become quite concerning, given the lack of action and movement with the Master Plan. I am aware that Gabrielle Williams wrote to the Council expressing some concerns.

I just want to find out;

- (1) How we are progressing with the Master Plan?
- (2) What we are doing, given now we have State members of parliament concerned?

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

**Response**

**Marcus Foster, Acting Director Community Services**

I will take that question on notice.

**Question**

**Cr Tim Dark**

My next question is from a resident. I know it has been raised in a Council meeting previously, to do with the development of Coomoora Road, Springvale South. The resident is trying to get a copy of the plans. I have raised this in a couple of Council meetings now, and there still has been no action. The resident called me today expressing dismay and wondering what mail service we are using to send the plans, because it has now been well over a month and nothing has been received. Can this be followed up as a matter of urgency? The resident has raised concerns given the amount of earthworks going on, and other people in the street are also concerned. The resident would like to receive some plans before the development is finished.

**Response**

**Jamie Thorley, Acting Director City Planning, Design and Amenity**

We will action that straightaway and get somebody to respond as soon as possible.

**Question**

**Cr Tim Dark**

I received a phone call over the long weekend from a resident, and I have raised this in a previous Council meeting. There have been many emails regarding being subjected to a dog attack. Council advised they would get in touch. I raised this in the following Council meeting, still nothing. I raised a second time and via email. Still nothing. Then over the weekend, I received another phone call asking whether I had asked Council about it. It has now been literally over a month, well and truly into the second month and we still have had no action. Can somebody please call the resident and raise concerns about the dog attack? That would be greatly appreciated.

**Response**

**Jamie Thorley, Acting Director City Planning, Design and Amenity**

We will make sure that happens.

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

**Question**

**Cr Tim Dark**

I have a supplementary question to that asked at the last Council meeting, regarding the Frederick Wachter Reserve upgrades. I am aware that at this stage one of the playgrounds is projected to be open in the first week of October. The boardwalk will hopefully be installed before my 30th birthday. There are some other things that are occurring as well at the reserve. The Keysborough Tennis Club have not heard anything about the upgrades of the lights and whether the tender has been issued. Can Council relay to the club who the tender provider is and when they are estimating the completion of the lights? The club is very, very excited because they have not had that sort of excitement of having something upgraded.

**Response**

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

Yes, we certainly will. We can contact them to advise them of the nature of the tender and who has been awarded, but also the timing of when it is expected to start.

**Comment**

**Cr Bob Milkovic**

On Wednesday 21 September 2022, I had the pleasure of attending the Grand Final Lunch hosted by the Dandenong Chamber of Commerce. It was a charity lunch which I attended with Mayor Jim Memeti, Deputy Mayor Councillor Eden Foster, Councillor Angela Long and Councillor Richard Lim OAM. It was a fabulous event for the great charity, Make a Wish Foundation. It was a great atmosphere. After two years of absence due to COVID-19, the event was back on. We were entertained for a good part of the lunch by Jason Akermanis and Billy Brownless and what a fantastic couple of guys. We were laughing, grinning and it was all for a great cause. Plenty of money was raised through the raffles and charity. It was great to see that these sort of events are back in action in our municipality and our ward.

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

On Sunday 25 September 2022, I also had the pleasure of being invited to a neighbourhood lunch which was not an official event but myself and Councillor Tim Dark attended at Cardinia Close. It was an event that residents in Cardinia Close organised, a bit of a neighbour get-together with finger food and drinks. They wanted to celebrate and thank Council, Council officers and everyone who was involved from officers all the way up to the Minister and Department of Environment, Land, Water and Planning, for doing all the hard work in rezoning Cardinia Close from a general residential zone into a neighbourhood residential zone, to stop the absurd development that was proposed at one stage. Councillors at that time knocked back the proposed development, which was quite a good thing to do. Residents are truly, truly grateful. They are hoping that they never see that kind of application again. Councillor Tim Dark was also there, he witnessed that it was a great atmosphere. There were people in their 70s, 80s and their kids and families. It is really a great little community because they are separate from the rest of the Dandenong municipality. They really do cherish where they live. On behalf of the residents, they thank Council, Council officers, all the Councillors and everyone else who was involved in making this plan come to life. The support that they received from Council was well and truly appreciated, so thank you.

**Comment**

**Cr Sophie Tan**

On Saturday 17 September 2022, I attended the Cambodian traditional Pchum Ben, which only happens only once a year. It is part of our Buddhist festival where we pray to our ancestors for the seventh generation. The actual date is Sunday 25 September 2022.

I also attended the 37th Annual General Meeting of the Cambodian Association of Victoria. I want to congratulate the Cambodian Association of Victoria because they play a big role in our city. They are not only giving exceptional support services to the residents but also by increasing enormous cultural awareness. Congratulations to the president, the former Mayor of Greater Dandenong, Youhorn Chea. He is turning 82 this year but he is still working hard for the community.

In the evening, I also attended the Cambodian Association of Victoria fundraising, which was for the building of the two traditional gates. We have completed the fence, which cost about \$250,000. I would like to thank the Federal and State government for funding. Thank you to Councillor Richard Lim OAM, for donating \$10,000. Thank you for your generosity.

On Sunday 18 September 2022, I attended the Little Day Out, which was hosted by the City of Greater Dandenong at Ross Reserve. I want to thank Council's community service team. You have done a great job. The weather was a bit cold and there were showers on the day, but there was a big turn out, which is great.

**Question**

**Cr Sophie Tan**

I have a question regarding rubbish dumping. This is occurring on the corner of Corrigan and Henry Street, Noble Park, right in front of a flat. There is rubbish being dumped there all the time, week in, week out. Can the relevant officer do something about this? Can a sign be put there or can fines be issued? Because you cannot get rid of this rubbish each week. We must do something about this, it is right in front of the main road.

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

**Response**

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

If I can obtain the address then we can send our officers out.

Two things, one is a compliance issue which I can refer to Mr Jamie Thorley (Acting Director City Planning, Design and Amenity) to see whether or not we can catch them as they are doing the dumping.

With regards to the other process, we can get our education officer out to speak to the tenants or the occupants of the block of apartments with regards to providing information about it. If it does get worse or it continues, then we will have the option of putting our CCTV cameras there if that is what we need to do. But let us start the process by investigating first and then we can see what we can do.

**Question**

**Cr Sophie Tan**

How is Council progressing with Food Organics and Green Organics (FOGO)?

**Response**

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

FOGO continues to be used by a number of our residents. I think the challenge will be during the summer period. That is something that we will keep an eye out, in terms of people having issues with smells or anything like that. We certainly did not have that last summer. Thankfully, it was probably not so hot. But again, as far as we are aware, it has been quite successful.

One of the challenges is, of course, always getting more and more people to use it. That is something that we can address in the new Waste and Litter Strategy in terms of actioning further education material. We do also have an additional education officer coming on as per Council's adopted budget, so that is something that we can get that person to do as well.

**Question**

**Cr Sophie Tan**

Another question is regarding the purple glass bin. Are there any updates on that yet?

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

**Response**

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

Council has taken a view, and this will be reinforced through any further consultations we have through Councillor Briefing Sessions in the coming months, that the best way forward is to see the implementation occurring in other places. Also, to see whether the container deposit scheme, which focuses particularly on glass, due to be rolled out probably in 2023 by the State Government, what impact that has in glass collection. Then this Council can make a sound decision in the coming years as to whether they wish to introduce the additional bin at that time. It is certainly not going to be something that we are rushing into, and we are allowing others to test and trial it. There have not been that many that have done it. Councils are being allowed about four to five years to undertake the rollout of that additional bin.

**Question**

**Cr Sophie Tan**

Is it correct that the 2A Frank Street Open Space will be completed by this month? When are we going to do an opening for the 2A Frank Street Open Space?

**Response**

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

I will take that question on notice. I am not aware of any particular dates when it may be completed. It is complicated as the relevant State Minister is involved. Of course, we are running out of time in terms of that process because they need to be completed by 1 November 2022 prior to caretaker. I can certainly get some information to you about its completion.

We have several Minister visits outlined and we are waiting on some feedback on whether or not they are taking place. You will probably start to see those appearing in your calendars, depending on where they are located.

**Comment**

**Cr Richard Lim OAM**

Just wanted to mention a few events for the previous fortnight which I forgot to mention.

On Wednesday 31 August 2022, I attended Coffee with a Cop at the Afghan Bazaar in Dandenong.

On Tuesday 6 September 2022, I attended the Vietnamese Australian Senior Association (VASA) Father's Day celebration.

On Sunday 11 September 2022, I also attended the lantern festival by the VASA.

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

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The events I attended for this fortnight are as follows.

On Friday 16 September 2022, I attended the Dandenong South Soccer Club presentation night with Mayor Jim Memeti and Councillor Tim Dark which he already mentioned.

On Saturday 17 September 2022, I attended the Cambodian Association of Victoria Fundraising dinner with Mayor Jim Memeti, Councillor Sophie Tan and Councillor Sean O'Reilly.

On Sunday 18 September 2022, I attended the Chinese-literature theme concert, "Dream of Red Mansion" hosted by Springvale Mandarin Network. It was a great event.

On Monday 19 September 2022, I had a great meeting with Mr Kevin Van Boxtel, Ms Helen Beekmans and Ms Priya Prasad to discuss revitalisation and tourism in Springvale. There was a very great discussion that afternoon.

On Tuesday 20 September 2022, I attended Springvale Community Hub's second birthday celebration.

On Wednesday 21 September 2022, I attended the Fierce Youth Festival, hosted by City of Greater Dandenong youth services at the Noble Park Skatepark.

That day I also attended the Grand Final Charity Lunch hosted by the Greater Dandenong Chamber of Commerce which Councillor Bob Milkovic mentioned. I had a chance to have a discussion with Lisa Moore the Chief Executive Officer of the Greater Dandenong Chamber of Commerce and Ross Raymond, the President. They were very supportive. I was fortunate enough to sit on the table of Foodbank Australia that provided food to many charity organisations right across Victoria during COVID-19.

That night I attended the citizenship ceremony with Mayor Jim Memeti.

On Thursday 22 September 2022, I had a meeting with Ms Tepy Hoeung (Community Educator) from LiverWELL (Hepatitis Victoria). We spent about two and a half hours talking about how to educate our Cambodian community and organise health seminars right across Victoria.

On Friday 23 September 2022, in the morning, I was fortunate enough that Mrs Maria Luci, the wife of Mr Nino Luci, invited me to her home to show me some artefacts that she has been collecting over the years. I am really interested in making a multicultural museum for our City. She showed me artefacts of her grocery store at 10 Clow Street, Dandenong which she set up in 1958. She showed me all the old calendars from her store that she produced from 1962. She and her husband were invited by Queen Elizabeth II in 1981, to a dinner with the Queen at the National Gallery of Victoria. She said that many people know her husband, Nino Luci, who was a journalist and was also one of the founders of Springvale Italian Senior Citizens' Club.



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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

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On the same day, I had a meeting with Dr Gopal Krishna Sieakoti, President of International Institute for Human Rights, Environment & Development, he came to Australia to have a conference in Melbourne. He spoke about refugees, and I mentioned that we have many refugees in our City, especially Afghan and Sri Lankan. He is really interested in these topics. Ms Vivienne Nguyen AM, the chairperson of the Victorian Multicultural Commission was also in attendance. She is interested in the revitalisation of Springvale and making Springvale a tourist attraction. I also met a few important people such as Mr Parsu Sharma Luitl JP Chairman of Refugee Community Association of Australia, Mrs Carmel Guerra, CEO of the Centre for Multicultural Youth, and many others.

On Friday 23 September 2022, I had a chance to meet Mr Bruce Wong regarding his charities. We want to support many people that are less fortunate and do not have food to eat. He is the founder of "Meals to the Covid Community" project in partnership with the Department of Health and Human Services and Salvation Army. He provided a Refrigerated Food Van that offered over 10,000 meals to the less fortunate people during the COVID-19 lockdowns.

On Sunday 25 September 2022, as Councillor Sophie Tan already mentioned, I attended Bon Phchum Ben at Wat Buddharaingsi. I had a few meetings with all the key players there, to organise fundraising on 16 October 2022. Hopefully, Councillors can attend because we want to raise the funds to finish the Shrine of the Wat Buddharaingsi Temple. We are going to have a very big celebration on that day, and I am the chairman. We also discussed a charity dinner for Monash Children's Hospital emergency department and a Flower Ceremony for Cambodia Vision. So, there are four functions that we are going to organise in the next two months.

**Question**

**Cr Richard Lim OAM**

I have a suggestion. The Springvale Boulevard has already been finished but we are still waiting for the lights. Paul Kearsley (Director Business, Engineering and Major Projects) informed me that we probably must wait until the end of October 2022 to receive all those materials for the streetlights from overseas. My suggestion is if we can make the street more attractive by planting flowers? I frequently tell Mayor Jim Memeti that Dandenong looks fantastic, so why can we not do something resembling that for the Boulevards Grand Opening? Many people say that the street looks good and that it is very big and very spacious, but it looks like a country road, and it is not very flattering.



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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

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**Response**

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

We can certainly look at installing some. We do have the use of some moveable planting, and those sorts of things. I could get Kevin Van Bortel to have a look at whether or not they are available for certain parts of Springvale Boulevard. We would have to probably locate them where we have enough width in the footpath because they are quite large. We have used them previously in other parts of Springvale on occasion. We can certainly look at whether we can do that. With regards to other factors of the Boulevard, we are currently going through a process of checking all the defects and certainly, there are several them. This is generally usual, in these large construction projects. But the contractor will be obligated to come back and fix some of those issues. We hope that we would be able to give you an update in a couple of weeks on those matters.

**Question**

**Cr Richard Lim OAM**

The second question is a question related to business people that come to me who want to establish businesses in Springvale, particularly franchises. I want to know because I do not know much about this topic, and I receive regular queries. There were surveys done for Korean BBQ at Glen Waverley and Box Hill, the outcome was that mainly people from Springvale come out to these restaurants and then from Noble Park and Keysborough. They have already applied for a permit to build a big restaurant there. Other business owners frequently ask me what the best department is to contact for advice regarding the establishment of their business in Springvale. I said, I want to find out, therefore they can contact directly rather than come to me. I already spoke to Helen Beekmans and she is happy to help.

**Response**

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

The best department to talk to in Council is the Economic Development Unit, of which Helen is a part of. Helen reports to Priya Prasad and then through to Kevin Van Bortel. They are the best ones for any new business to talk to, and that group is heading up a better approvals process, where they can assist a business to traverse through planning permits and local laws permits. We have a concierge service. This goes for any other Councillor and any other business that you have knocking on your door, please just forward them either directly to me or directly to Kevin Van Bortel, and we can certainly provide assistance out to them.

**Question**

**Cr Lana Formoso**

I have had a business from the Menzies Avenue shops contact me regarding the alleyway at the back of their businesses, that is constantly having rubbish dumped. They have said that Council has been pretty proactive in sweeping the area on a regular basis but it has been happening a little bit too often these days. They would like that to be looked into, as well as the alleyway in Dunearn Road shops. Those two locations are pretty much a thoroughfare for all sorts of behaviour but in particular, dumped rubbish. If we could please look at maybe patrolling these areas a little bit more or having some other ways that we can resolve this matter.

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

**Response**

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

I can advise once we get details of the addresses that we can send a crew up there. Again, Mr Jamie Thorley's (Acting Director City Planning, Design and Amenity) team can do some work with regards to compliance and local laws, whether or not there are any investigation or fines. It is a scourge, unfortunately. People find it easier to do that than put it in the bin or take it to a transfer station. But we can certainly follow up and see what we can do.

**Question**

**Cr Lana Formoso**

I am sure the business owners will greatly appreciate that, as well as the residents.

A few months ago, I raised the issue Bundamba Drive, Noble Park North. As a result of one of the residents that is here this evening, is amongst others that have complained about the speed that cars travel along that road in Noble Park North. I did see that we have some measuring devices put into place, and I just wanted to know what the result of that was? What did Council find, the speed and the amount of vehicles that were going through there, and what we were going to do about these issues?

**Response**

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

If you have seen equipment out there, we probably were doing the tracking of speed but also the number of vehicles. I can check with the traffic transport team tomorrow and see whether they have produced some data and material out of that which we can then bring back to your attention.

**Comment**

**Cr Lana Formoso**

Finally, my family and I were part of the Channel 9 Footy Show, My Room Children's Cancer Charity that was on Thursday 22 September 2022. The total amount of money that was raised for children's cancer was \$3,375,928, which is a mammoth effort. It is the most that has ever been raised by the My Room telethon. It was both emotional and rewarding to be part of it, obviously not under our particular circumstances. My boys as well raised over \$22,000 themselves. In lieu of birthday presents this year, they decided to raise funds for the My Room Children's Cancer Charity.

A massive amount of that came from Kane Cornes who, much like Shane Crawford back in 2011 ran from Adelaide to Melbourne over 12 days, which was a total of 725 kilometres. I do not know if people really understand the magnitude of that but I was a distance runner back when I was lot younger and fitter, and to run 65 kilometres a day over 12 days is just phenomenal. I just cannot believe what he has achieved for this charity, and what he has done to promote the awareness of this incredibly important cause. My hat is off to him and to My Room.

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

We are very saddened to be a part of this but at the same time, it is bittersweet to be able to be doing something positive in these tragic statistics we have in children's cancer. 20 children will be diagnosed every week in Australia, one in four will die. It is just devastating for both children and families. A huge congratulations to My Room and in particular Kane Cornes. My son met him and is in absolute awe of him, as we all are. It was just an incredible achievement, and I will certainly be working with this charity for the rest of my life. Thanks to everyone that donated.

**Comment**

**Cr Angela Long**

These are some of the events that I have attended since my last formal meeting.

On Wednesday 14 September 2022, I attended A Coffee with A Cop and A Councillor in Dandenong, where residents had an opportunity to speak to their concerns with the local police.

On Sunday 18 September 2022, I attended the Little Day Out at Ross Reserve, Noble Park, which included A Coffee with A Cop and A Councillor. There was a good turnout of people, despite the bad weather.

On Tuesday 20 September 2022, I attended an online meeting with the Dandenong Day Nursery.

On Wednesday 21 September 2022, I attended the Grand Final Lunch, which Councillor Bob Milkovic has already spoken about, hosted by the Greater Dandenong Chamber of Commerce.

**Comment**

**Cr Rhonda Garad**

I would like to congratulate the Keysborough residents who put on an extraordinarily successful Keysie Market. Never done it before, just determined. Covid could not stop them, the threat of torrential rain could not stop them. A big thank you to Marcus Foster (Acting Director Community Services) and his team for supporting us in pivoting inside in the last minute, and thanks to South East Leisure. It was a tremendous success, and as Councillor Dark said, it just shows there is a great appetite for local, community-led markets for people to have an excuse to get together. It was a tremendous feeling. Thanks to the Mayor Jim Memeti and Deputy Mayor Eden Foster and Councillor Tim Dark for supporting the event. There was a good feeling left at the event, and there will certainly be more coming along.

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Some good news, we had the \$5.4 million grant from the State Government for the Keysborough Gardens Primary School, as Mr John Bennie (Chief Executive Officer) mentioned. This will significantly help them upgrade their facilities to allow their capacity of 600 students, that they are working towards. However, it will be a very cramped space when there are 600 children on that very small campus. I would support Dom Boccari's request that we lobby the State Government to purchase land, however pie in the sky that might be. Not so much for a secondary school, because I think the land is too small but for open space for the primary school. It would be tremendous if we could access that land to allow the school to provide free space to their kids.

Lastly, fantastic to see the Westwood Boulevard Reserve Planting. Thanks very much to the parks and garden team, it was a massive effort. It will significantly protect residents from heat events and create a wind break. It looks fantastic and it really makes the park look like a welcoming, wonderful place to be.

**Question**

**Cr Rhonda Garad**

My first question is in relation to the Keysie Market, and whether the Council would consider partnering not in the usual way, but with a co-designed community-led concept, going forward with the Keysie group for a future market.

**Response**

**Marcus Foster, Acting Director Community Services**

Officers will meet with the Keysie Market representatives to better understand their aims moving forward, and how this can be supported. Certainly, this will include options that we have available for grant funding, and we can certainly provide a further update once that meeting has occurred.

**Question**

**Cr Rhonda Garad**

The Green Wedge is the lungs of our City and critically important to the health of our environment. The State Government were meant to release the Phase 2 Consultation Findings Report on proposed planning reforms for Melbourne's Green Wedge and agricultural land. The report was meant to be released in mid-2021 and the implementation in 21-22. Given that we are key stakeholders, will the Council write to the State Government, requesting the release of this important document?

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

**Response**

**Jamie Thorley, Acting Director City Planning, Design and Amenity**

The Department of Environment, Land Water and Planning (DELWP) has consulted several times with Council regarding Melbourne's Green Wedges and agricultural land. The most recent was, as you mentioned, late 2020 where key stakeholders including Green Wedge Councils like ourselves were invited to comment on a detailed consultation paper.

Council's officers prepared and lodged a submission to this consultation on behalf of Council in January 2021. In addition to this, Council officers also provided detailed feedback to be included within the Municipal Association of Victoria (MAV) submission, submitted to DELWP on behalf of all Councils. Since that time, Council officers have regularly contacted DELWP for an update and a progress on the project, and are advised that DELWP are still considering submissions that have been received.

In response to your question, Council officers will write again to the planning implementation team to request a project update and ask that the report summarising the feedback received, which was due for release in mid-2021, will be released.

**Question**

**Cr Rhonda Garad**

Thank you for that information. It is critically important in the leadup to an election that we have that, so I thank you for the pressure that you put on the State Government to release that document.

Other large projects of municipal-wide interest like the building of the Dandenong Civic Centre, have had Councillor Advisory Groups, and, I believe, Community Advisory groups. Given that in the cost and interest the Dandenong Wellbeing Centre is both of those, why do we not have a Community Advisory Group attached to the Councillor Advisory Group?

**Response**

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

As you pointed out, we do have what is called MRPAG, which is the Mills Reserve Precinct Advisory Group. That group has been meeting regularly to consider the importance of the Dandenong Wellbeing Centre (DWC). With regards to the more community-based one, we feel that the way that the initial aquatic strategy was undertaken but also the numerous consultations were quite successful consultations that we have undertaken with regards to the proposed centre, the DWC, we did not feel it necessary to have one.

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

I am also not aware whether there was one for the Springvale Community Hub, which had a group called SMPAG, which was similar to the MRPAG group. That is something I can look into. In terms of the community consultation group, we considered that the best way to inform the community was through regular updates including the availability for community groups and members of the current centre, to look at plans, refer to plans, have drop-in centres and those sorts of things which we believe have consistently provided Council with ongoing support for the nature of this proposal. I would just like to remind Council that we do have two MRPAG's set down for October 2022. And they are crucial ones at this particular stage. If they are in your calendar, then we would welcome your attendance of those.

**Question**

**Cr Rhonda Garad**

In response, I would urge Council to consider a wider stakeholder group in that consultation.

How close are we now to the Greater Dandenong Biodiversity Action Plan coming to Council for adoption and for submitters like the Greater Dandenong Environment Group to be informed of the outcome of their feedback?

**Response**

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

I can advise on behalf of the Mr John Bennie (Chief Executive Officer), who informed the group that you refer to last Wednesday directly in an email, that the Biodiversity Plan is scheduled for assessment and review by Council's executive management team on 15 November 2022. That review will then go to the Councillor Briefing Session on 5 December 2022. We are hoping then that we will proceed to a Council Meeting report, which would then be finalised, which is likely to be in the first meeting in January 2023. Anything that comes out of the adoption of the Biodiversity Plan, which needs to be referred to the budget process in March or April 2023, can be done for the 23-24 budget. The timing of it works quite well in terms of the adoption. I can further advise that Mr Bennie then advised the member to contact myself with regards to any further information that they may well need. So that email was in response and sent on 21 September 2022.

**Question**

**Cr Rhonda Garad**

Keysborough South residents are very worried about the safety traffic issues around Chapel Road, but also safety in traffic more broadly. What Local Area Traffic Management (LATM) program initiatives are going to be a head this year, and just more specifically, which will be built this financial year? Which ones will have the designs consulted this financial year, and when will the City of Greater Dandenong website be updated to reflect these?

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

**Response**

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

This may not be particularly relevant to those parts of Keysborough, but I can advise that the LATM projects currently in detail designed to enable consultation for final design and construction are as follows:

- Raised safety platform on Gray Street and adjustment of intersection at Gray Street and Kemp Street in Springvale. Once those plans are finalised, we will then commence consultation with the community.
- Raised safety platforms on Joy Parade, Henry Street and Romsey Street, Noble Park.
- Raised safety platforms on Callander Road, Noble Park.

The following are planned for detailed design later this year:

- Raised safety platforms on Sunnyvale Crescent, Keysborough.
- Raised safety platforms on Templewood Avenue, Noble Park North.

What I can advise is that the website is currently up to date.

Regarding the broader question of issues around Chapel Road, Keysborough, I can advise that Chapel Road specifically is currently ranked 10th on the LATM priority list. Timing for works at this location is dependent on available budget and status of higher order priority projects. Given current budget forecasts, LATM works specifically on Chapel Road, Keysborough are not likely to occur in the next couple of years. Current predictions have work securing at this location during the 24/25 financial year.

This subject to change. That refers specifically to Chapel Road. Your question is about the area generally. What I would seek from you is some further information in terms of what issues there are in the broader area. I would say that Keysborough South has its own Traffic Management Plan, which you would be aware of. We would be happy to talk further in terms of what particular issues you and the community are having, that can be factored into either existing budgets or the proposed budget.



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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

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**Question**

**Cr Rhonda Garad**

My last question relates to the Springvale Community Hub. Residents are wondering why the café at the Community Hub serves everything in plastic and has an excessive use of plastic? All their drinks and food are served in plastic. This seems to be contrary to our Plastic Use Policy. Is there is an initiative to wind down the use of plastic there?

**Response**

**Marcus Foster, Acting Director Community Services**

The café's opening has certainly been challenged by COVID-19 restrictions. However, in the last six months, this has provided an opportunity for the café, to establish itself, which has also now allowed the café to begin to investigate additional biodegradable options to be more sustainable. The café currently provides recyclable cups, straws, cutlery and serving items. Customers are also encouraged to bring their own reusable cups and are offered a discount in these instances.

The only single-use plastic item currently in use is the item used for bubble tea, which has been provided in response to community requests for this item. Unfortunately, the current environment of tight profit margins has dictated that the café does not have the operational funds to provide an additional staff member to wash and collect the reusable cups, without this cost being passed on to customers. However, this is always up for review as economic circumstances change.

Regarding Council's Plastic Use Policy, the café does not fall under its oversight as there is a specific clause in the policy stating that the Dandenong Market and commercial operators on Council-owned land are exempt from this policy.

**Comment**

**Cr Eden Foster**

On Sunday 11 September 2022, I attended the Lantern Festival, hosted by the South East Melbourne Vietnamese Associations Council (SEMVAC) with Mayor Jim Memeti, Councillor Truong and a few others. It was quite an entertaining event. It was lovely to have the dragon dance and be given the little lantern gift.

On Sunday 18 September 2022 I attended the Keysie Market and our Council really does know how to pivot, not just in regards to Keysie Market but also the Little Day Out as well. We were able to pivot and readjust because of the weather. The weather does not stop the City of Greater Dandenong and it certainly does not stop our residents. Keysie Market was packed and it was amazing. I was expecting to see a handful of local residents attending but it was jam-packed and I was looking forward to hearing that there will be some more markets potentially in the coming future, I think that it would be a great. These sorts of little local markets are certainly a need for our area and are very vibrant. The Little Day Out as well was great. Again, the weather did not stop the residents from coming out. Rain, hail or shine, they will come out for an event, obviously the numbers would have been greater if the weather held off. But nonetheless, it was still a jam-packed day. I also note, going down the slide with my fellow Councillor, so it was a fun event for not just the little ones but us big kids as well. Thank you to Council and the team for the hard work that you put in for these events. The community certainly does need it, particularly post-COVID-19.



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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

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On Tuesday 20 September 2022, I also attended a morning tea/lunch with the Reaching Out Because We Can and Servants of the Two Hearts at the Noble Park Community Centre. They serve lunch and morning tea on a weekly basis at the Noble Park Community Centre and they provide a fantastic service. Not only providing food for our vulnerable community members, but they also utilised the space in the Springvale Community Hub the previous week to provide goods for those in need. These goods ranged from shoes to cat food, dog food, long-life items and clothing, just for our residents. They do an amazing job. They do not just provide those sorts of immediate needs, but they also reach out to the residents that do attend. They find out a little bit more about them and what their long-term needs are and they link them with other services they may need. They know them by name. It was an amazing event to attend. They run this every week, so I strongly encourage my fellow Councillors to pop in there if you have a Tuesday from 11.00am - 1.00pm free, they would love to see you and you can serve some lunch to those in the community.

As has been mentioned, I also attended the Grand Final Charity Lunch on Wednesday 21 September 2022, hosted by the Greater Dandenong Chamber of Commerce. I was disappointed to hear that we do not have a lot of businesses that have signed up to the Chamber of Commerce. We can do a bit better, if any business owners are listening and watching us today, please make sure that you sign up, and register, because it is a great organisation that can link businesses together. This event raised great funds for two great charities. I strongly encourage our local businesses to sign up.

**Question**

**Cr Sean O'Reilly**

I attended a number of events that have already been mentioned.

My question stems from a few planning applications we have had, and it pertains to the area of Central Springvale that is north of the train station, so the shops around that area.

It appears that there is extremely limited on-street parking and little capacity for growth. So my question is:

1. How will we deal with permits coming up in future for expansion of trade around that area, restaurants or whatever it may be, when there is currently little on-street parking capacity? Will we just refuse those permits that are looking to grow the trade in their businesses there?
2. Is Council investigating any options to expand capacity that is available around there? I am interested in whether this has been thought of or will be thought through in the future?

**Response**

**Jamie Thorley, Acting Director City Planning, Design and Amenity**

I think you are referring to the planning permit that was at number 195 Springvale Road for a restaurant. In this circumstance, a restaurant is a section 1 as of right use within the commercial 1 zone. A planning permit is not required for that type of land use within this area.

Also within this location, it is mapped as Principal Public Transport Network Area under the Planning Scheme. Car parking requirements for a restaurant are based on floor areas and not patron numbers. If they were to increase the number of patrons, it would not trigger additional car parking requirements.

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

It is worked out on the gross floor area of the commercial premises. This means that if the restaurant wanted to open in an existing building along this commercial strip of shops along Springvale Road, south of Rosalie Street with a leasable floor area of 285 square metres or less, a planning permit is not required. There is no limit on the number of patrons that could be permitted.

For the second part of your question, businesses along this stretch of road can often share, especially within on-street commercial areas, available spaces as peak parking demands for individual businesses can occur at different times of the day. For example, a restaurant is likely to attract higher patronage in the evenings when adjacent to retail, office or service-based businesses which may have closed at the end of the day.

Issues regarding the availability of on-street parking can occur when several businesses have similar peak demands, in which case, various methods can be utilised to encourage appropriate turnover, including time-based restrictions and/or fees if demand is sufficiently high. In this particular area of Springvale, the on-street demand rarely exceeds 66 per cent and generally declines during the evening, with surveys identifying less than 50 per cent occupancy after 4 pm. Additionally, there is an abundance of on-street and indented parking available in the nearby Rosalie Street, which exhibits far greater vacancy in the evenings. With consideration of all these points, the transport engineers have advised they currently have no concerns regarding parking demand and availability in this section of Springvale.

**Comment**

**Cr Loi Truong**

The first time in 23 years the Vietnamese Community Australia (VCA) had an election with two candidate groups. After two weeks of campaigns, on 18 September 2022 they held an election. There were about 6 polling booths from Footscray, Sunshine, Lalor, Richmond, Springvale and Fawkner. Due to the heavy rain we did not get too many people come out to work. People can phone VCA and all of the members are new people. I think they will come to talk to Council soon.

**Question**

**Cr Loi Truong**

Residents have asked me what is Council's plan at Spring Valley Park?

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

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**Response**

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

We have just finished some important works that the Environment Protection Authority have asked us to do with regards to the old landfill on the site, and I think we have now covered what was essentially soil with grass seed to promote the growth. The next steps will be to undertake a long-awaited Master Plan for the site in terms of what additional things can be located at the park. We do have to remind ourselves that unfortunately, due to it being a landfill, there are quite significant restrictions on what you can plant or put on top of a landfill. We would be hoping, subject to funding, to commence some more detailed Master planning through both a combination of Mr Jody Bosman's (Director City Planning, Design & Amenity) area and my Parks and Gardens Group in the next financial year.

**Comment**

**Cr Jim Memeti, Mayor**

On Tuesday 13 September 2022, I attended the Ignite Final Pitch Night, hosted by the Economic Development Unit, which was hosted here at the Dandenong Civic Centre. There were five start-up businesses for which Council gets involved and trains them up. They did a presentation, and it was the first time that I attended one. There were three finalists who will continue to get support in opening up a business. Most of these businesses were start-ups and home businesses. I think it was a fantastic initiative from Council to support people in our community who are wanting to open a business. I look forward to more of those and I think it is an annual thing but it would be good if we could do it every six months if the costs work with the budget, I think it creates really good outcomes and it was great to be part of that.

On Friday 16 September 2022, I attended the Dandenong South Soccer Club presentation night. Councillor Tim Dark said that Councillor Richard Lim OAM is a great dancer. But I would beg to differ, I think Councillor Tim Dark had more moves than Councillor Lim. It has already had a thousand views and I am sure it is going to hit 2,000 by the end of tonight. It was a good night and Dandenong South won the State League 4. Now they will be in State League 3, and it was really good to have The Honourable Mark Dreyfus MP attend that evening, to have the Attorney-General attend a State 4 presentation night, it shows Mr Dreyfus really respects the community and is always available to us, considering his busy schedule. We would love to have him more often within our community but it is great to have had him attend that evening as well. He tells me that he is extremely busy, being Attorney-General of Australia, so it was really great to have him attend and he spent about three or four hours with us that evening.

On Saturday 17 August 2022, we had the special citizenship ceremony to celebrate Citizenship Day. We had the Junior Mayor participate which was fantastic, Maya Durakovic has done a fantastic job being the Junior Mayor this year. It is great to have her participating at events as well.

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

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That day I also attended the Friends of Refugees refrigerated truck launch. I was told the brand new truck it cost \$113,000. It will distribute food, goods and whatever the group needs, to the community. It was a great event to meet most of the people that donated towards that truck and hear of how much they have helped, especially in the last year or two with COVID-19. They have distributed millions of dollars to the community. It is a fantastic organisation which continues to do a great job for our community.

I also attended the Cambodian Association of Victoria fundraising event, building of two sliding gate doors. As was mentioned, the gates cost \$18,000 but the fence, which has already been built about six months ago, was about \$250,000, so the icing on the cake would be to have these two sliding doors, and I think there was more than sufficient funds raised that evening to make sure that those sliding gates are purchased and installed.

On Sunday 18 August 2022 I attended the Keysie Market. It was a fantastic event and I would like to thank Mr John Bennie (Chief Executive Officer) who received some phone calls from some Councillors and myself, that we need to take some drastic measures to make sure that this event does not get cancelled. The weather was saying that it is going to pour down rain and there were months and months of community work that went into the organisation of the Market, we had to make sure that the show went on. Mr Bennie got a hold of Marcus Foster (Acting Director Community Services) and other staff, to make sure that this event went on.

As other Councillors said, there was a change of location to the Springers indoor facility. It was a last minute change but you would not have known. I would like to congratulate Shirleen Alison and her committee for a fantastic job and I look forward to attending the next Keysie Market event and I am sure many other people will be as well.

That day I also attended the Little Day Out. Again, weather played a big part in the day. The main stage was moved into the Noble Park Community Hall last minute and it was a great turnout. There were many little kids and it was great to see so many families and so many little kids out there. I also went to the tent where the Coffee with A Cop and A Councillor was occurring. There was a mother who came with a couple of little kids and she started speaking to the police. I was just about a metre on the side listening, and she said, 'Oh, I always tell my kids when they are naughty, I am going to call the cops.' I think the policeman was not very happy. He said, 'Please do not tell your kids to be scared of the police we are actually there to help and support the community so please do not tell your kids that you are going to call the cops when they are naughty. We are meant to be encouraging them to understand that they go to the police for help and they are there to support the community.' The Coffee with A Cop and A Councillor are working really well and I look forward to attending them. They are on nearly every week which is great.

On Tuesday 20 September 2022, the Springvale Community Hub turned two and there was a celebration at the Springvale Community Hub. I remember opening it up with no people there during COVID-19, and how that has changed. I was there one of the evenings last week and it is great to see that the facility is being used no matter what time of the day. So many students are going there to study after hours and it is a big asset to our community and it has turned two.

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

On Wednesday 21 September 2022, like many other Councillors I attended the Grand Final Lunch hosted by the Greater Dandenong Chamber of Commerce. They have a paid Chief Executive Officer position now and I am looking forward to seeing how that is going to work, increase memberships, and see what other opportunities they can discover. I mentioned to them a few past opportunities they have had with Council, and if they would consider working with Council again and if they would like to have some more talks about that, which they said they would consider. That is a work in progress and if anything changes I will let everybody know. They continue to do great work. Jason Akermanis and Billy Brownless were guest speakers there. I could see in Billy's actions and voice, that he was already playing the Grand Final in his head. He never won a grand final as a player but he was telling me that the Geelong community are excited, all their fences are painted blue and white and the balloons were out. I think every Geelong supporter knew that this was coming, congratulations to them. Commiserations to any Sydney Swans supporters if we have any. Congratulations to the Noble Park Football Club. To win the premiership last week is a huge effort. They probably have not won one for about a decade. As Councillor Tim Dark said they are very, very hard to win. Congratulations to Noble Park on winning the Grand Final as the premier football club in our area.

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

**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

**COUNCILLOR QUESTIONS TAKEN ON NOTICE/REQUIRING FURTHER ACTION**

<b>Date of Council Meeting</b>	<b>Question Asked By</b>	<b>Subject &amp; Summary of Question</b>	<b>Responsible Officer</b>	<b>Date of Completion</b>	<b>Summary of Response</b>
12/09/22 CQT1	Cr Sophie Tan	<b>Resident inquiry about the gymnasium at NPAC opening at the end of this year</b> I received a request from one of my residents who is also excited about the opening of the Noble Park Aquatic Centre - Health and Wellbeing Gymnasium by the end of this year. I just wanted to know when we can publish the pricing of that on the Council website?	Director Community Services	21/09/2022	<b>Initial response provided 12/09/22:</b> As we understand it, that project is due for completion at the beginning of December and there will be a handover to South East Leisure (SEL) because they will be the people who operate the centre. I will have a conversation with Jim Davine (Acting Director Community Services), in terms of the relationship with SEL, to ensure that they get their pricing out as soon as is possible. I would imagine they are probably working on that now. We understand they want a fairly big opening with regards to attracting as many people as possible, because it will be a very, very, large gymnasium for people to attend. It is going to be one of the best in the region. So, I will take part of that on notice, and will discuss it with Jim Davine.  <b>Further response provided 21/09/2022:</b> South East Leisure (SEL) can confirm that their full access membership will be based on the current pricing at Oasis, and that existing full access members at Oasis will have access to the NPAC gym and group fitness classes under reciprocal rights. A Full Access membership at Oasis costs

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
12/09/22 CQT3	Cr Rhonda Garad	<p><b>What is Council's level of advocacy leading up to the State elections to close the Lyndhurst Toxic Waste Dump?</b></p> <p>What advocacy is Greater Dandenong Council going to undertake leading up to these State elections to close the Lyndhurst Toxic Waste Dump? This is an issue that we have been a strong voice on for our community for many years.</p> <p><b>Further question:</b> Yes. I thank Mr Bosman for his reply. Could I ask that we could formally add it to the advocacy document? I understand you are doing work behind the scenes, but it is good for the community to understand the work</p>	Director City Planning, Design & Amenity	20/09/2022	<p>\$49.20 per fortnight and a Full Access Concession / Senior membership costs \$44.20 per fortnight.</p> <p>SEL are finalising the structure of their NPAC memberships and will advertise these prices prior to the commencement of pre-sale memberships scheduled for mid-October. The link to SEL will be accessible on Council's website.</p> <p>SEL have an EOI open where interested members of the public can subscribe to stay informed on the latest developments and pre-sale options once they are available: <a href="https://www.nobleparkaquaticcentre.com.au/list-manage">Noble Park Aquatic Centre (list-manage.com)</a></p> <p><b>Initial response provided 12/09/22:</b> While the Council's desire to see the site closed and closed as soon as possible is not in our advocacy document per se, like many other matters that the Council advocates on, the closure of the Lyndhurst landfill site will continue to be one of those that we advocate for at every opportunity. We have been doing this over a period of years. That it is not in the document on the website, does not mean that we are any less committed to seeing the closure of it as soon as possible.</p> <p>On two recent occasions, Council</p>

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
		that we are doing on this really important issue as well.			<p>has written to the Minister for Planning on this very matter, including a letter from the Mayor on 2 September 2020, advocating that any new planning applications on the site be refused, because the Minister is the responsible authority for that site, not the Council. For the landfill to be closed as soon as possible, we shall still avail ourselves of advocacy opportunities and any meetings that we have with candidates in the upcoming State elections, with State Government officials and with officers. It is something that has been, as you said Councillor, an issue with our community for in excess of two decades. It is something for which Council will never miss an opportunity to advocate for and as I say, even recently, in correspondence with the Minister and with officers of the State Government, we have made that a clear position again.</p> <p><b>Further response provided 12/09/22:</b> We can update our advocacy document. I just had a look and a nod from Mrs Kylie Sprague. We can put something together to have it as part of our formal documentation and on our advocacy webpage.</p> <p><b>Further response provided 21/09/22:</b></p>

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
12/09/22 CQT4	Cr Rhonda Garad	<p><b>What is Council's level of advocacy leading up to the State elections relating to gambling harm reduction?</b></p> <p>Other councils, including neighbouring Kingston, have started their State elections advocacy for gambling reform. This is another issue that we have been one of the strongest voices in the state on. In 2018, Greater Dandenong Council did a lot including a Candidates Forum. What do we have planned this time?</p> <p><b>Further question:</b> Just a follow-up question. Mr Davine, last elections, I, in fact, participated in a debate among the candidates in the State elections which was really well attended. Would we consider doing that again? It was highly visible and it was really well attended. Would we consider doing that again for this election?</p>	Director Community Services	21/09/2022	<p>Advocacy document updated to include closure of Lyndhurst landfill site.</p> <p><b>COMPLETED</b></p> <p><b>Initial response provided 12/09/22:</b> In 2018, Greater Dandenong City Council worked in partnership with the Alliance for Gambling Reform in the lead-up to the State Government elections. Councilors will be aware that a report was presented to Councilors tonight to determine Council's position on a revised Gaming Policy. Based on the Councilor resolution tonight, Council officers will consider appropriate advocacy in the leadup to the 2022 State Government elections and we will communicate that to Council.</p> <p><b>Further response provided 12/09/22:</b> Officers will consider what was done last time and where we might be able to build on that. So that will be considered and factored in.</p> <p><b>Further response provided 21/09/22:</b> Options for CGD to hold a Candidates Forum in the lead up to the State Election will be discussed with Councilors at the pre-Council meeting on Monday 26 September 2022.</p>

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
12/09/22 CQT8	Cr Angela Long	<p><b>Resident complaints about the temporary traffic lights on corner of Ian Street and Mons Parade Noble Park</b></p> <p>I have had a lot of complaints about the temporary traffic lights at the corner of Ian Street and Mons Parade, Noble Park. They are saying that some people are ignoring the red light and they are afraid there will be a serious accident at this site. Can anything be done to reduce the possibility of such an accident?</p>	Director Business, Engineering & Major Projects	21/09/2022	<p><b>COMPLETED</b></p> <p><b>Initial response provided 12/09/22:</b> It just happens to be that I drove through that intersection yesterday, on the left side of the road and was waiting for the red to go. I understand the confusion that would come from that, having just driven through it. I will take that up with the officers first thing in the morning. Unfortunately, there is not too much that can be done necessarily about behaviour, if people are impatient or can not wait. I would be hoping though, that the works in that street actually finish on time, and actually finish quickly, so that we can get in, do the work and get out. But I will take that on notice and I will get back to you on that one.</p> <p><b>Further response provided 21/09/22:</b> The intersection at Ian Street and Mons Parade is under temporary traffic management to enable the construction of raised platform and kerb outstands to slow traffic entering the intersection. Temporary traffic lights were used to protect the new kerb outstand from being driven over during the curing period. The temporary traffic lights have now been removed and detour signs have been installed. Temporary line marking and</p>

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
12/09/22 CQT10	Cr Lana Formoso	<b>Queries about Vaping Education Parent Evening at Springvale Community Hub</b> Council is running a Vaping Education Parent Evening at Springvale Community Hub on Wednesday 14 September 2022, which I really encourage and support. However, I am just wondering if there is any information for parents in different languages to facilitate this meeting and if there are people that want to attend, are we going to provide the appropriate translators for this? Again, really, really happy that we are focussing on this, as vaping has become a huge issue in our community, in particular at local high schools. I am wondering if we are also offering the same sort of program for our youth whether that be over the school holidays or at another time?	Director Community Services	21/09/2022	<p>reduced speed signs will be in place until the work is completed in late September 2022.</p> <p>Ian Street will remain closed during construction with the appropriate traffic management signage in place to minimise the impact on drivers during this period.</p> <p><b>COMPLETED</b></p> <p><b>Initial response provided</b> <b>12/09/22:</b> Regarding the first matter regarding the vaping forum, we will gladly look at options, in terms of how we can promote that event in a number of different languages and also the use of interpreters. I will take the balance of it on notice and we will get back in touch in terms of arrangements.</p> <p><b>Further response provided</b> <b>21/09/2022:</b> In response to the issues of vaping in the library, Youth and Family Services piloted a parent information night on Vaping on Wednesday 14 September 2022. As this was a pilot it was determined that the session would be run without interpreters while ascertaining interest and to consider facilitating specific workshops for cultural groups in the future. Whilst we are not facilitating a program for young people over the school holidays, the Youth team are currently in the planning phase</p>

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
12/09/22 CQT11	Cr Lana Formoso	<p><b>The condition of the service lane on Princes Highway from the Necropolis to Elonera Road, including damaged road, pavement, signage</b></p> <p>Another matter I would like to bring up is the condition of the service lane on Princes Highway from the Necropolis to Elonera Road. It is actually quite shocking and has been for quite some time. I just think it was the norm and we kind of accept it, because it is an industrial area. But I am noticing damaged roads, damaged pavement and broken road signs. It is just looking really, really untoward. I was wondering if we could start having a conversation with the companies that are along that service lane and how we can work with them to improve the presentation of this area, because it is looking worse for wear. I am also happy to be in those conversations.</p>	Director Business, Engineering & Major Projects	21/09/2022	<p>of an Alcohol and Other Drug (AOD) co-design project with young people that will include vaping. In addition Youth and Family Services have now developed a workshop for young people in secondary schools to be offered to schools in Term Four.</p> <p><b>COMPLETED</b></p> <p><b>Initial response provided 12/09/22:</b> I think we can certainly go out and have a look with regards to any improvements that need to be made to the street and also try and understand why it is happening and if it is related to any of those businesses. We can certainly keep you in contact if you want to participate in those meetings.</p> <p><b>Further response provided 21/09/22:</b> Works staff inspected the service lane on Princes Highway from the Necropolis to Elonera Road earlier this week for damage to Council infrastructure assets. The majority of damage observed was wheel ruts in the grass caused by large trucks mounting the median and/or nature strip as they attempt to turn in and out of the adjacent industrial facilities. It would appear that a combination of road surface width, location of vehicle parking along the service lane and the size or location of vehicle crossings is making it</p>

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
12/09/22 CQT13	Cr Richard Lim OAM	<b>Questions arising from the last bus tour in relation to Springvale Activity Centre</b> After the bus tour we sat down and discussed many issues regarding Springvale Activity Centre. We discovered that there are many things that we should fix in our Springvale Activity Centre such as signage. We have very poor signage and that feedback was given from the police and from community members. For example, car park, wayfinding and toilet signage is poor across the centre. Even at the Springvale Community Hub it is difficult to find the toilet because it looks like a water tank instead. The toilet is not safe inside either and I raised that issue at the	Director Business, Engineering & Major Projects/ Director Community Services/Director City Planning, Design & Amenity	21/09/2022	<b>COMPLETED</b>  <b>Initial response provided 12/09/22:</b> There was a fair bit there to unpack. The bus tours and the Coffee with a Cop and Councillors have been very, very popular to date and we appreciate the feedback. I think it would be difficult to respond on all the items you have raised tonight, but we would be happy to look at those dot points that you have raised and provide a more detailed response.  <b>Further response provided 21/09/22:</b> Council officers will seek to meet with you to identify the range of issues that were referred to, to

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Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
		beginning of my term.  The railway station in Springvale is also looking very dark, it is hard to notice that it is a railway station at all. The Springvale Community Hub has no fences and that concerns me as well especially along Springvale Road. If a family with kids comes to play at the playground in front of the Springvale Community Hub, it can be a safety issue because children can run across onto Springvale Road. Many of our reserves are very dark and look very scary and I do not think I would go to any of our parks at night-time. One good thing that came out of the discussions is that we discovered the Springvale Community Garden which is very big and can cater for anyone near Springvale. Another issue that we were concerned about is hooning at the multilevel car park. As well as that, youngsters tend to get together during the afternoon after school. I mentioned this to the two senior sergeants who said that they would think about it but they do lack resources. I have to ring the police if I have an issue but there is probably not an easy solution to that.			enable the relevant department to then investigate and respond on each matter.  COMPLETED
12/09/22 CQT14	Cr Bob Milkovic	<b>Quality check of some of the road repairs that have been going on throughout the municipality</b> If I could ask the relevant officers to organise a quality check of some of the road repairs that have gone on throughout the municipality.	Director Business, Engineering & Major Projects	21/09/2022	<b>Initial response provided 12/09/22:</b> Inspections and audits of each and every project that is done are standard, especially in terms of any final payment that the contractor may be receiving. As we are aware, sometimes where things

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
		<p>The contractor crews are working really hard to fix the potholes that we have issues with due to the cold and wet weather. However, I have noticed that the repairs can be a little bit patchy meaning that some are really good, some are a little bit rougher. I was wondering if we could maybe organise some sort of quality control or, after the repairs have been done, get them checked randomly to see that they do meet the standard the community expects of us.</p>			<p>are not done to the standard we want, they will redo it again. I know we have had a chat about it, but if you could send me any of those street addresses that you have and would like us to go out and have another look at, I will certainly ask the Works team to do that.</p> <p><b>Further response provided 21/09/22:</b></p> <p>Quality control and checking of completed works is already a part of our standard sign off and approval process. When a contractor notifies us they have finished some works we check to ensure they have been completed in full and meet the required Council standards. Depending on the size or duration of a particular project, inspections by Council officers may also occur midway through the works. Unfortunately, things don't always go to plan for our contractors – the asphalt plant might not quite get the batch mix right or cold wet conditions on site might make it more difficult to work the asphalt – and the completed works may need to be redone before sign off and payment is made. This is exactly what you observed with the recent patching works in Brady Road, where the contractor received sub-standard quality asphalt from the asphalt plant that wasn't obvious until it had already been placed and</p>

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
					compacted and the job had to be redone. Please contact Council's Team Leader Works or myself should you become aware any further jobs that don't look quite right so we can advise or investigate if not already aware of them.
12/09/22 CQT16	Cr Bob Milkovic	<b>Possibility of getting a shelter put at the bus stop to protect residents from bad weather, next to Serbian Orthodox Church in Keysborough</b> I have had an anonymous handwritten letter sent to me which is very unusual in our days to get a handwritten letter. I believe it was from one of our Serbian community members that resides somewhere in the Dandenong municipality. They are asking about a bus stop in front of, or next to, the Serbian Orthodox Church on Perry Road in Keysborough. They love that the buses are going down that way because when they are in their 70s and 80s they can commute to their place of worship back and forth. This resident is asking if it is possible to ask the relevant authority to put a shelter on that bus stop because they do use it quite a lot. They said while it is fantastic that they can commute to church without using their vehicles as some of them do not drive any more, that every now and again, the weather is really atrocious and it will be a welcome addition to that particular bus stop.	Director Business, Engineering & Major Projects	20/09/2022	<b>COMPLETED</b>  <b>Initial response provided 12/09/22:</b> Yes, we can certainly add that to the list. The challenge there is if it does not have a high amount of usage. Unfortunately, the Department of Transport (DoT) have set a criteria, but we can certainly put it on our list to advocate with regards to any further actions the DoT may have with an installation at that site and others that we continue to lobby for.  <b>Further response provided 20/09/22:</b> As previously advised, Council does not provide bus shelters. These are provided through agreements with advertising companies and the public transport provider (Victorian State Government). Council officers shall pass on the request to the Victorian Government for immediate consideration as well as place this location on Council's list of other priority locations for consideration in the longer-term.

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
12/09/22 CQT17	Cr Tim Dark	<p><b>Residents' queries in relation to Harold Box Reserve on Liverpool Drive which abuts a development on the old Keysborough Park Primary School site</b></p> <p>I had a call from a couple of residents who live on Liverpool Drive, Keysborough to do with the Harold Box Reserve. The Harold Box Reserve runs off Liverpool Drive. It is abutting a development, which was the old Keysborough Park Primary School site to which I have previously raised some concerns about. They have constructed a retaining wall abutting the Harold Box Reserve and I query how the retaining wall has been built. What is occurring is that there is a substantial amount of flooding occurring now next door into the playground. On the weekend the playground was under water from all the water that is running off from the way that they have built the retaining wall. I was wondering if we could please have Council officers go out and have a look at the reserve. Driving past this morning there was about 50 ducks that were swimming in the water. I think it is worthwhile looking into what options are available about the flooding into the site, the damage it is doing to our infrastructure and coming back and seeing what options we have for it to be fixed.</p>	Director Business, Engineering & Major Projects/ Director City Planning, Design & Amenity	20/09/2022	<p><b>COMPLETED</b></p> <p><b>Initial response provided 12/09/22:</b> I think I will also consult on this with Mr Paul Kearsley (Director Business, Engineering &amp; Major Projects). In the first instance, let us make sure that the retaining wall and the levels that have been built are in accordance with approved plans. I will take carriage of that. If there is a problem with the ducks we will make sure we move them to the side of the fence.</p> <p>But seriously, let us start off by looking at what the levels are, whether there is compliance with the approved plans and if there is a need then to talk about other ways of dealing with the overland flow of water onto the reserve. I will consult with Mr Paul Kearsley on that matter.</p> <p><b>Further response provided 20/09/22:</b> Council officers have investigated the flooding issues associated with Harold Box Reserve and found the ponding of water within the area is due to the very flat terrain of the reserve. Notwithstanding the situation, Council officers are currently working with the developers of the abutting property to mitigate these issues and allow stormwater to flow freely within the</p>

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
12/09/22 CQT18	Cr Tim Dark	<p><b>Wachter Reserve Masterplan progress with the boardwalks, the wetlands, the playgrounds and most importantly the LED light upgrades for the Keysborough Tennis Club</b></p> <p>My next question is to do with Frederick Wachter Reserve. I am aware that there is quite a large fence off the playground which is under construction. I just wanted to get an update on how the Master Plan is progressing, with the wetlands, with the boardwalk, with the playground updates and also, more importantly, with the LED light upgrades for the Keysborough Tennis Club as well. I am aware that they are heading into Spring and then on into Summer and they have queried me about updates and where it is at.</p>	Director Business, Engineering & Major Projects	21/09/2022	<p>reserve.</p> <p><b>COMPLETED</b></p> <p><b>Initial response provided 12/09/22:</b> I think the last update we gave many months ago was related to some construction material issues that we were having with the parkland area. I will seek an update and I will also clarify all those other matters that you have raised as well and give you some further information during the week.</p> <p><b>Further response provided 21/09/22:</b> Please see below an update on projects at Wachter Reserve, Keysborough.</p> <p>Wachter Reserve Boardwalk - The boardwalk handrails have finally been manufactured and are now ready to be installed, on ground installation work will commence on Monday 26 September 2022 and should take around 4 weeks to complete (somewhat weather dependent).</p> <p>Wachter Wetlands – The wetlands are for all intentional purposes completed with some minor landscape improvements (plantings) to be finalised in October 2022.</p> <p>Wachter Playground – Stage 1 will</p>

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
					<p>be open to the public in the first week of October 2022, stage 2 has been tendered and we are just waiting on the outcome of a grant application prior to awarding the contract as this will alter the scope of the project. Once awarded on ground works for stage 2 would recommence in February 2023 and be completed by the end of June 2023.</p> <p>Wachter Reserve Tennis Club Lighting Upgrade Project – The tender for this project has recently been awarded, we do not have a program as yet. However, there will be a fairly long lead time on the light fittings and poles, we would therefore not expect on ground works to commence in earnest until February next year, some peripheral cabling works are likely to commence prior in preparedness for the poles and light fittings. The target end date for the project to be completed and commissioned is the end of April 2023.</p> <p><b>COMPLETED</b></p>
12/09/22 CQT19	Cr Tim Dark	<b>Resident complaint regarding street sweepers in the early in the morning occurring regularly</b> My next question is from a resident who lives in the vicinity of Turramurra Drive and Wingala Avenue in Keysborough. They had some queries about some street sweepers starting very early in the morning and traveling	Director Business, Engineering & Major Projects	21/09/2022	<p><b>Initial response provided</b> <b>12/09/22:</b> We can certainly look at that if you pass those details on.</p> <p><b>Further response provided</b> <b>21/09/22:</b> Council's street sweepers operate in residential areas from 6am</p>

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
12/09/22 CQT20	Cr Tim Dark	<p>around the street somewhere around 5.00-5.30am. I will pass on some details. Could we please have a look and find out if it is our street sweepers or potentially if it is somebody next door? Apparently, it is starting at 5.30am and occurring quite regularly.</p> <p><b>In relation to the intersection of Turramurra Drive and Wingala Avenue, Keysborough, it is very dark at night</b> My next question is regarding the same intersection of Turramurra Drive and Wingala Avenue, Keysborough. It was also mentioned at night-time it is very dark and there is quite a far distance between two lights and the intersection. Where the lights are located further down on Wingala and then on Turramurra, there is a dark black spot right on the intersection of where Turramurra meets Wingala. If we could please have a look at that as well.</p>	Director Business, Engineering & Major Projects	21/09/2022	<p>onwards (Monday to Friday) and every street is swept once per month. There are no early morning time restrictions for industrial or commercial areas that are also swept on a monthly basis. The Dandenong, Noble Park and Springvale CBD's are swept daily, seven days per week. We are unable to determine if our road sweepers have been working in residential areas prior to 6am, however we will remind all our Cleansing Driver Operators of the time restrictions for these areas at their next toolbox talk.</p> <p><b>COMPLETED</b></p> <p><b>Initial response provided 12/09/22:</b> We can certainly look at that issue as well.</p> <p><b>Further response provided 12/09/22:</b> Officers are investigating the street lighting at the intersection of Turramurra Drive and Wingala Avenue. It has been added to our October Inspections. There is already one street light on the corner of the intersection and two close to the corner (within 30 metres), so we are also investigating if there are any trees which may be obscuring the lights. Normal intervals between lights are between 80 and 100 metres. Updates will be provided after the</p>

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
12/09/22 CQT21	Cr Tim Dark	<p><b>Resident concerns regarding the level of townhouse development on Stanley Road near the corner of Ascot Place and the parking that is now spilling out from that development and using other roads in the area.</b></p> <p>I had a call from two residents from Ascot Place in Keysborough that is abutting the new part where Stanley Road meets. There have been some concerns about the level of townhouse development in Stanley Road at the corner of Ascot Place and the parking that is now caused to spill out. I believe it is Floss Court, Perissos Place and a couple of others in a row of these townhouses with one shared driveway down the middle. People are parking and spilling out onto Stanley Road and then further up to Ascot Place and it is becoming quite a blind side for cars travelling up Ascot Place, attempting to turn right into Stanley Road where they just cannot get through. If we could please have engineering get in touch with the residents. I will pass on those contact details as well.</p>	Director Business, Engineering & Major Projects	21/09/2022	<p>investigations are completed. Officers have requested the details of the resident so we can keep them informed.</p> <p><b>COMPLETED</b></p> <p><b>Initial response provided 12/09/22:</b> I think we will also liaise with Planning in terms of the parking situation that may have been approved through numerous permits and also undertake a safety review with regards to traffic movement.</p> <p><b>Further response provided 21/09/22:</b> Parking issues in this area have previously been raised with Council's Traffic Engineers. To address the identified concerns, Council installed a continuous dividing line around the road bend from Ascot Place into Stanley Road to restrict parking. This should provide drivers with sufficient space and visibility to safely negotiate this bend.</p> <p>We are aware there is high parking demand on these and surrounding streets and drivers may experience minor delays due to parked vehicles. However, given the local context of the roads which predominantly serve a local access function, on-street parking assists with reducing vehicle speeds</p>

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
12/09/22 CQT22	Cr Tim Dark	<p><b>Church Reserve and Tyers Reserve, both reserves are looking worse for wear</b></p> <p>My final question for this evening actually also came off the same issue down in the Keysborough Reserves. There are two reserves, Church Reserve and Tyers Reserve. Both of the reserves are looking pretty worse for wear at the moment. I have been traveling by quite regularly and seeing that the grass is either half dying or there is not much grass there at the reserves at all.</p> <p>I know this was raised previously by former Councillor Kirwan to do with the infrastructure at the reserves. If we could please have a look to see what additional options there are about potentially additional plantings, additional benches or something to sort of activate the areas. I know on Harlequin Drive we have planted things in the past and it consistently died. Whether that is by human interaction or just the soil itself. If we could please have a look at that, that</p>	Director Business, Engineering & Major Projects	21/09/2022	<p>creating an overall safer environment for all road users.</p> <p>If residents witness illegal parking they should contact Council, identifying the location so a Parking Management Officer can attend and undertake any necessary enforcement activities.</p> <p><b>COMPLETED</b></p> <p><b>Initial response provided 12/09/22:</b> Certainly, we can look at that issue as well.</p> <p><b>Further response provided 21/09/22:</b> There are multiple reserves on both Church Road and Tyers Lane in Keysborough South, if you could let us know exactly which ones you are referring to this would aid our works programming.</p> <p>We are currently in the midst of our spring planting program throughout Keysborough South, and there are plantings occurring in the Church Road reserve. We have had issues in the past with poor soils in the Keysborough housing estates, including at Harlequin Reserve, and we are now undertaking soil remediation works before planting. Westwood Boulevard Reserve, also on Church Road, recently had a community planting day and a few thousand plants were installed.</p>

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**6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)**

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
		would be great.			<p>Ascot Place Reserve, also on Church Road, has a planting programmed for Autumn 2023. The turf at this reserve will also be reinspected this month and any works required will be programmed for immediate attention.</p> <p>There are also multiple reserves on Tyers Lane. The park on Burnham Crescent also has planting scheduled for autumn 2023. The reserve will also be inspected this month for any additional planting.</p> <p>Once we have the sites confirmed we will also pass on this feedback to the Open Space Planning team to consider future infrastructure requirements.</p> <p>COMPLETED</p>

**At the Ordinary meeting of Council on Monday, 24 March 2014, Council resolved to change the way Councillors and Public questions taken on notice are answered and recorded from 14 April 2014 meeting of Council onwards.**

## **7 URGENT BUSINESS**

No urgent business was considered.

The meeting closed at 9.05 PM.

Confirmed:     /     /

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